

FOR LEASE

CDNGLOBAL[®]



301 PALLADIUM DRIVE | KANATA, ON
NEW COMMERCIAL BUILDING
TO BE CONSTRUCTED



LEASE DETAILS

TOTAL SQ.FT. AVAILABLE 3,000 sq.ft.

ASKING RENT \$37.00 per sq.ft. net (starting)

OPERATING COSTS & TAXES \$15.00 per sq.ft. (estimated) plus utilities

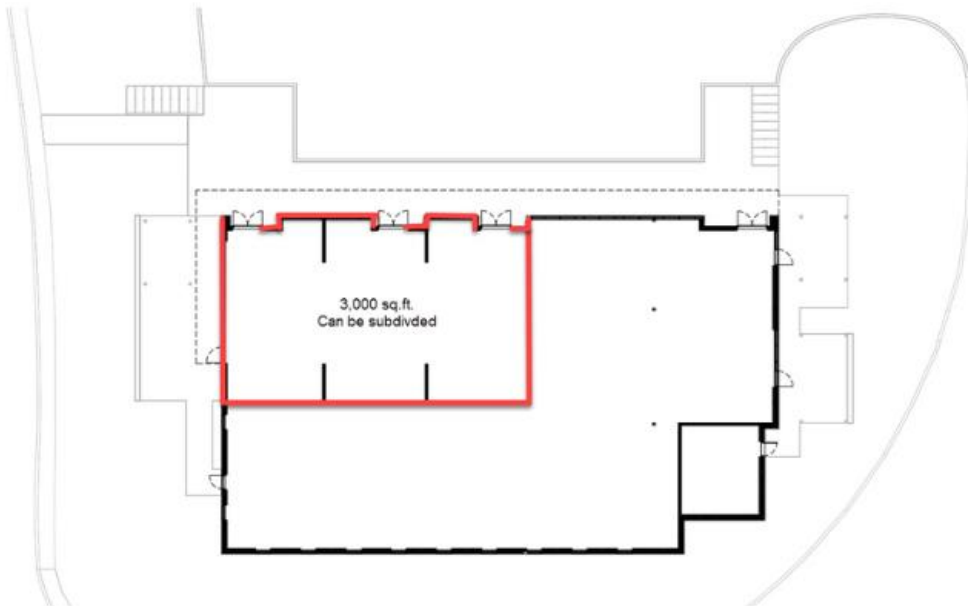
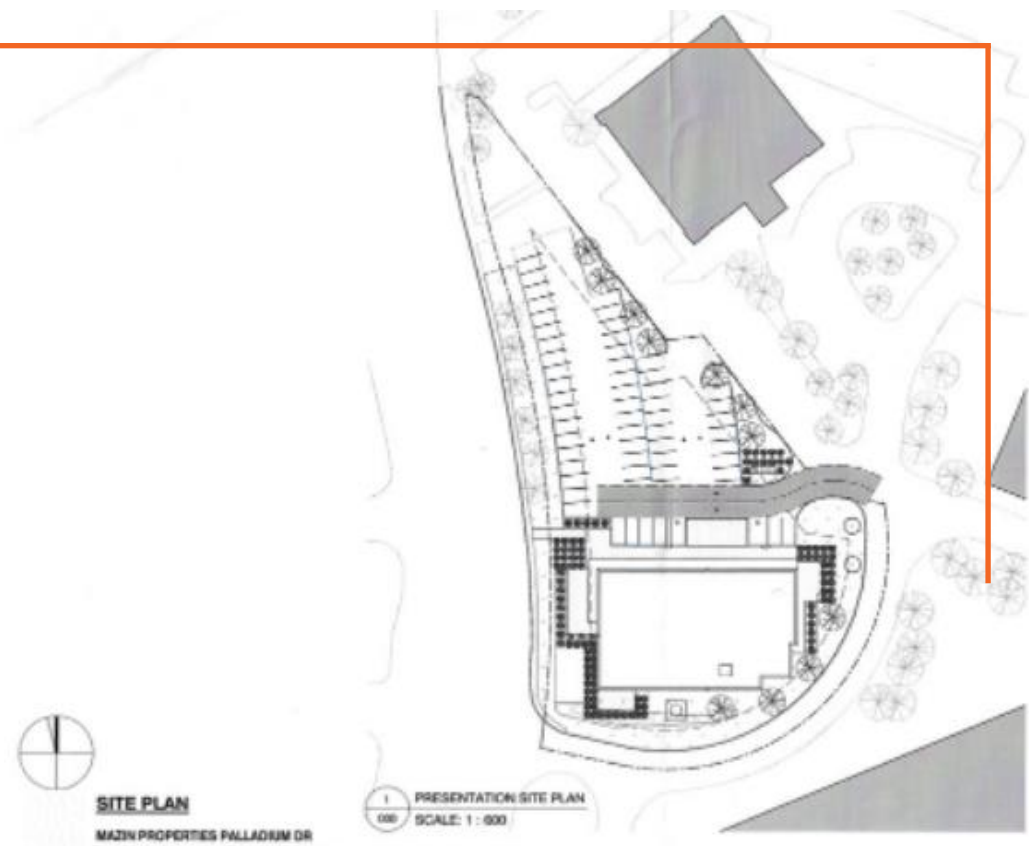
SITE AREA 1.22 Acres

TOTAL PLAZA 8,677 sq.ft.

AVAILABILITY To be arranged

TERM 5 - 10 Years

ZONING IL5 [2547]



PROPERTY DETAILS

New commercial building to be constructed in 2022. Anchored by a successful medical professional.

Up to three (3) units available which can be combined for a total of 3,000 sq.ft. Patio also available. Ideal for many uses including café, medical, service/professional space, etc. Up to 57 parking including accessible spaces.



ZONING - **IL5 [2547] H(22)**

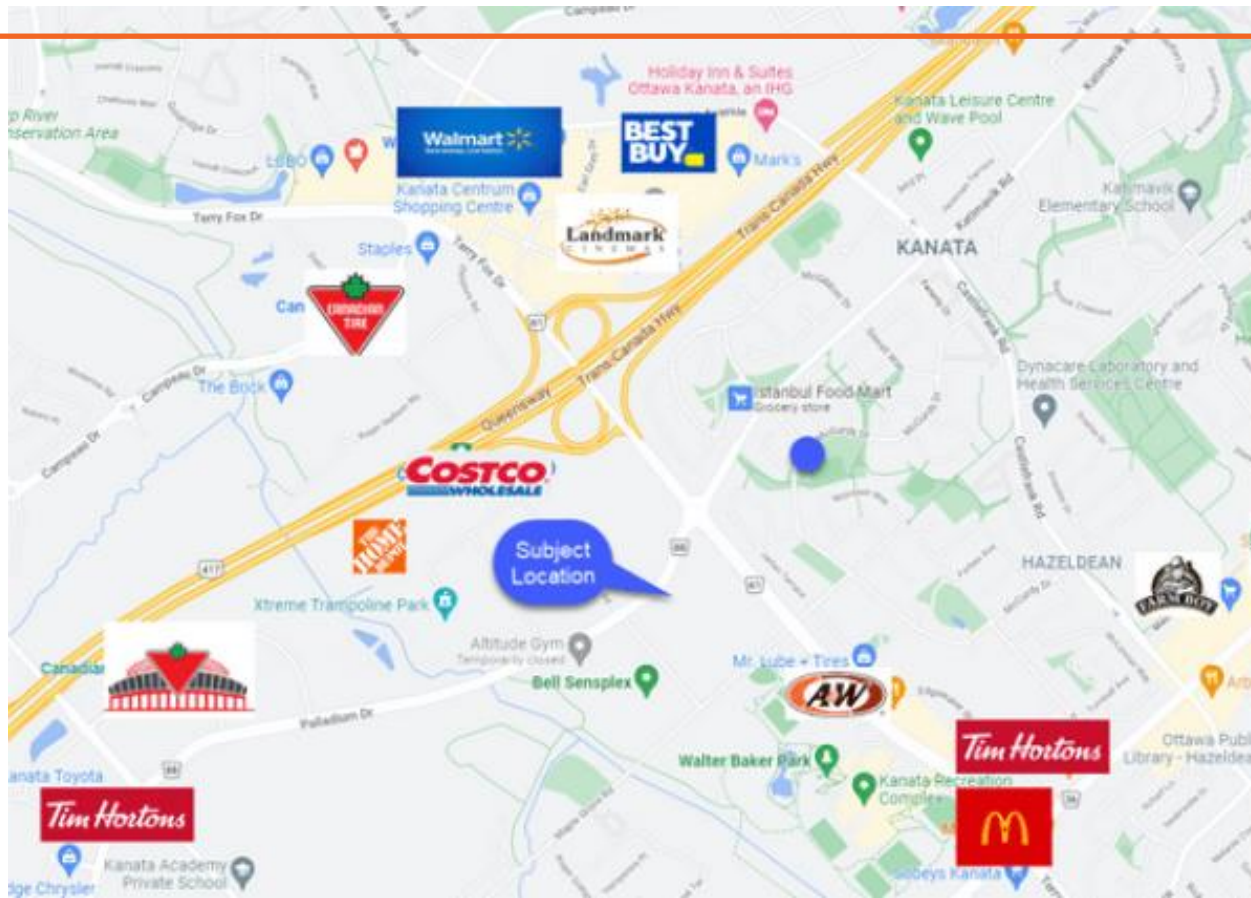
PERMITTED USES:

- Restaurant/Cafe/Bar
- Medical facility/office
- Office
- Broadcasting studio
- Cannabis production facility
- Day care
- Emergency service
- Light industrial uses
- Municipal services centre
- Place of assembly
- Post office
- Printing plant
- Production studio
- Research and development centre
- Service and repair shop
- Technology industry
- Training centre

DEMOGRAPHICS

Radius	2 Kms	3 Kms	5 Kms
Population (2021)	22,641	46,300	97,709
Population (2026)	25,027	50,937	107,577
Population (2031)	27,426	55,838	117,996
Projected Annual Growth 2021-2031	21.13%	20.86%	20.76%
Median Age	42.20	41.90	40.70
Average (2021) Household Income	\$127,982	\$130,563	\$139,858





PROPERTY LOCATION

301 Palladium Drive is located close to the corner of Terry Fox and Palladium. This site is located on the main collector road through one of Ottawa's major employment areas and close to amenities such as the Canadian Tire Centre, Bell Sensplex, Costco, Home Depot, Movati, etc.



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The particulars are submitted to the best of our knowledge and are subject to change without notice. CDNGLOBAL does not assume responsibility for any errors or omissions.

