

**FOR LEASE**

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**1,691 sq ft**

535 Legget Drive, Suite 201  
Kanata, ON



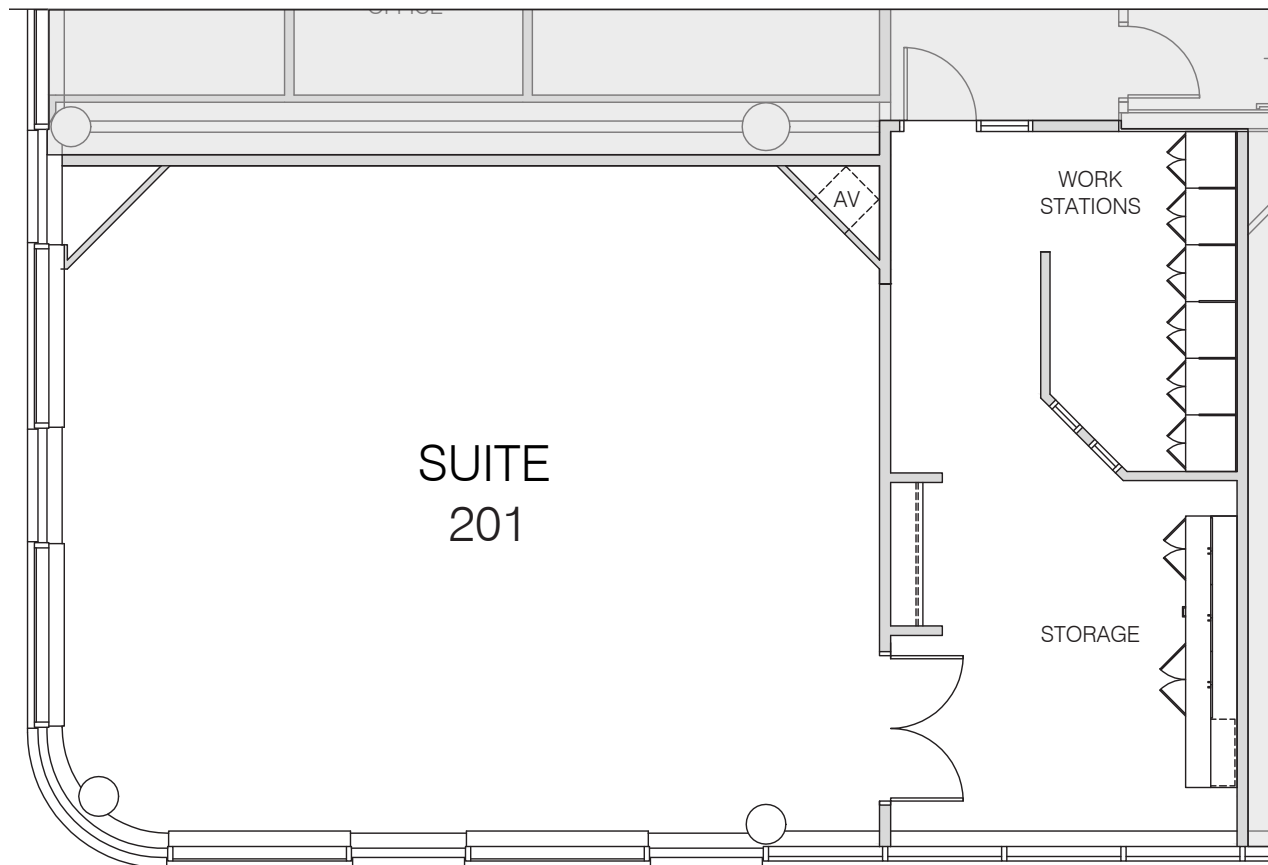
**KRP Properties**  
555 Legget Drive, Suite 300  
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# OPEN- CONCEPT

**1,691 sq ft**

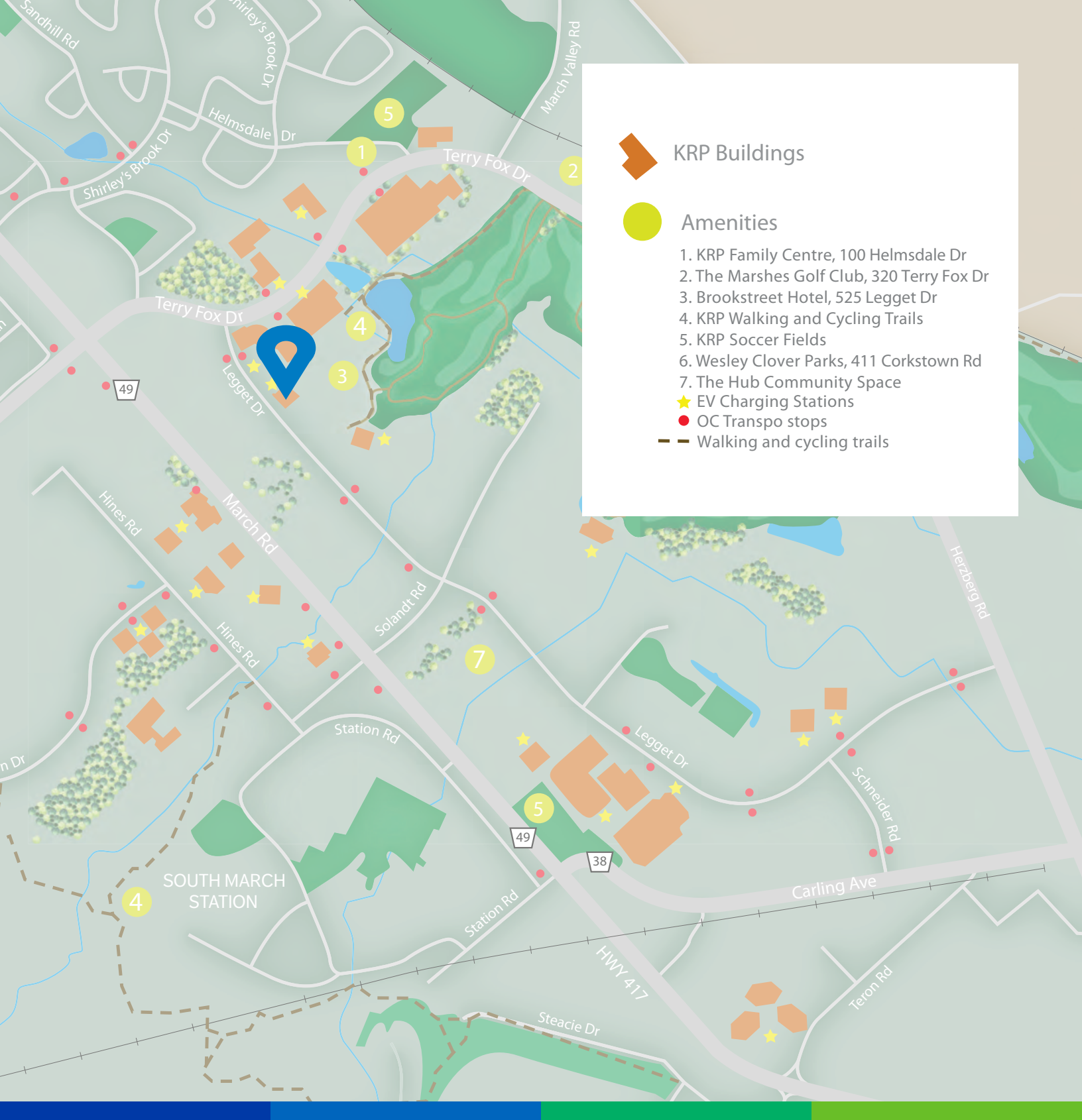
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- > Bright open-concept space
- > Fitup-ready
- > 24/7 secured building and suite access
- > Secured indoor bike storage
- > Free surface and covered parking

- > Next to food service provider, Brookstreet Hotel and other amenities

\*operating costs and taxes: \$16.51 / sq ft (estimate for 2021)



**KRP Buildings**

**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 City of Ottawa and NCC-maintained cycling and walking trails
- ✓ Access to discounts at local businesses with a KRP Advantage Card