

FOR LEASE

65 DENZIL DOYLE COURT

Kanata, ON K4M 2B4



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OFFICE SPACE FOR LEASE

KANATA, ON K4M 2B4

Executive Summary



OFFERING SUMMARY

Available SF:	1,350 - 2,700 SF
Lease Rate:	\$17.00 SF/yr (NNN)
Operating Cost:	approx. \$7.76 SF/yr
Year Built:	2016
Building Size:	52,000 SF
Zoning:	Light Industrial (IP4)
Market:	Kanata South

PROPERTY OVERVIEW

Three (3) second floor walk-up offices available for lease in the Kanata South Business Park! Each unit is approximately 1,350 sq.ft with plenty of natural light throughout. Suite 215 and 216 can be combined offering Six (6) enclosed offices, large boardroom, reception area, Two (2) in-suite washrooms, Two (2) storage closets, Four (4) parking spaces, Two (2) dedicated entrances, and exposed ceilings. Suite 218 offers large open workspace, One (1) in-suite washroom, and Two (2) parking space. Excellent location close to many great retail amenities and two major hardware stores. Suitable for a wide variety of uses and ideal location for trades servicing Ottawa West.

PROPERTY HIGHLIGHTS

- 3 PHASE/600 AMP/600 VOLT electrical power
- 12 foot clear ceiling height
- Suite 215 & 216 (2,700 sq.ft.) includes Two (2) kitchen rough-ins
- Suite 218 (1,350 sq.ft.) includes One (1) kitchen rough-in
- Easy access to HWY 417

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Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 215	Available	1,350 SF	NNN	\$17.00 SF/yr	Additional Rent approx. \$7.76 PSF + HST.
Suite 216	Available	1,350 SF	NNN	\$17.00 SF/yr	Additional Rent approx. \$7.76 PSF + HST.
Suite 215 & 216	Available	2,700 SF	NNN	\$17.00 SF/yr	Additional Rent approx. \$7.76 PSF + HST.
Suite 218	Available	1,350 SF	NNN	\$17.00 SF/yr	Additional Rent approx. \$7.76 PSF + HST.

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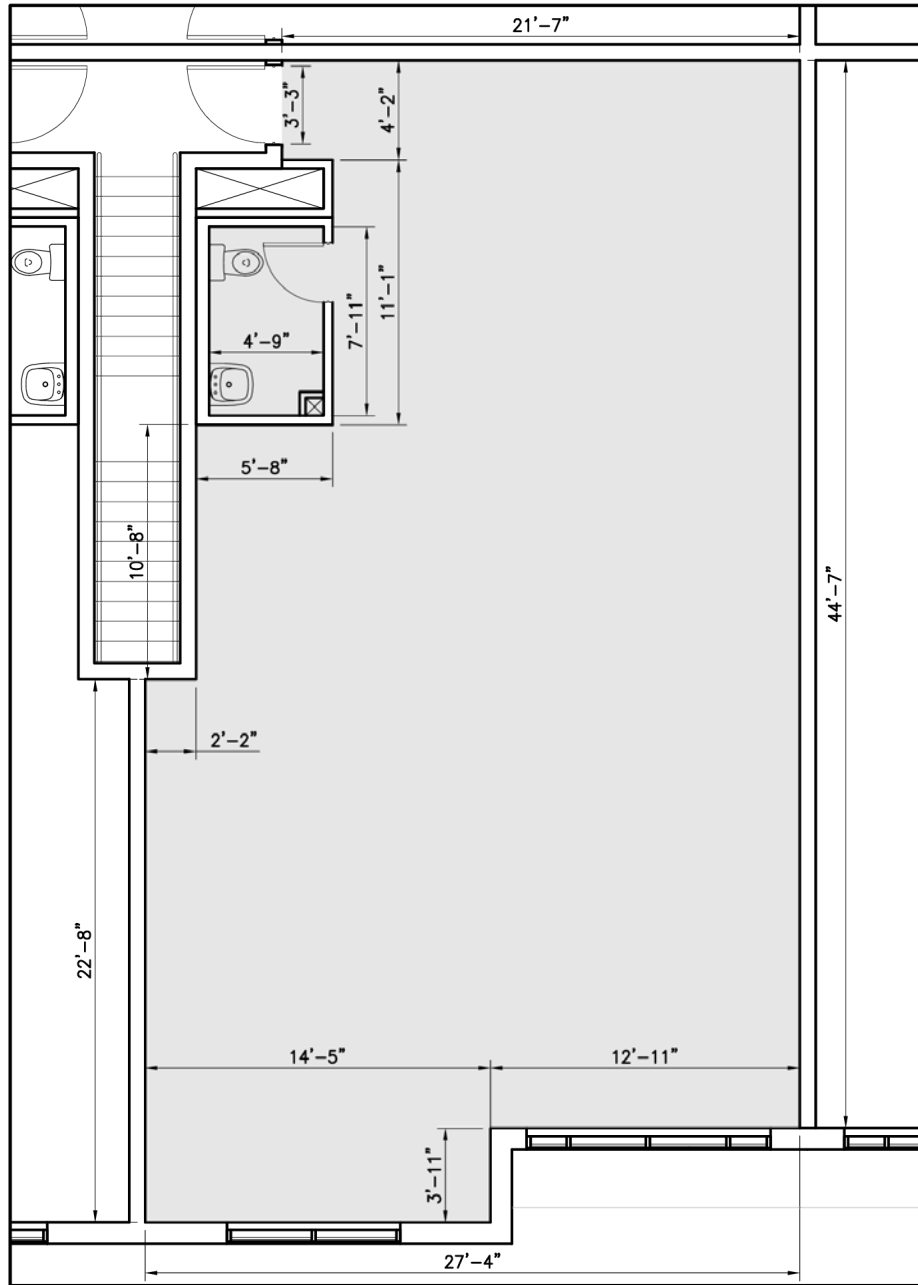
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Floor Plan - Office



TYPICAL SECOND FLOOR SUITE

SCALE 3/16" = 1'-0"

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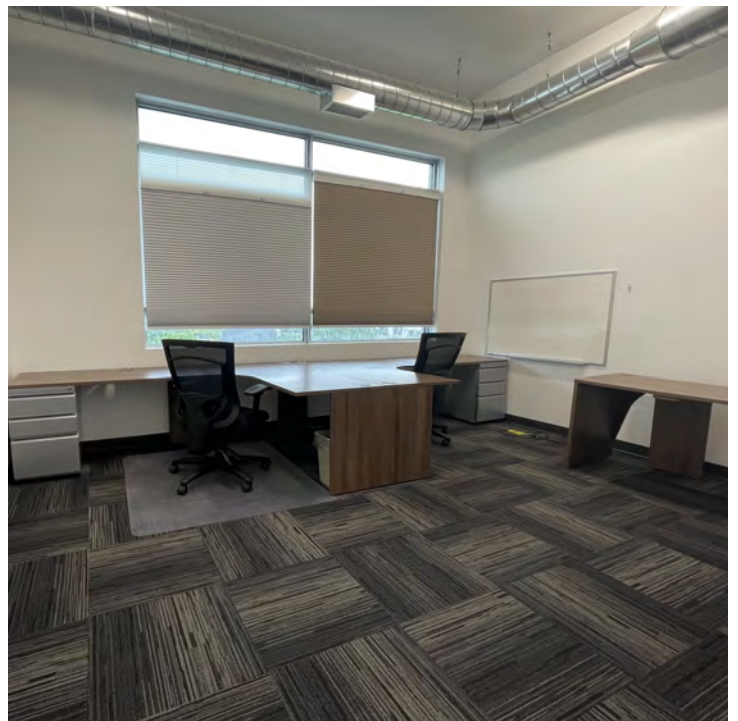
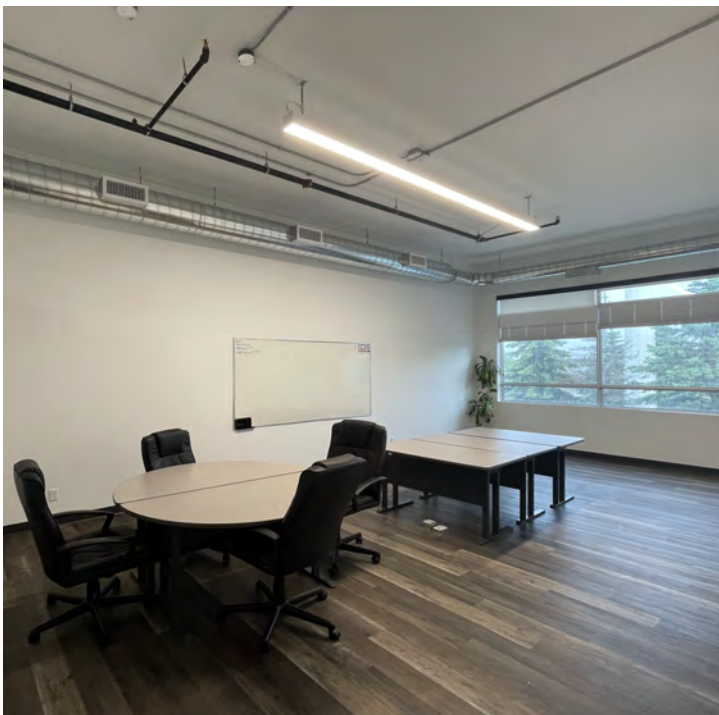
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Photos - Suite 215 & 216



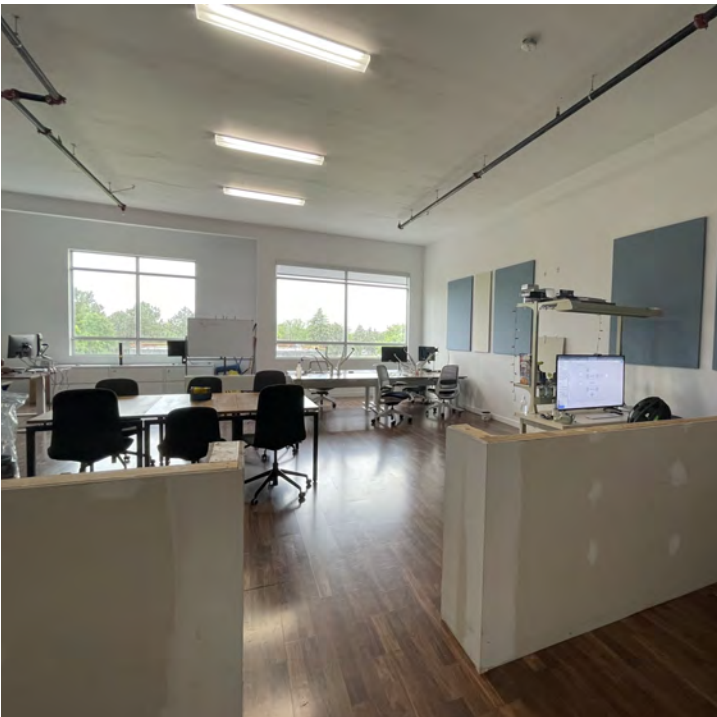
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Photos - Suite 218



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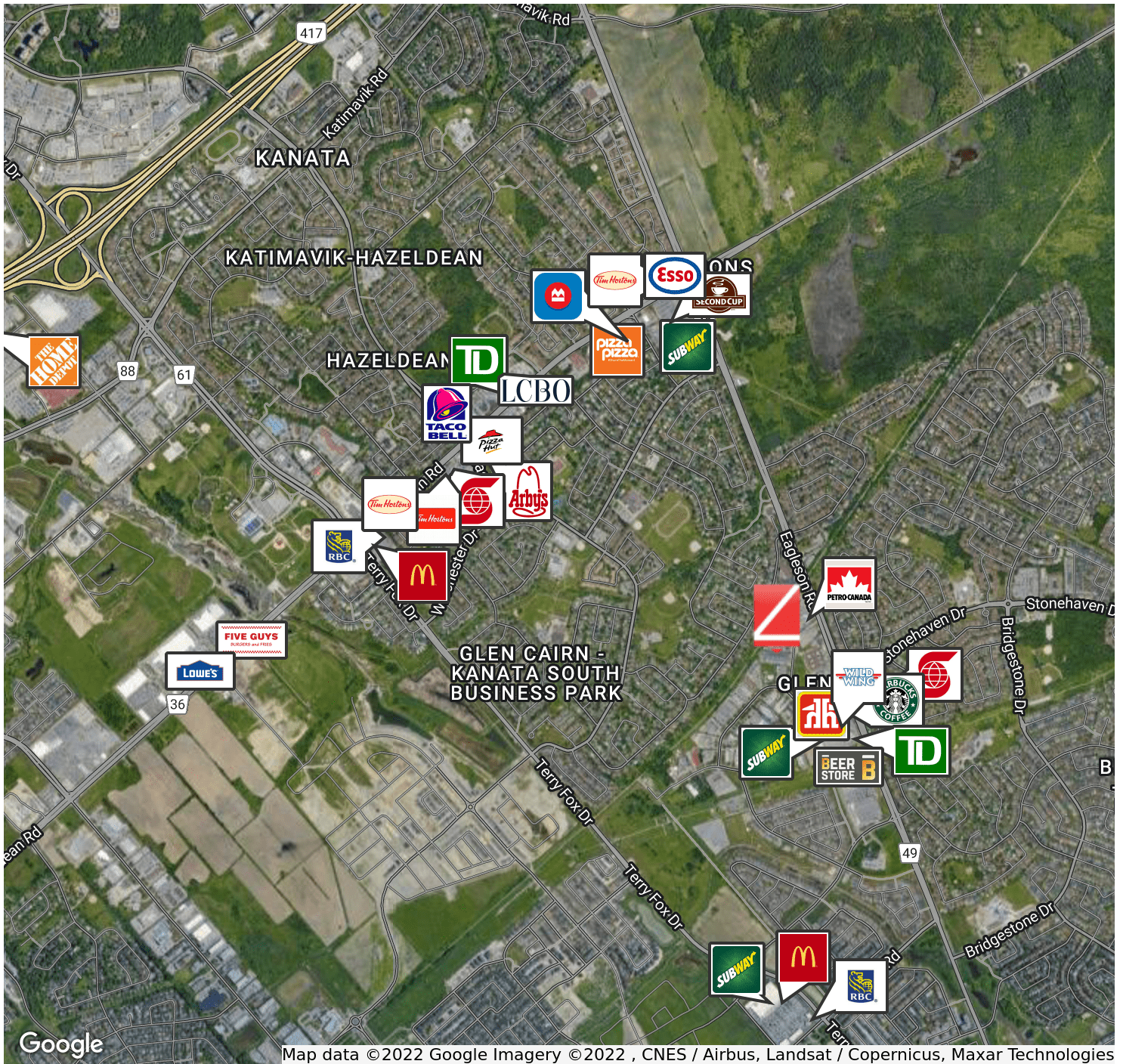
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Retailer Map



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