

FOR SUBLEASE

Kanata South Centre, Ottawa



DESCRIPTION:

- ✓ Sublease opportunity located on the southwest corner of Eagleson Road and Cope Drive in Taggart's new development, in Kanata.
- ✓ 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.
- ✓ This new shopping centre is anchored by a new 39,000 square foot Metro Supermarket, and includes other tenants such as St. Louis Bar & Grill, Sports Clips, Expert Care Physiom Nail Salon and Dentist.

SPACE AVAILABLE: **Unit C2 (2-780 Eagleson Rd)**

- ✓ Approximately 1,500 square feet rentable. New build.

NET RENTAL RATE:

- ✓ Year 1-3: \$27.00 p.s.f. per annum net.
- ✓ Year 4-5: \$28.00 p.s.f. per annum net.
- ✓ Year 6-10: \$30.00 p.s.f. per annum net.

OPERATING COSTS:

- ✓ \$14.50 per square foot per annum (estimate).

SIGNAGE:

- ✓ Storefront signage and pylon signage available.



For more information please contact:

BRENT TAYLOR, Broker of Record/President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613) 726-7323
Fax: (613) 721-8849
Email: brent@brentcomrealty.com
www.brentcomrealty.com

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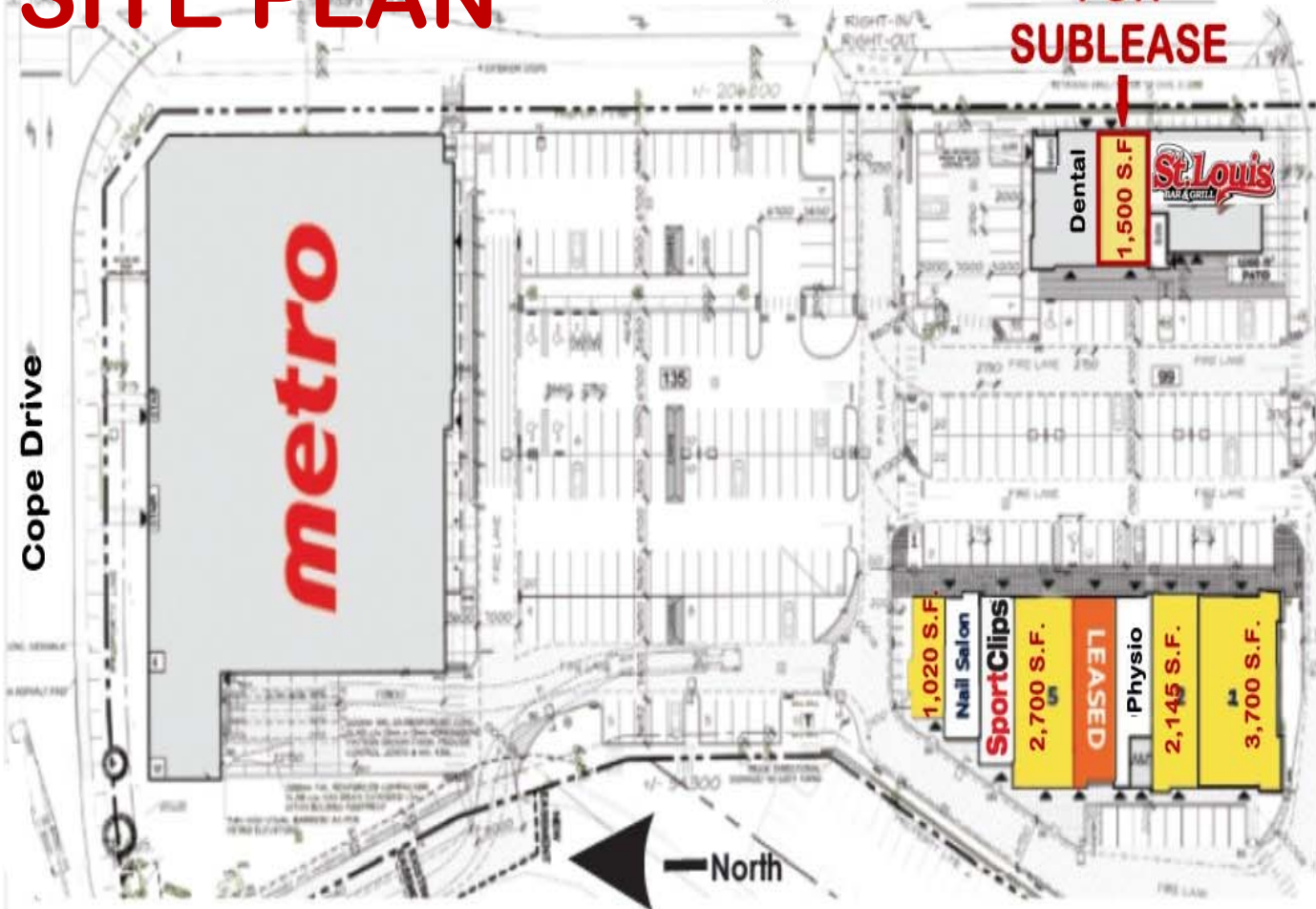
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SITE PLAN

Eagleson Road

FOR SUBLEASE Unit C2 (2-780 Eagleson Rd)



- Confirmed Tenants*
- Metro Supermarket
 - St. Louis Bar and Grill
 - 7 Dental
 - Sport Clips
 - Nail Salon
 - Expert Care Physio

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1,500 S.F.



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