

FOR LEASE

8,864 sq ft

515 Legget Drive, Suite 704
Kanata, ON



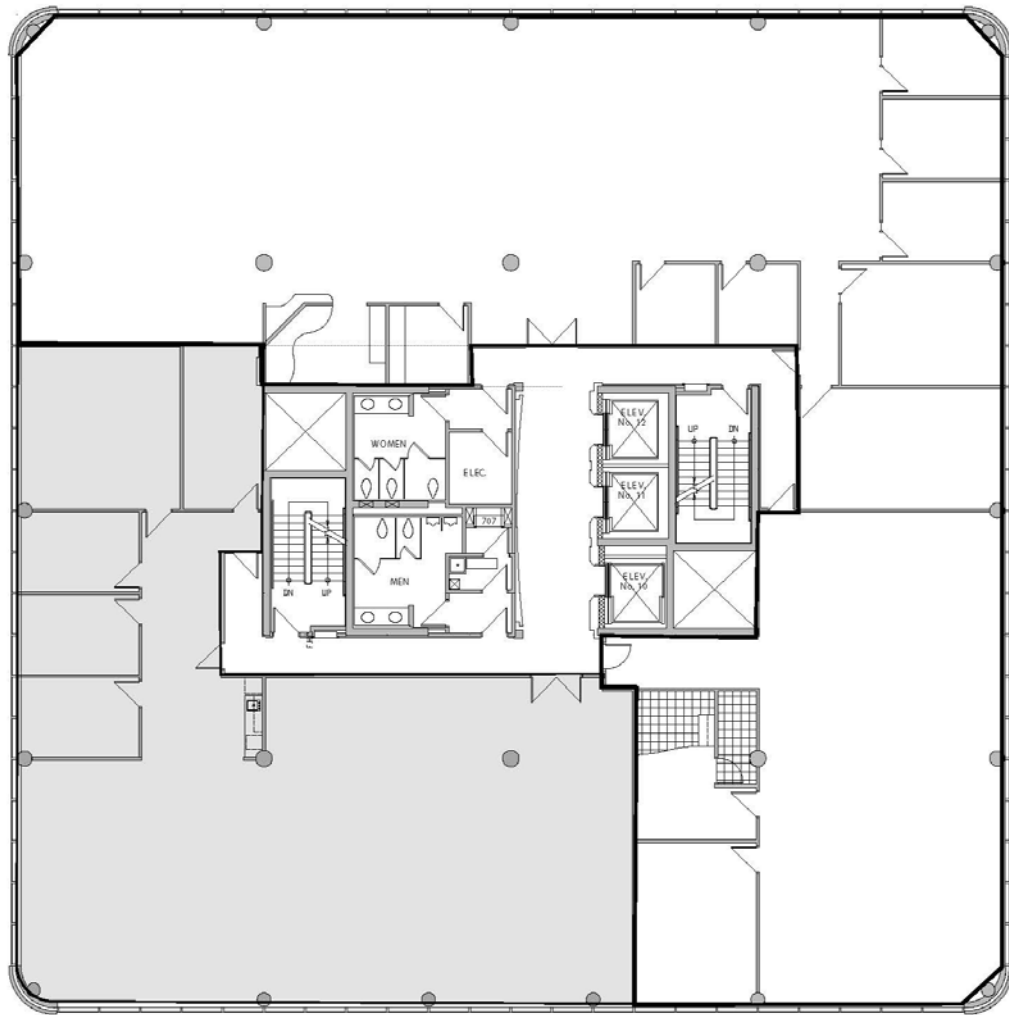
KRP Properties
555 Legget Drive, Suite 300
Ottawa, ON K2K 2X3

Linda Sprung, Director of Leasing
[t] 613.591.0594 x3280
[e] lsprung@krpproperties.com

GREAT VIEWS

8,864 sq ft

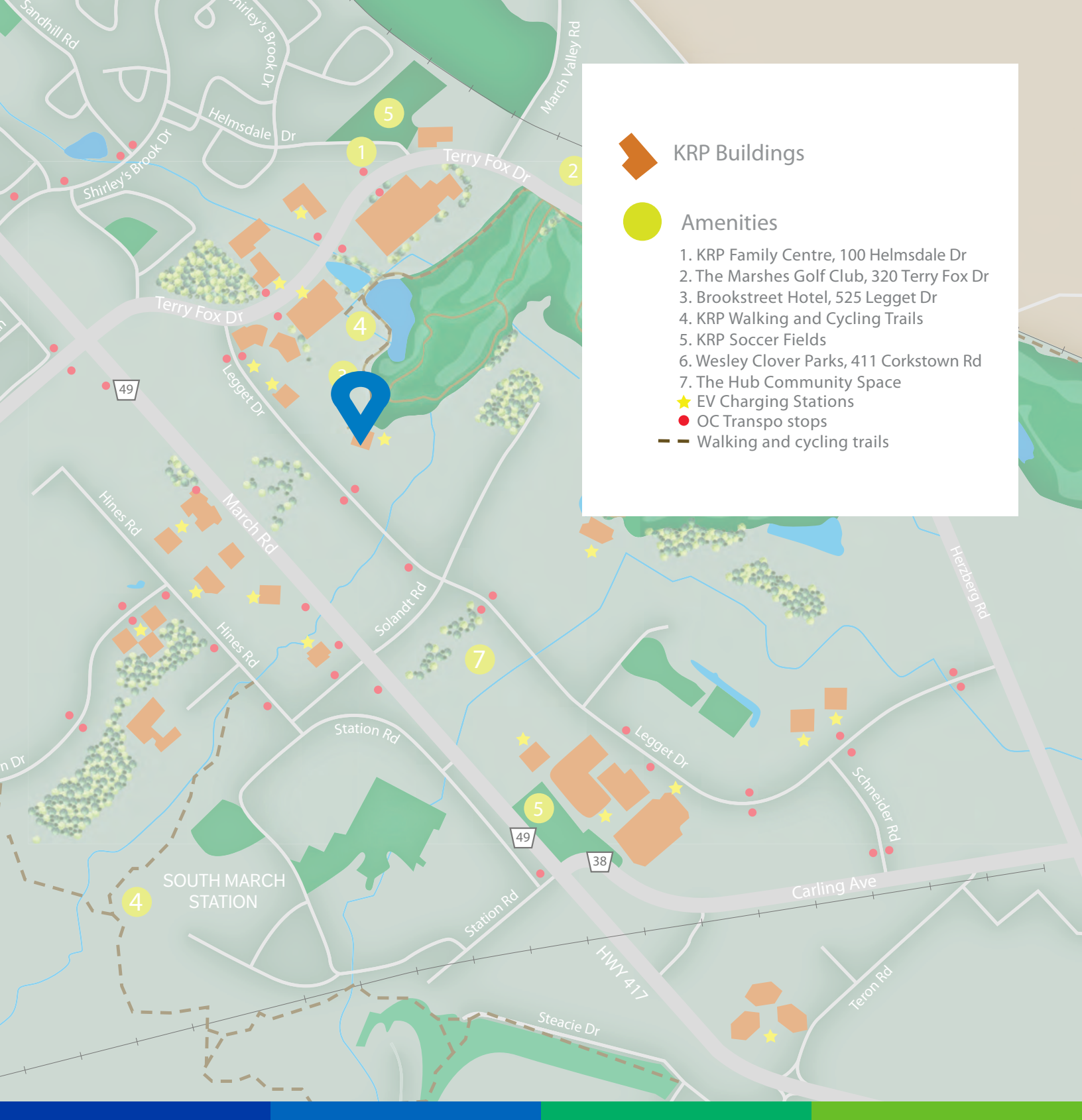
515 Legget Drive, Suite 704
Kanata, ON



- > Stunning views
- > Several enclosed offices
- > Large open-concept areas
- > Kitchennette
- > IT closet

- > Window coverings included
- > Building and Suite access card entry system
- > Secured indoor bike storage

operating costs and taxes: \$16.63 sq ft (estimate for 2021)



KRP Buildings

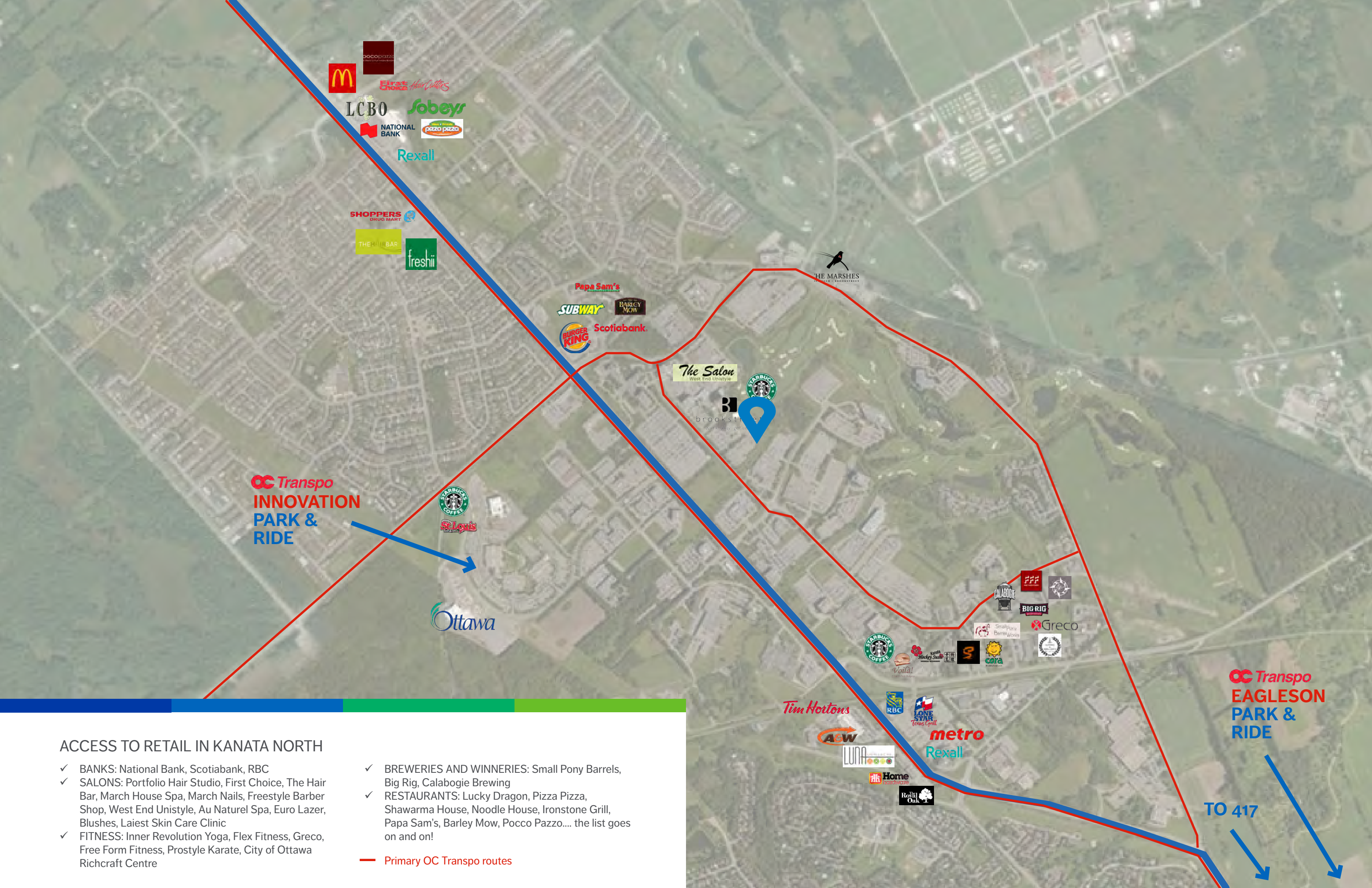
Amenities

1. KRP Family Centre, 100 Helmsdale Dr
2. The Marshes Golf Club, 320 Terry Fox Dr
3. Brookstreet Hotel, 525 Legget Dr
4. KRP Walking and Cycling Trails
5. KRP Soccer Fields
6. Wesley Clover Parks, 411 Corkstown Rd
7. The Hub Community Space

- ★ EV Charging Stations
- OC Transpo stops
- Walking and cycling trails

SITE AND BUILDING HIGHLIGHTS

- ✓ Easy access to and from the 417
- ✓ On-street access to bus service (routes 63, 64, 66, 166, 266) and proximity to two OC Transpo Park and Rides
- ✓ Free on-site parking
- ✓ Outdoor picnic and BBQ areas
- ✓ 24/7 building and suite access
- ✓ Proximity to banks, grocery stores, fitness centres, restaurants and other retail
- ✓ Steps away from City of Ottawa and NCC-maintained cycling and walking trails
- ✓ Access to discounts at local businesses with a **KRP Advantage Card**
- ✓ Ample **amenities** throughout the Parks and surrounding area



ACCESS TO RETAIL IN KANATA NORTH

- ✓ BANKS: National Bank, Scotiabank, RBC
- ✓ SALONS: Portfolio Hair Studio, First Choice, The Hair Bar, March House Spa, March Nails, Freestyle Barber Shop, West End Unistyle, Au Naturel Spa, Euro Lazer, Blushes, Laiest Skin Care Clinic
- ✓ FITNESS: Inner Revolution Yoga, Flex Fitness, Greco, Free Form Fitness, Prostyle Karate, City of Ottawa Richcraft Centre

- ✓ BREWERIES AND WINNERIES: Small Pony Barrels, Big Rig, Calabogie Brewing
- ✓ RESTAURANTS: Lucky Dragon, Pizza Pizza, Shawarma House, Noodle House, Ironstone Grill, Papa Sam's, Barley Mow, Pocco Pazzo.... the list goes on and on!

— Primary OC Transpo routes

TO 417