

# FOR LEASE: Medical / Professional 3280 Palladium Drive, Ottawa (Kanata)



## DESCRIPTION: NEW MEDICAL / PROFESSIONAL BUILDING

- ✓ Join Palladium Orthodontics in new State-of-the-Art Medical / Professional Office building, located in Kanata, one of the largest suburbs of Ottawa, 14 miles west of the City's downtown.
- ✓ Convenient access to Highway 417 (Queensway), Scotiabank Place, Tanger Retail Outlets, parkland. Close to the Kanata Centrum Shopping Centre and several popular restaurants, and national retailers.
- ✓ End-cap unit with windows that allow lots of natural light; air-conditioned.
- ✓ Ideal office space for medical professionals such as paediatrics, sedation, prosthodontics, oral surgeon, physiotherapy, chiropractor, professional services such as architect, law office, accounting firms, IT (high tech).

## SPACE AVAILABLE:

- ✓ 2,500 square feet. Available immediately.
- ✓ Future office building of 10,000 square feet available build-to-suit.

## NET RENTAL RATE:

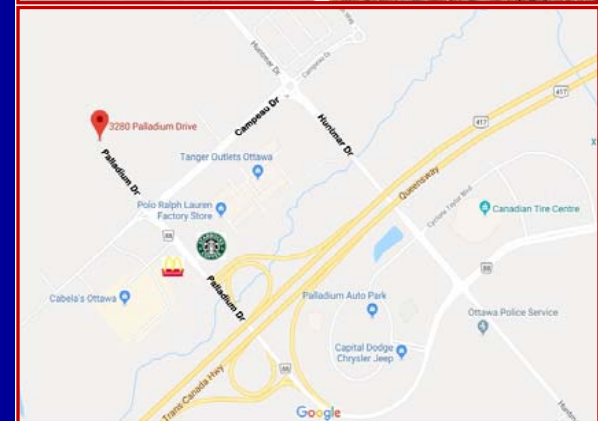
- ✓ \$25.00 per square foot per annum net.

## OPERATING COSTS:

- ✓ \$14.00 per square foot (estimate).

## SIGNAGE, ACCESS & PARKING:

- ✓ Prominent storefront signage and pylon signage available.
- ✓ Wheelchair access. Excellent access by car, bike or public transportation.
- ✓ Plenty of free on-site parking.



*For more information please contact:*

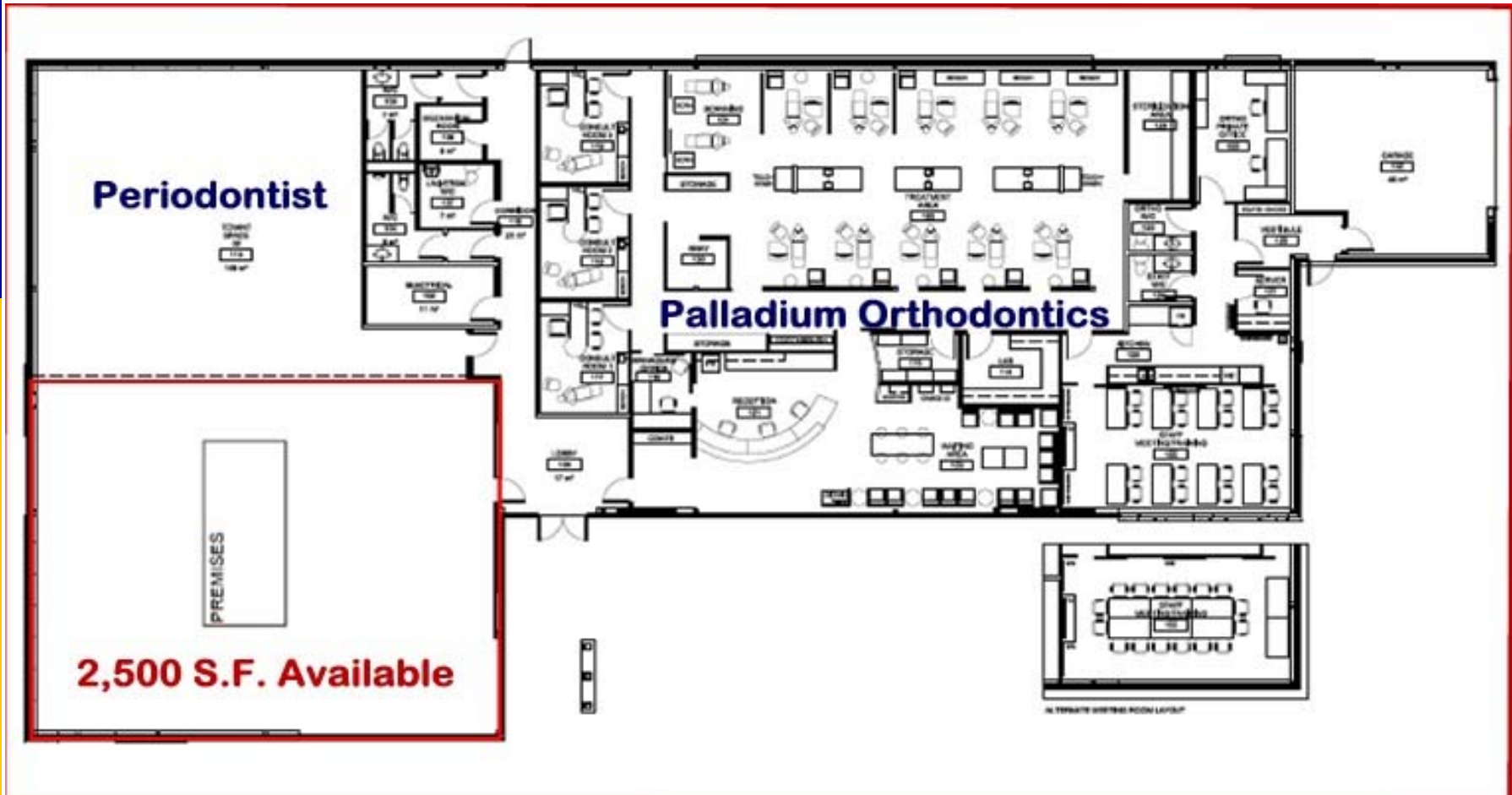
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# FLOOR PLAN



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