

FOR LEASE

**1,033 sq ft**

555 Legget Drive, Suite 130  
Kanata, ON



**555 LEGGET**



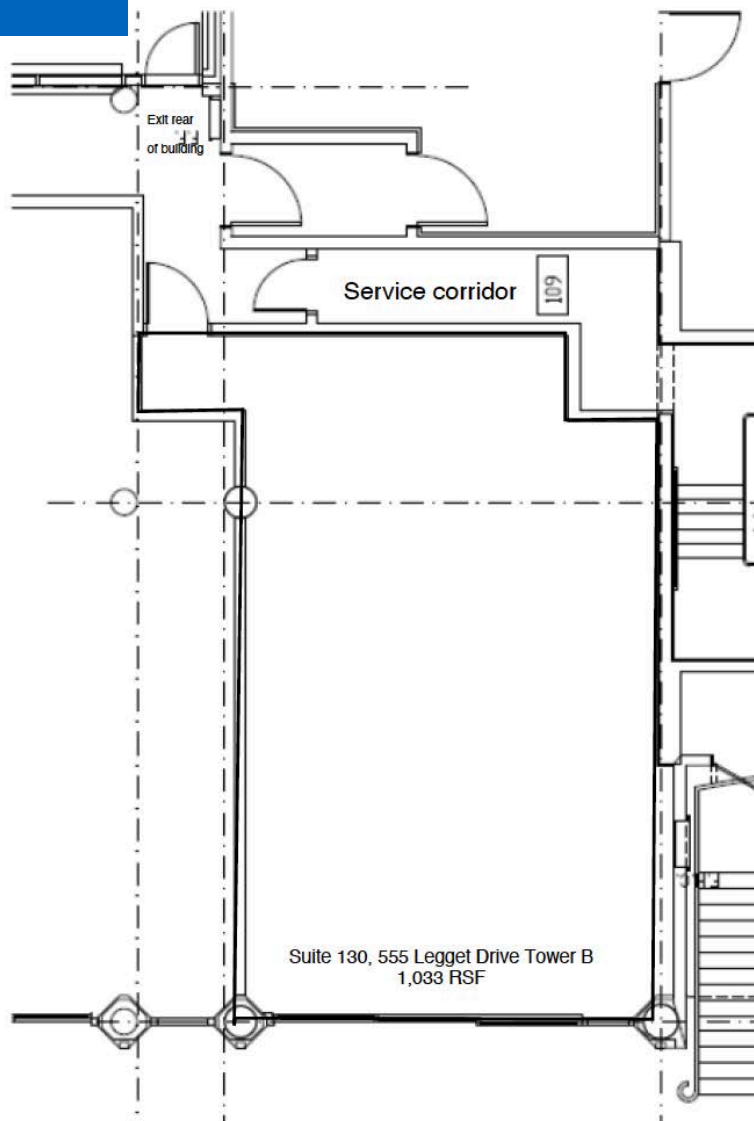
**KRP Properties**  
555 Legget Drive, Suite 300  
Ottawa, ON K2K 2X3

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# RECENTLY UPDATED

**1,033 sq ft**

555 Legget Drive, Suite 130  
Kanata, ON



- > Accessible ground-floor space
- > Recently updated
- > Open-concept space, perfect for startups
- > 24/7 secured building and suite access
- > Secured indoor bike storage

- > Access to shower facilities
- > Food service on ground floor

\*operating costs and taxes: \$17.55 / sq ft (estimate for 2023)

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**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

### SUITE 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
- ✓ Proximity to banks, grocery stores, fitness centres, restaurants and other retail
- ✓ Steps away from the City of Ottawa and NCC-maintained cycling and walking trails
- ✓ Access to discounts at local businesses with a **KRP Advantage Card**





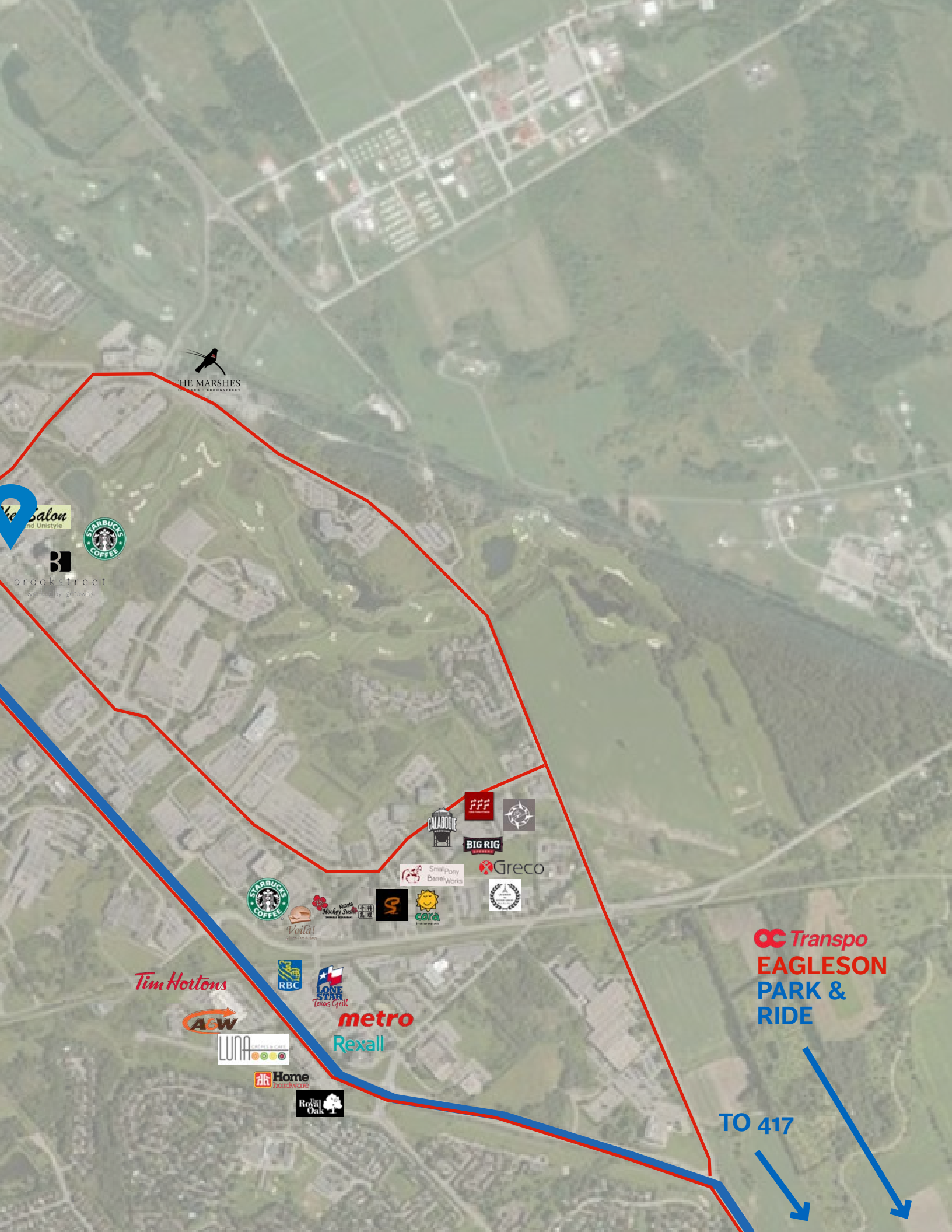
**OC Transpo**  
**INNOVATION**  
**PARK &**  
**RIDE**

## 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



THE MARSHES  
COMMUNITY DEVELOPMENT

the Salon  
and Unistyle

brookstreet  
by Freeway getaway



CALABODIE  
BIG RIG  
Small Pony Barrel Works  
Greco  
Starbucks Coffee  
Vaila!  
Kasaba Hockey Studio  
S  
CORA  
Lone Star Texas Grill

Tim Hortons



LUNA

Home hardware



metro  
Rexall

Transpo  
EAGLESON  
PARK &  
RIDE

TO 417



# NOW LEASING

555 Legget Drive  
Suite 130

