

# FOR LEASE: Medical / Professional 3280 Palladium Drive, Ottawa (Kanata)



## DESCRIPTION: NEW OFFICE / MEDICAL / PROFESSIONAL BUILDING

- ✓ **PHASE II** is a new build-to-suit 3-storey Medical/Professional/Office building opportunity to be constructed in Kanata, one of the largest suburbs of Ottawa, 14 miles west of the City's downtown, beside the fully leased Phase I medical/office building.
- ✓ Conveniently located on Palladium Drive, with access to Highway 417 (Queensway), Canadian Tire Centre, Tanger Retail Outlets, Enterprise Area Business Park. Close to the Kanata Centrum Shopping Centre and several popular restaurants, and national retailers.
- ✓ Ideal office space for medical professionals such as paediatrics, sedation, prosthodontics, oral surgeon, physiotherapy, chiropractor, pharmacy, professional services such as architect, law office, accounting firms, IT (high tech).

**SPACE AVAILABLE:** Anticipated completion to be determined.

- ✓ Building size is approximately 12,750 s.f. with each floor accommodating approx. 4,250 s.f. Floor plans available upon request.

## NET RENTAL RATE:

- ✓ \$28.00 per square foot per annum net.

## OPERATING COSTS:

- ✓ \$20.00 per square foot (estimate).

## SIGNAGE, ACCESS & PARKING:

- ✓ Prominent storefront signage and potential pylon signage available.
- ✓ Excellent access by car, bike or public transportation. Wheelchair access.
- ✓ Plenty of free on-site parking, accommodating an additional 73 cars. Two Future charging stations to be provided at the front of the building for clients and two at the rear of the building for staff.



*For more information please contact:*

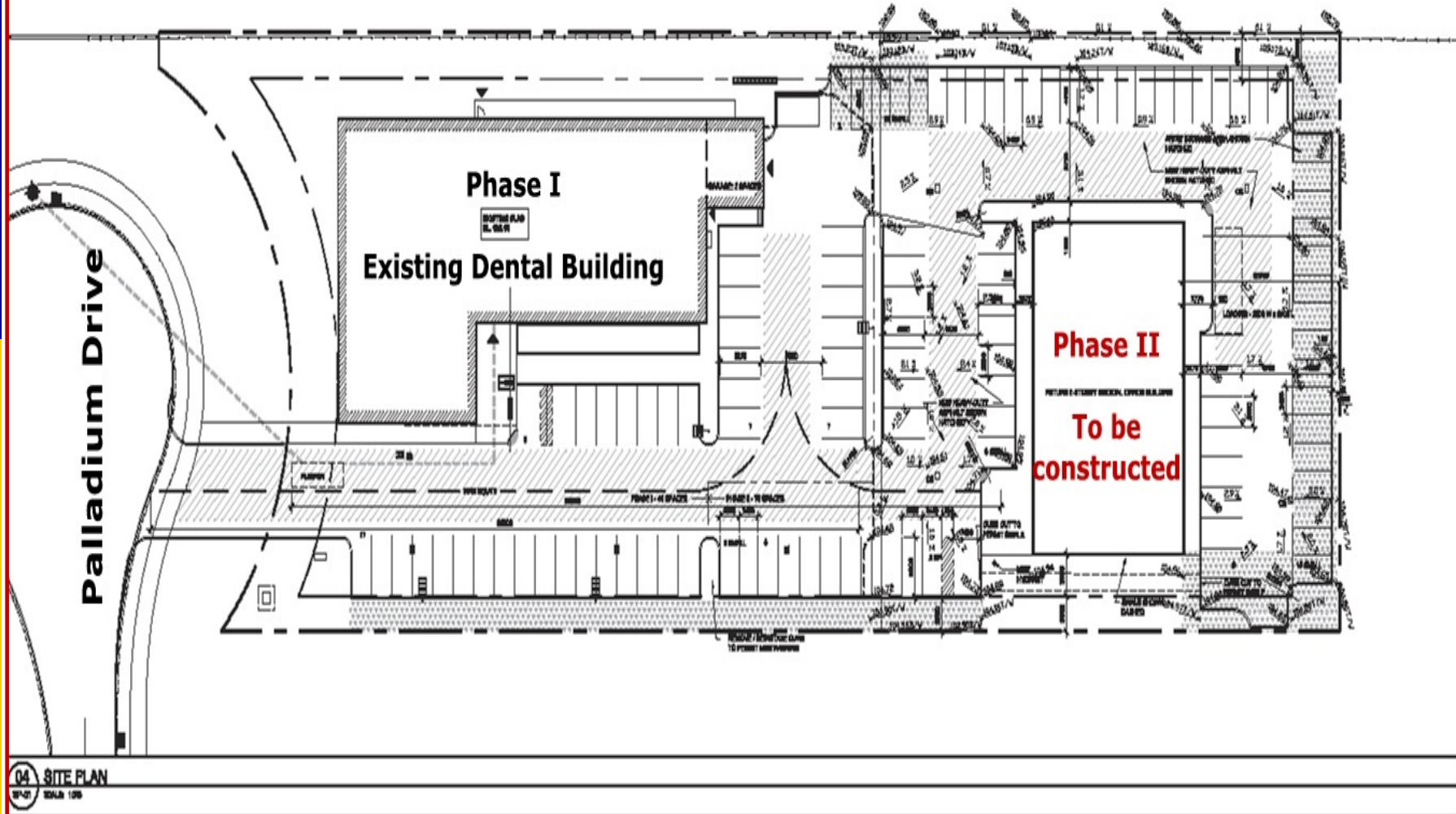
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# SITE PLAN - PHASE II



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# FOR LEASE: Medical / Professional 3280 Palladium Drive - Phase II



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