



CANTOR
REALTY CORP.

3,382 SQFT - CLASS "A" GROUND FLOOR OFFICE SPACE FOR SUBLEASE

4000 Innovation Drive - Suite 103 | Kanata, ON

Executive Summary



OFFERING SUMMARY

Available SF:	3,382
Net:	Call for Details
Additional Rent:	\$18.84/SF
Zoning:	IG6 H(44) S183
Parking:	2.87 per 1,000 SF
EV Charging:	4 Stations Free of Charge
Loading Docks:	2
Head Lease Expiry:	July 31, 2035
Available:	Immediately

PROPERTY OVERVIEW

Located in the heart of the Kanata North Technology Park on the ground floor of Mitel Network's Kanata campus and directly across the street from the OC Transpo Park & Ride, multiple restaurants, and Starbucks Coffee. With a recently completed (2019) multimillion-dollar renovation in the building, this ground-floor office space has it all. Take advantage of fully furnished offices with modern shared amenity spaces such as a staff cafeteria, games room, shower facilities, and exterior patio space with beautiful walking trails surrounding the campus.

PROPERTY HIGHLIGHTS

- 2 glass-enclosed multi desk offices;
- 6 workstations;
- Fiber at building;
- Small lab space;
- High-security HID card access with full security;
- 1 large board room;
- Additional Rent includes all utilities;
- Parking: 2.87 per 1,000 sqft;
- Fully fixtured with large kitchen area including sink, ample countertop space, fridge/freezer, and dishwasher.



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COMMERCIAL SALES AND LEASING

DAVID CANTOR

Broker of Record

613.762.8911

cantorrealty.com

david@cantorrealty.com

343 Preston Street 11th Floor Ottawa, ON K1S-1N4

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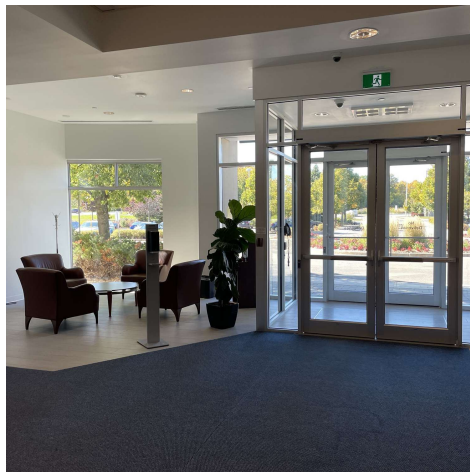
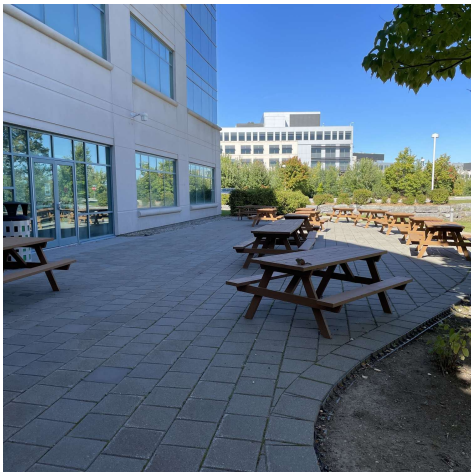
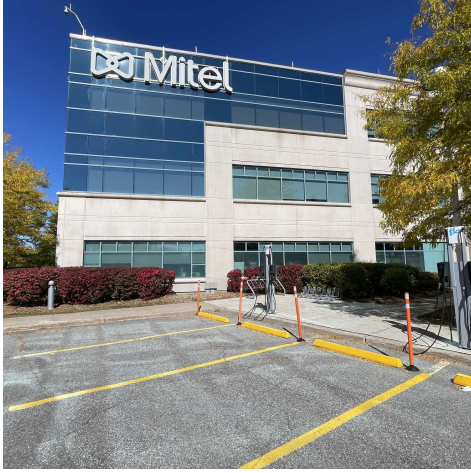


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Additional Photos



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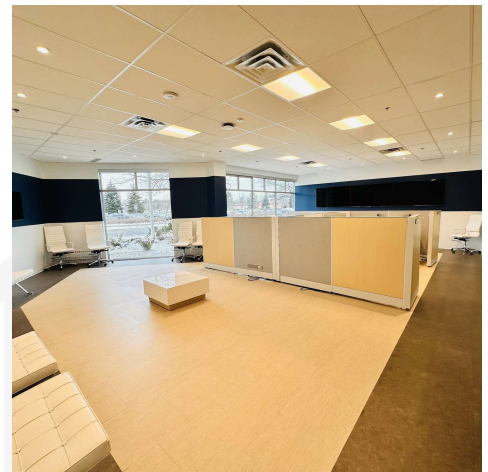
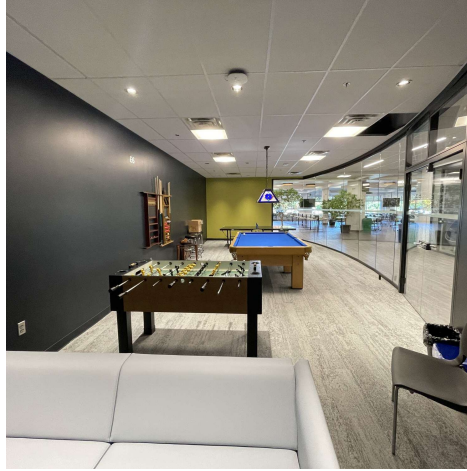
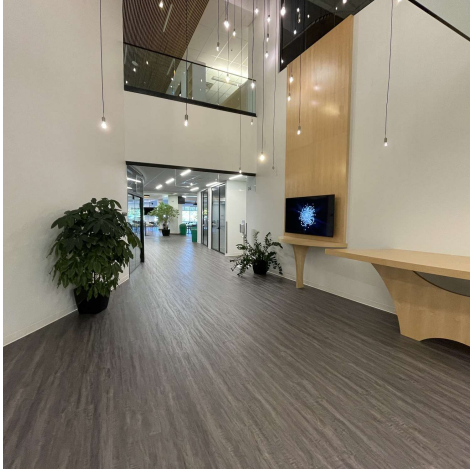


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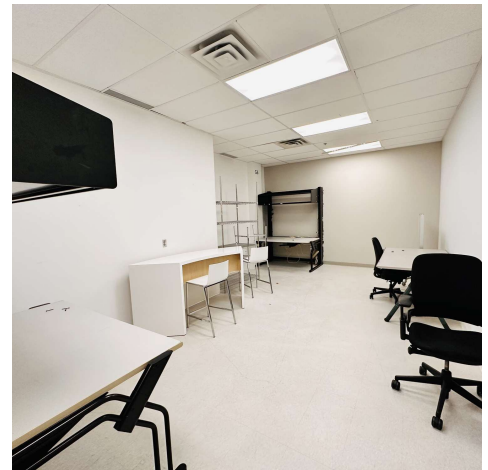
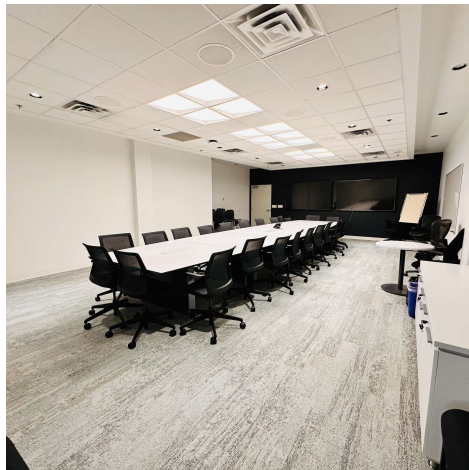


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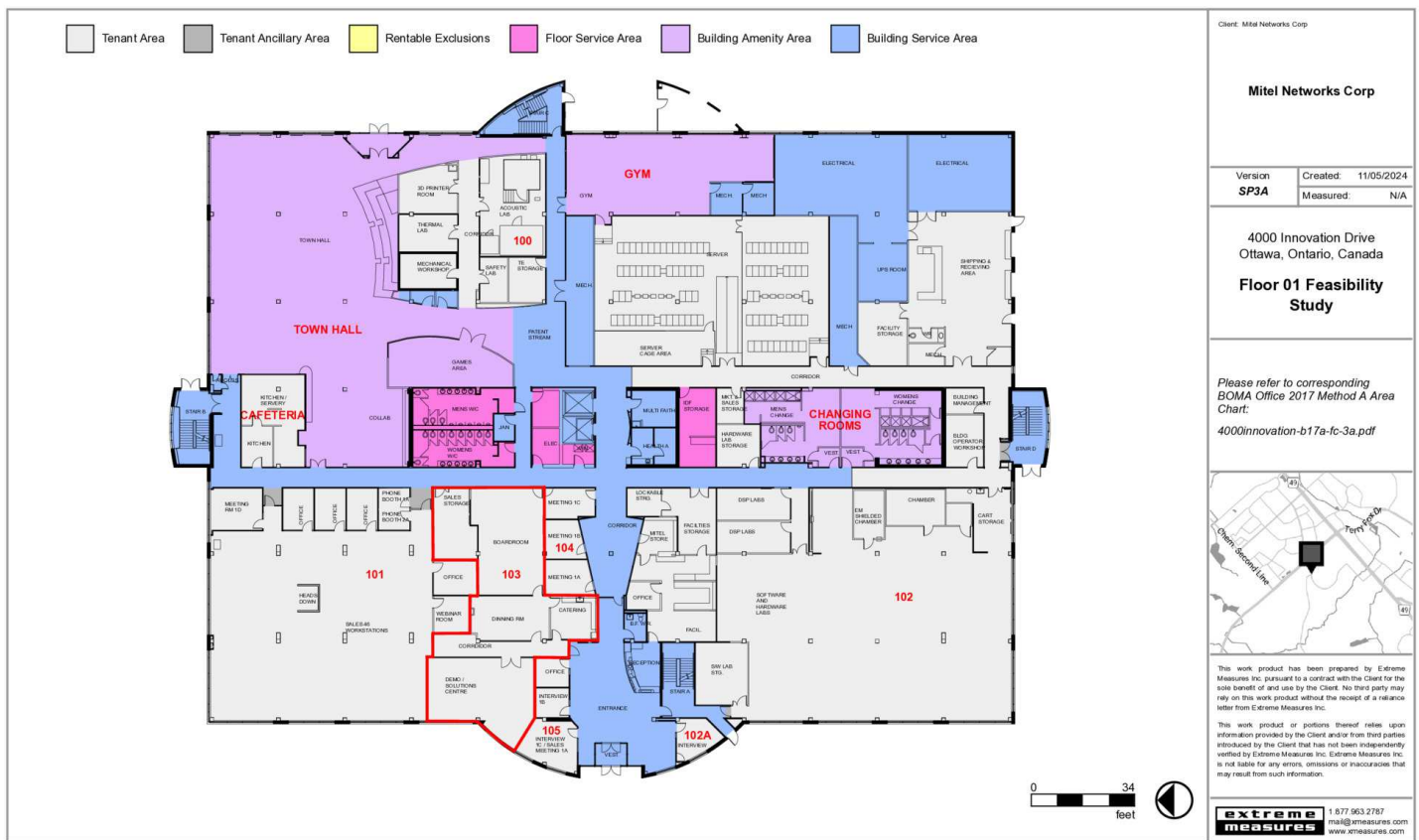


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Floor Plans



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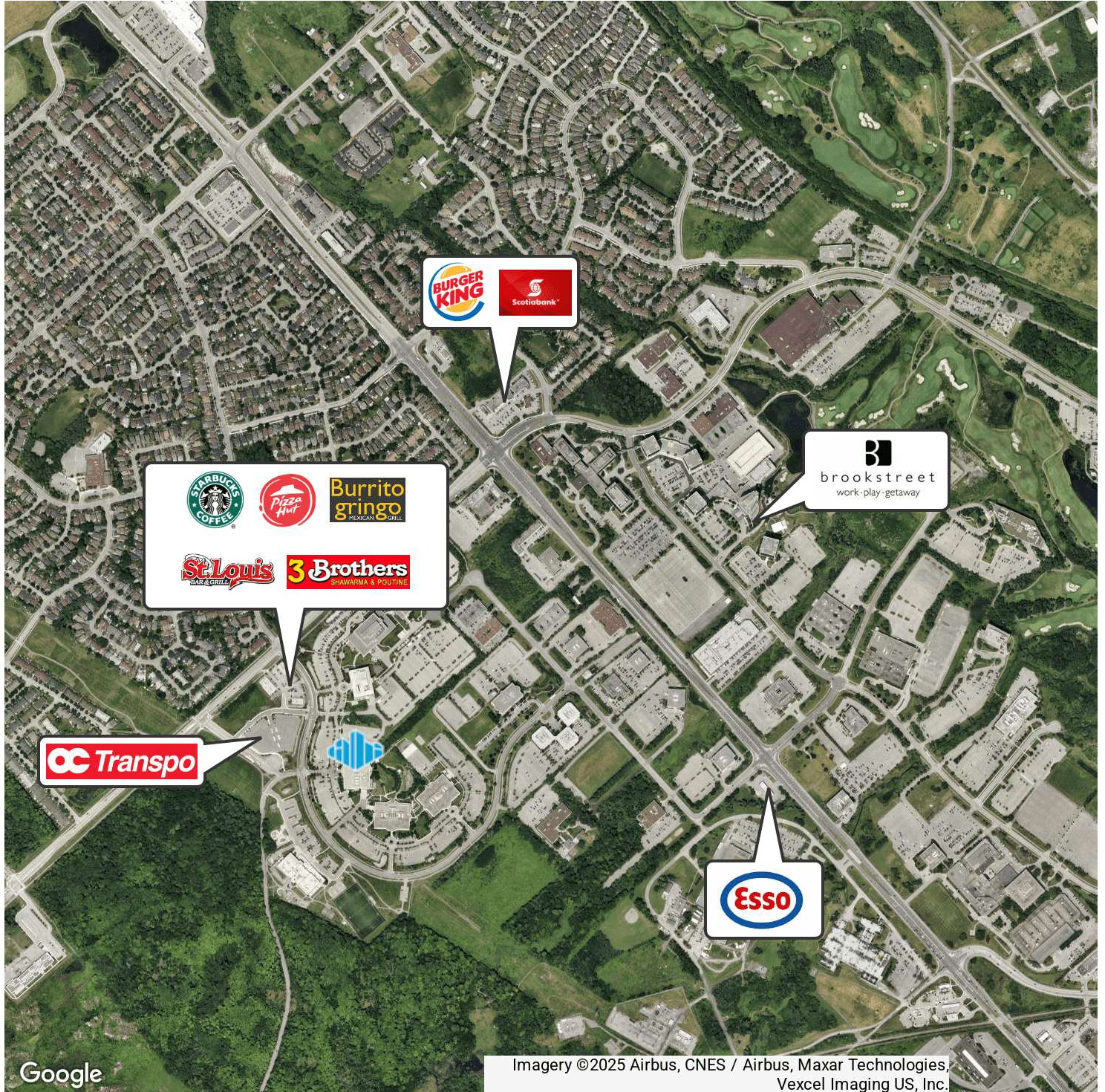


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Location Map



Google

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