

40,036 SF AVAILABLE FOR LEASE

3000

JOOO OTTAWA, ON

NEC

3000 SOLANDT RD.

PROPERTY FEATURES

- 40,036 SF (demisable to ~ 20,000 SF) Amenity Rich Location
- Bright Entrance with high ceiling
- Fully remodeled washrooms
- Renovated 2nd Floor Space
- Showers on-site
- 3.75:1.000 SF Parking Ratio
- Six (6) EV Charging Stations on-site
- CONTACT AGENT NET RENT

- High Visibility Prominent Branding •
- Designated Loading & Storage Area
- Furniture available
- BOMA Best Certified



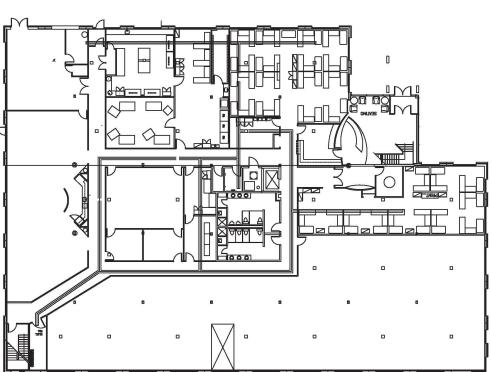




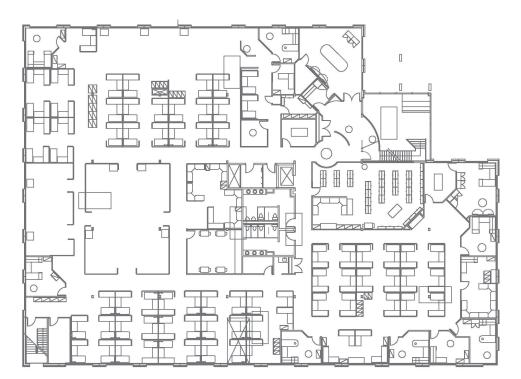


3000 Solandt RD.

FLOOR PLANS



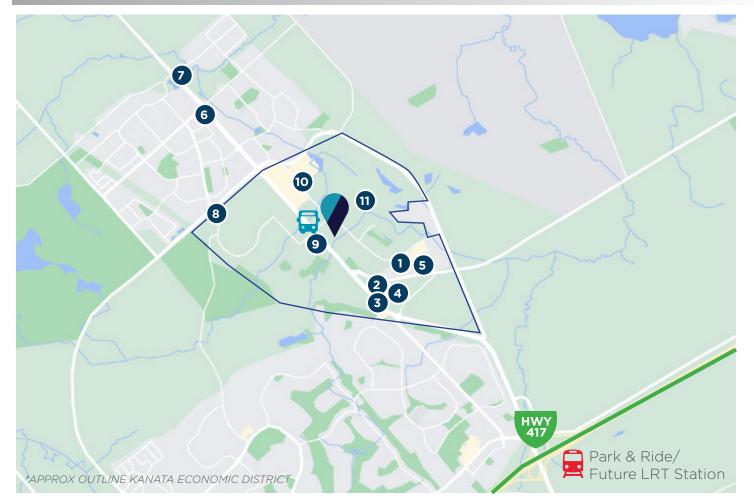
SECOND FLOOR



FIRST FLOOR

3000 Solandt RD.

AERIAL MAP



AMENITIES

8. Pizza Hut

10. The Brookstreet Hotel

11. The Marshes Golf Club

9. Circle K

- 1. Starbucks Coffee 7. LCBO
- 2. Tim Hortons
- 3. Subway
- 4. Metro
- 5. Cora's
- 6. Shoppers Drug Mart

DISTANCES

Future Eagleson LRT Station Kanata Centrum Shopping Centre Tanger Outlets Mall Canadian Tire Centre Central Business District

| 4.5 KM | 7 MINS |
|---------|---------|
| 5.6 KM | 8 MINS |
| 8.8 KM | 10 MINS |
| 9.3 KM | 11 MINS |
| 24.7 KM | 21 MINS |
| | |



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