

# FOR SUBLEASE

## Kanata South Centre, Ottawa



### DESCRIPTION:

- ✓ Sublease opportunity located on the southwest corner of Eagleson Road and Cope Drive in Taggart's busy development in Kanata. This vibrant retail plaza offers great exposure with substantial frontage on Eagleson Road, one of Kanata's two major N/S commercial corridors, with excellent access to Hwy 417 and public transportation. Located on the 'go home side' of the road. Directly adjacent the Kanata South Business Park and enjoys a strong daytime/lunch time traffic base.
- ✓ Anchored by a 39,000 square foot Metro Supermarket, and includes other tenants such as St. Louis Bar & Grill, Sports Clips, BarBurrrito, Mary Brown's Chicken, Expert Care Physio, Nail Salon and 7Dental.
- ✓ This centre draws consistent vehicle and foot traffic from the surrounding residential neighbourhoods.

### SPACE AVAILABLE: Unit C2 , 780 Eagleson Road

- ✓ Approximately 1,557 square feet rentable.

### NET RENTAL RATE:

- ✓ Current Date to August 31, 2030: \$30.00 p.s.f. per annum net.

### OPERATING COSTS:

- ✓ 19.00 per square foot per annum (estimate).

### SIGNAGE:

- ✓ Storefront signage and potential pylon signage available.



*For more information please contact:*

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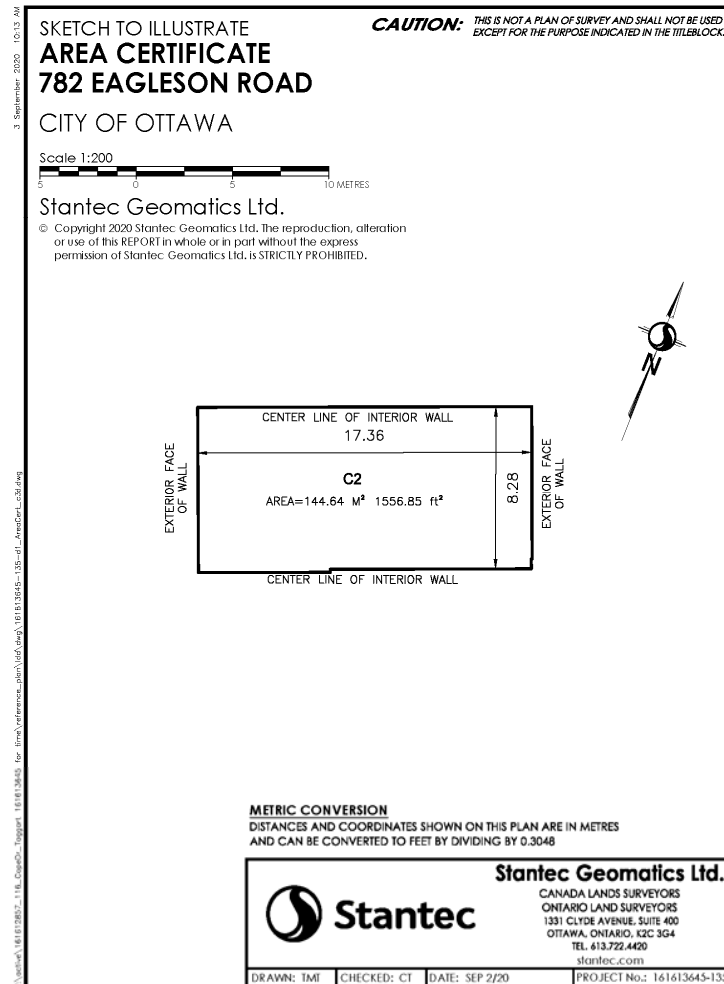
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# FOR SUBLEASE—Unit C2 Kanata South Centre, Ottawa



## FLOOR PLAN

Unit C2, 780 Eagleson Road



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## SITE PLAN



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