

500

PALLADIUM DRIVE,
3RD FLOOR,
KANATA, ON

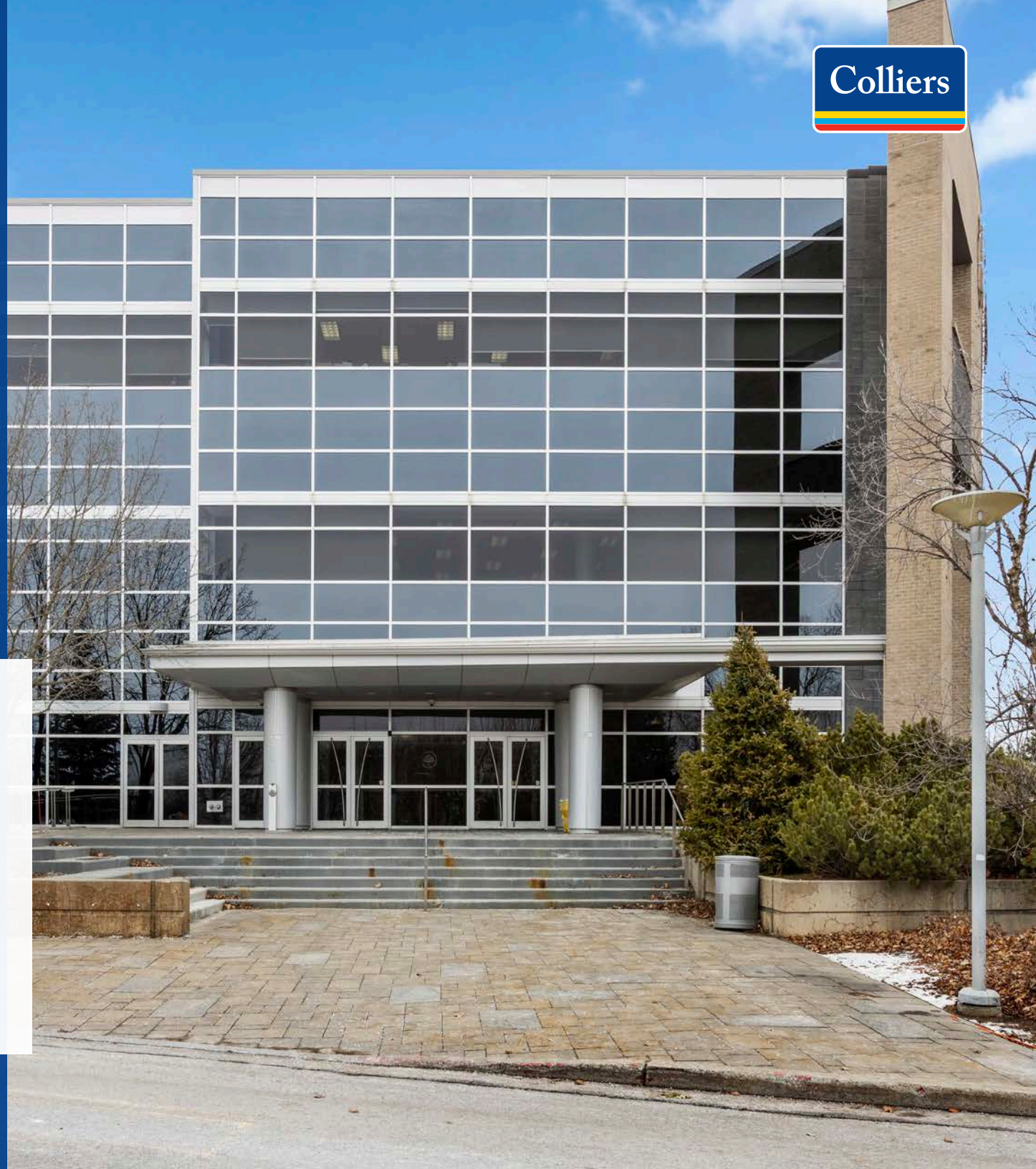
Office Space
For Sublease

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The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the text, there are three horizontal lines in yellow, red, and blue, stacked vertically.

Property Overview



Office Space For Sublease

Address: 500 Palladium Drive, 3rd Floor, Kanata, ON

Rentable Area: +/- 14,000 SF (can be demised)
Suite A: +/- 6,154 SF Suite B: +/- 7,078 SF
**Up to 35,659 SF of contiguous space available including the 2nd floor*

Net Rent: Contact Listing Agent

Additional Rent: CAM: \$9.27 PSF Taxes: \$3.51 PSF

Sublease Term: December 31, 2032

Available: 90 Days Notice

- Comments:**
- » Prominent office building located in Kanata near the corner of Silver Seven Road and Palladium Drive
 - » Spacious and well-appointed office space offers a highly functional layout featuring enclosed offices, large boardrooms, reception area, expansive open workspace, storage room, two (2) kitchenettes
 - » Furniture may be available
 - » Access to future full service cafe and townhall meeting space
 - » On-site showers and lockers
 - » Ample parking on-site
 - » Lots of amenities nearby such as Costco, Kanata Centrum Shopping District, East Side Mario's, Swiss Chalet, A&W and more
 - » Opportunity to add additional SF of contiguous space on the 2nd floor



The Location

500 Palladium Drive in Kanata offers a prime location for businesses seeking office space in one of Ottawa's most vibrant communities. Positioned in a bustling commercial area, this building is surrounded by a diverse mix of businesses, retail centers, and residential neighbourhoods, making it a strategic hub for both local and regional operations.

The property benefits from excellent accessibility, with direct connections to Highway 417 and Terry Fox Drive, ensuring smooth travel to downtown Ottawa, the Ottawa International Airport, and other key destinations within the National Capital Region. Public transit options are also readily available, enhancing convenience for employees, clients, and suppliers.

Kanata is renowned as a technology hub, home to major firms like Nokia, Ericsson, and Kinaxis, as well as a thriving network of startups and SMEs. This dynamic business environment fosters innovation and provides ample opportunities for growth and collaboration.

Amenities

Highway 417

Transit Station/Park & Ride

Landmarks

1. Canadian Tire Centre
2. Bell Sensplex Complex
3. Kanata Recreation Centre
4. Ron Maslin Playhouse
5. Walter Baker Park
6. Kanata Academy Private School

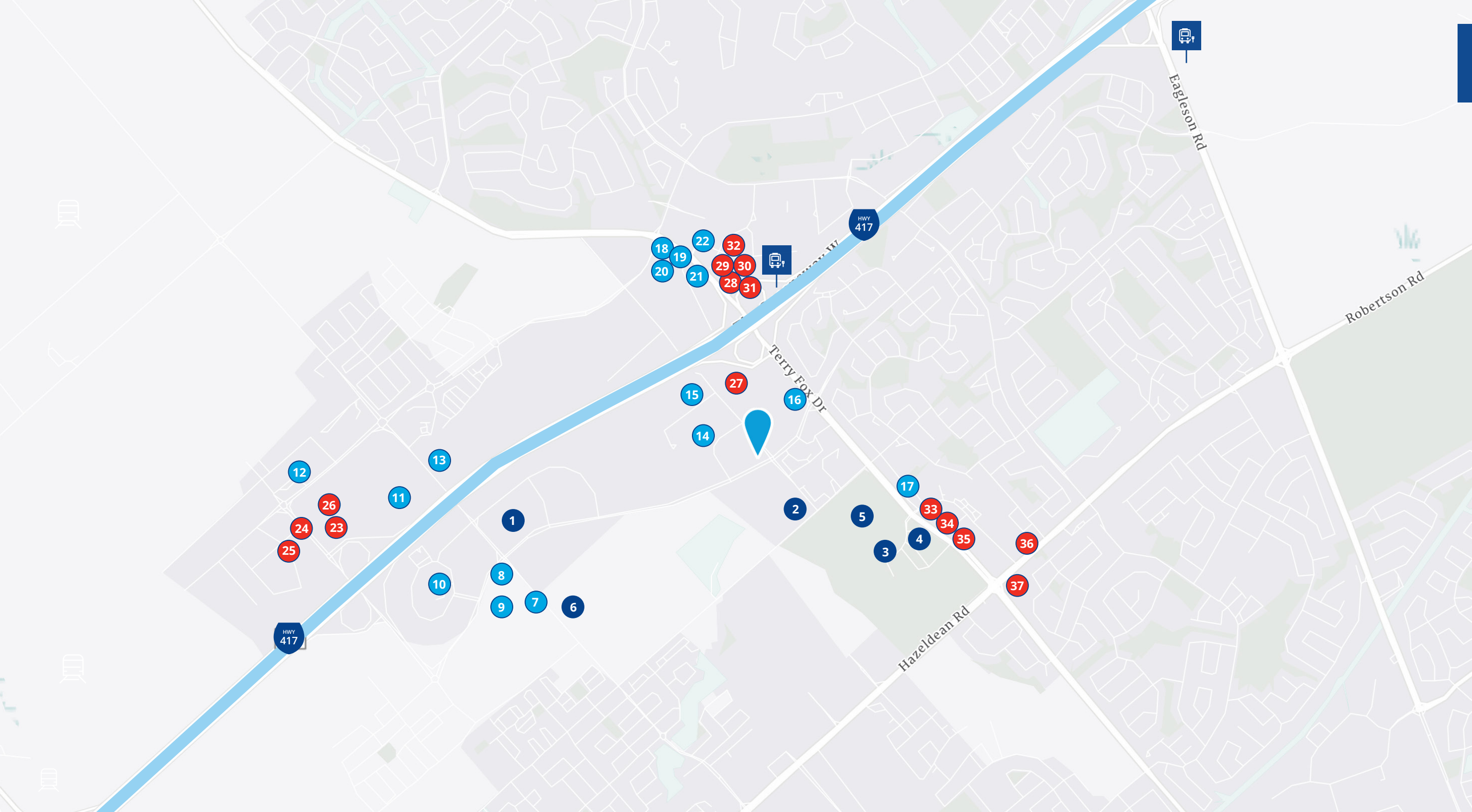
Services & Shops

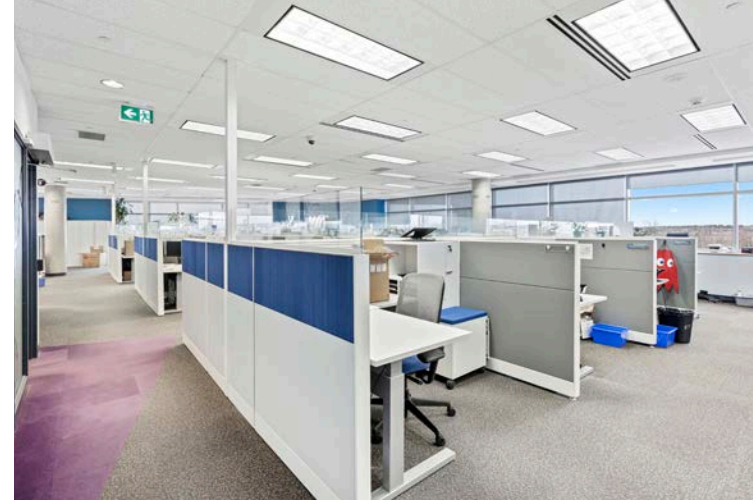
7. Ottawa Police Service
8. Ultramar Gas Station
9. Enterprise Rent-A-Car
10. Palladium Auto Park
11. Tanger Outlets
12. Wingate by Wyndham
13. Microtel Inn & Suites
14. Movati Athletic
15. Home Depot
16. Fairfield Inn & Suites
17. ESSO Gas Station
18. Scotiabank
19. Canadian Tire
20. Staples
21. Petro Canada
22. Loblaws

Restaurants

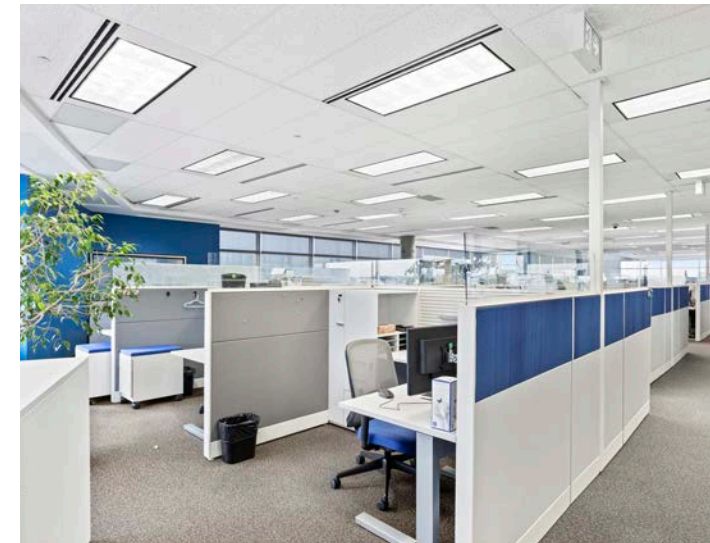
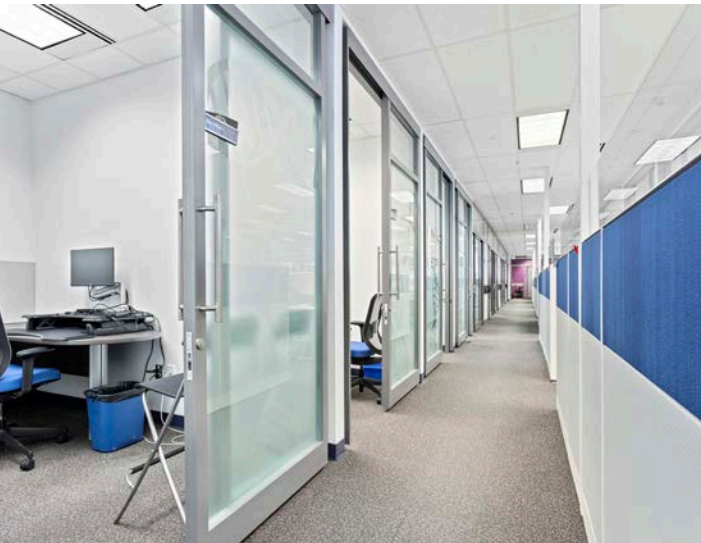
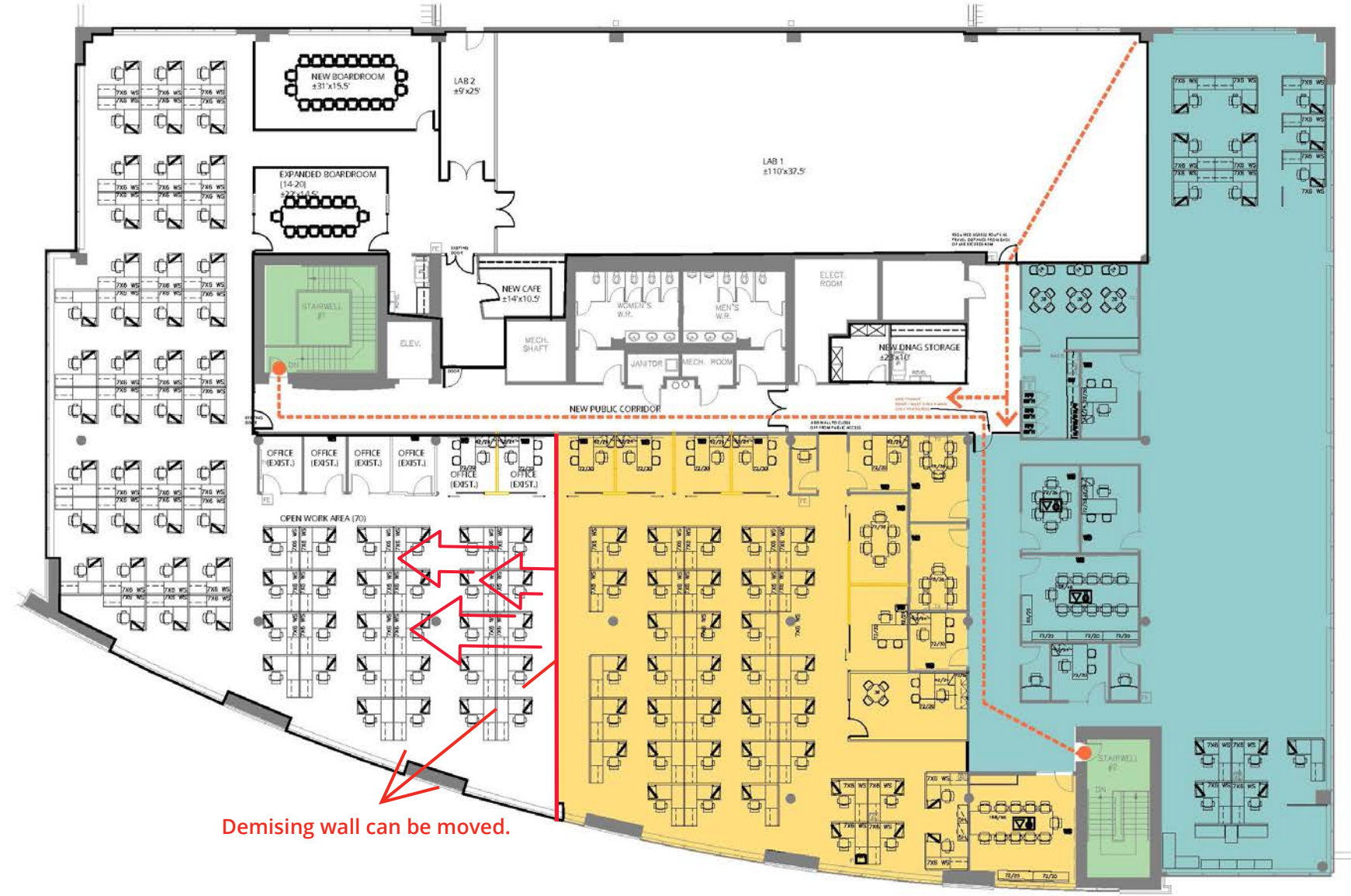
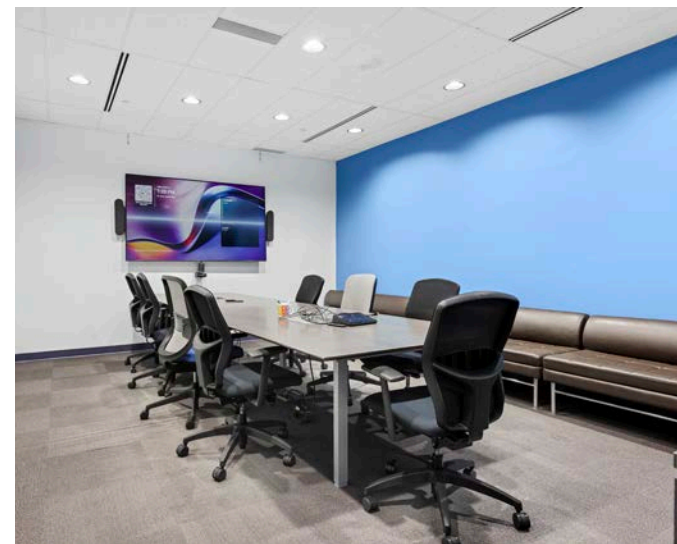
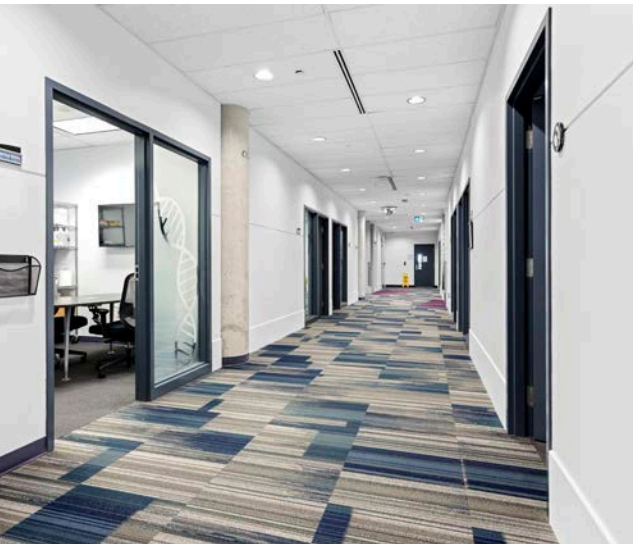
23. Starbucks
24. McDonald's
25. Tim Horton's
26. Chick-fil-A
27. Costco
28. Montana's
29. Crazy Horse
30. Boston Pizza
31. Kelsey's
32. Harvey's
33. A&W
34. East Side Mario's
35. Swiss Chalet
36. Wendy's/Tim Horton's
37. McDonald's

Subject Property





Floor Plan - Option 1



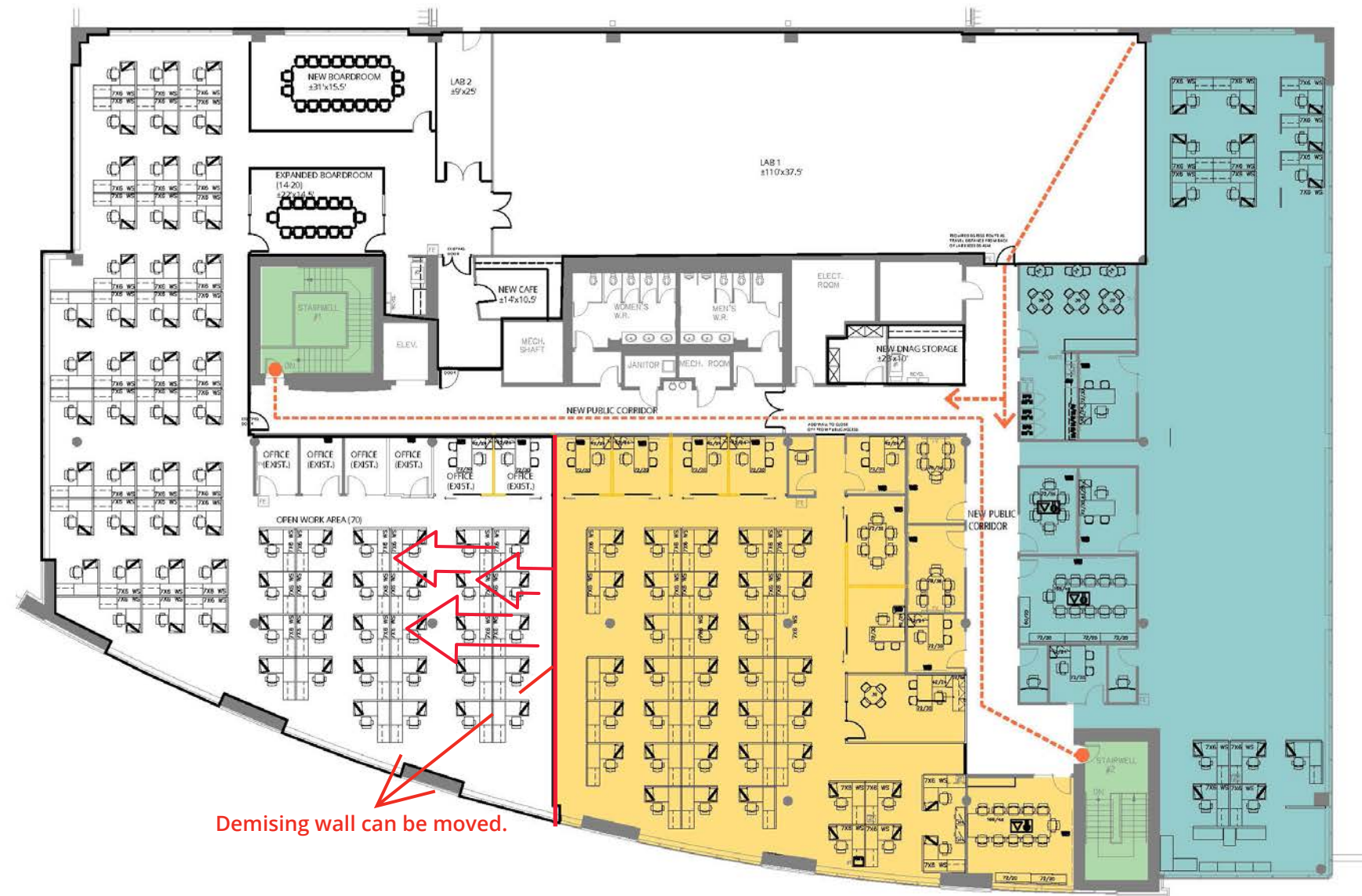
Demising wall can be moved.

*Total contiguous space available over the two floors i.e. +/- 35,659 SF

USABLE AREA = APPROXIMATELY 5260 SQ.FT.

USABLE AREA = APPROXIMATELY 6,670 SQ.FT.

Floor Plan - Option 2



Demising wall can be moved.

*Total contiguous space available over the two floors i.e. +/- 35,659 SF

USABLE AREA = APPROXIMATELY 5260 SQ.FT.
USABLE AREA = APPROXIMATELY 6,050 SQ.FT.



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