

FOR LEASE

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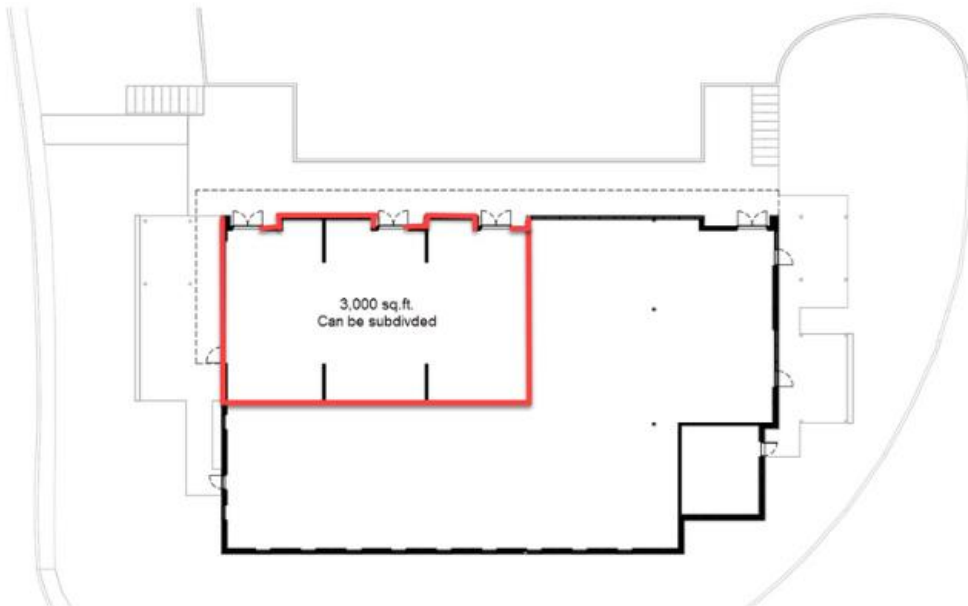
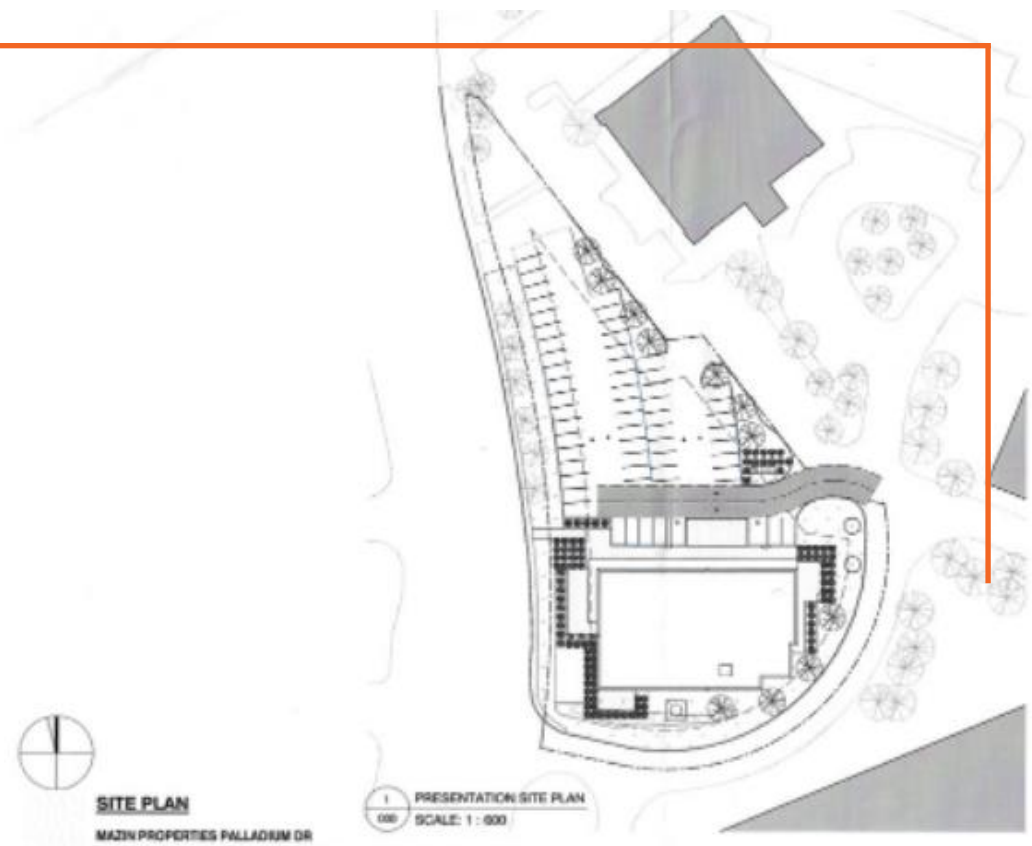


301 PALLADIUM DRIVE | KANATA, ON
NEW COMMERCIAL BUILDING
TO BE CONSTRUCTED



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)**

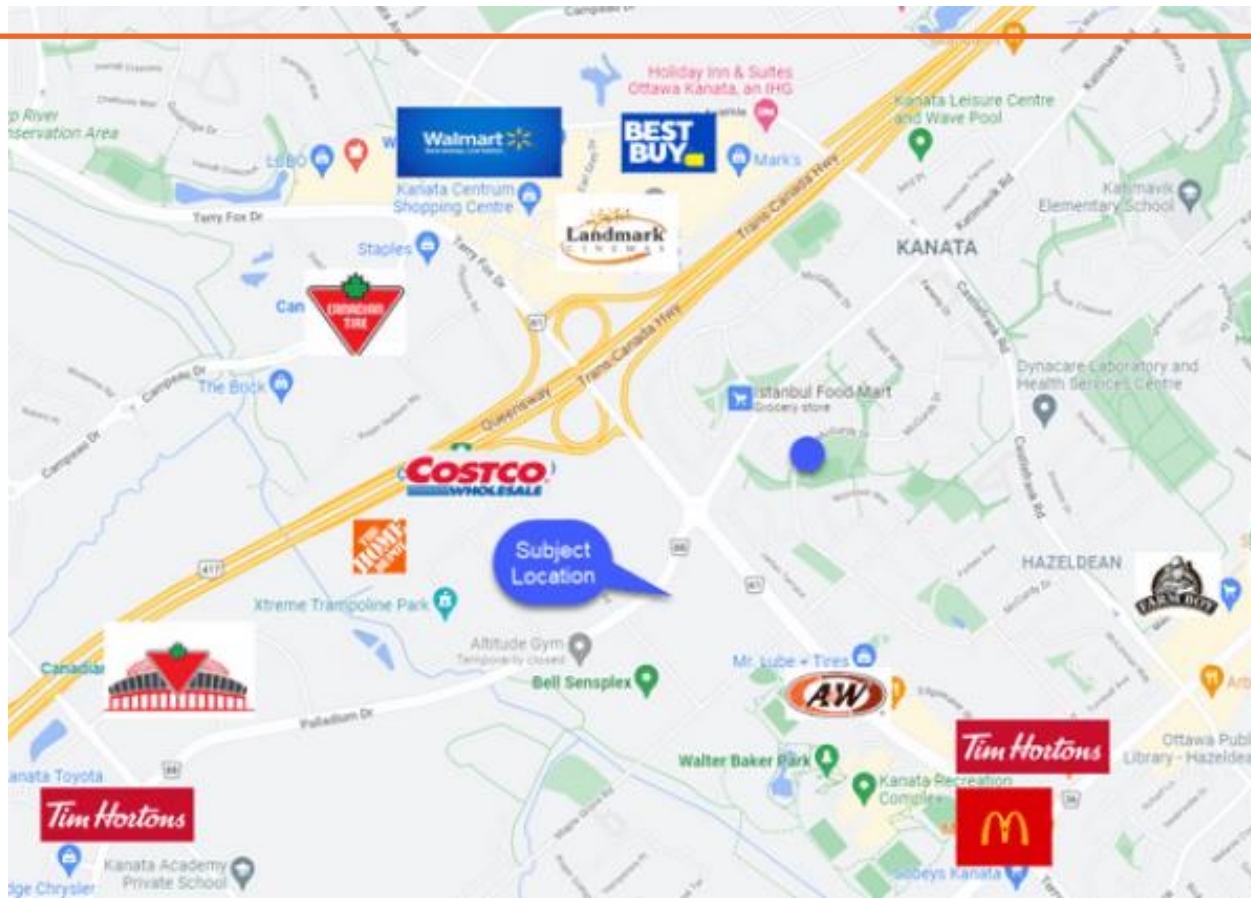
PERMITTED USES:

- 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.

