

FOR LEASE

1,740 sq ft

535 Legget Drive, Suite 110
Kanata, ON



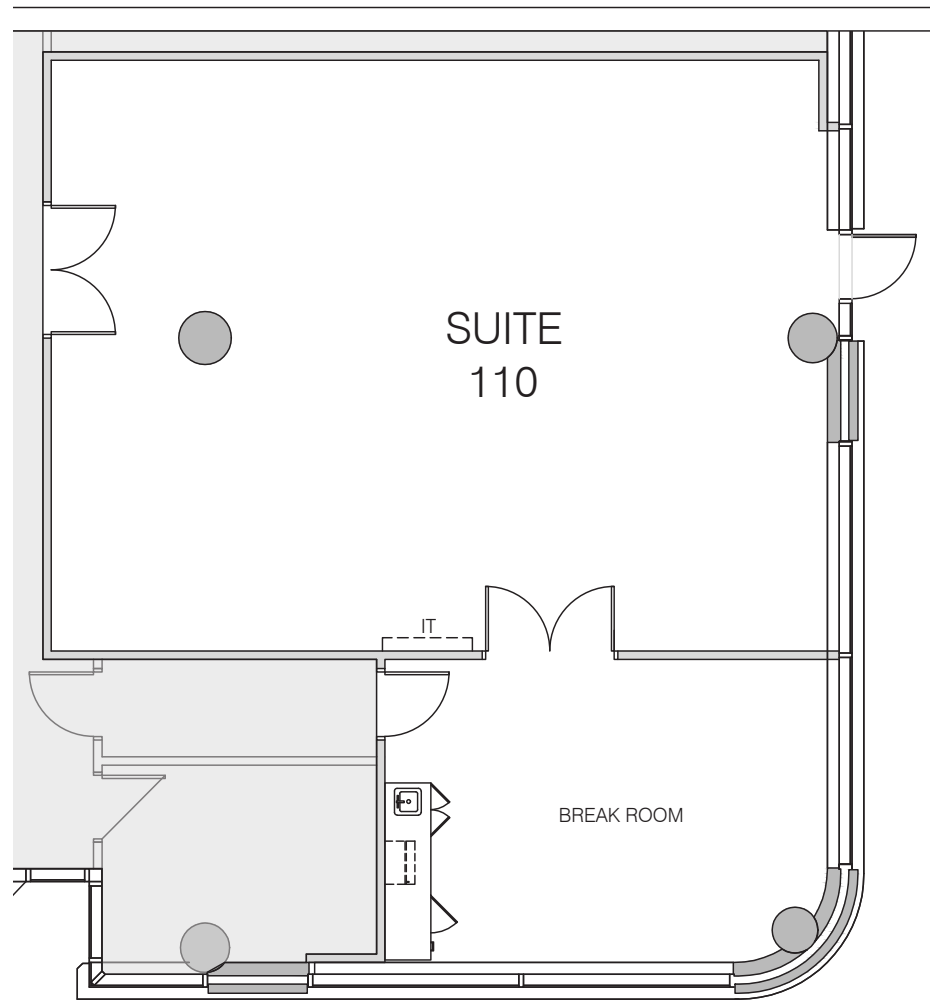
KRP Properties
555 Legget Drive, Suite 300
Ottawa, ON K2K 2X3

Linda Sprung, Director of Leasing
[t] 613.591.0594 x3280
[e] lsprung@krpproperties.com

OPEN- CONCEPT

1,740 sq ft

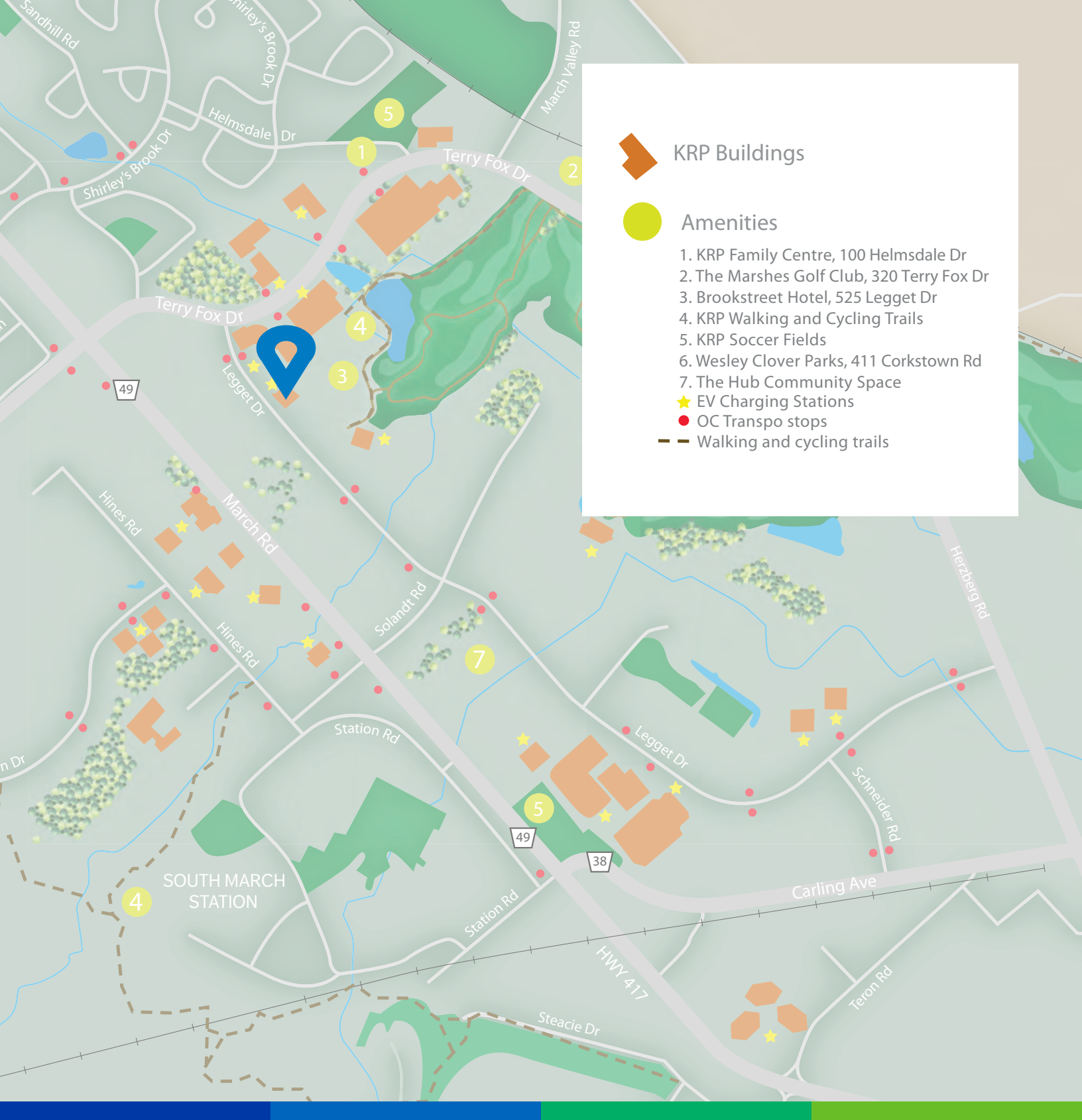
535 Legget Drive, Suite 110
Kanata, ON



- > Convenient ground-floor space
- > Direct access to exterior
- > Manufacturing space
- > Office area
- > 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