

40,036 SF AVAILABLE FOR LEASE

3000

SOLANDT ROAD

OTTAWA, ON

3000 SOLANDT RD.

PROPERTY FEATURES

- 40,036 SF (demisable to ~ 20,000 SF)
- 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
- Amenity Rich Location
- High Visibility - Prominent Branding
- Designated Loading & Storage Area
- Furniture available
- BOMA Best Certified

CONTACT AGENT
NET RENT

\$17.97 (2024)
ADDITIONAL RENT

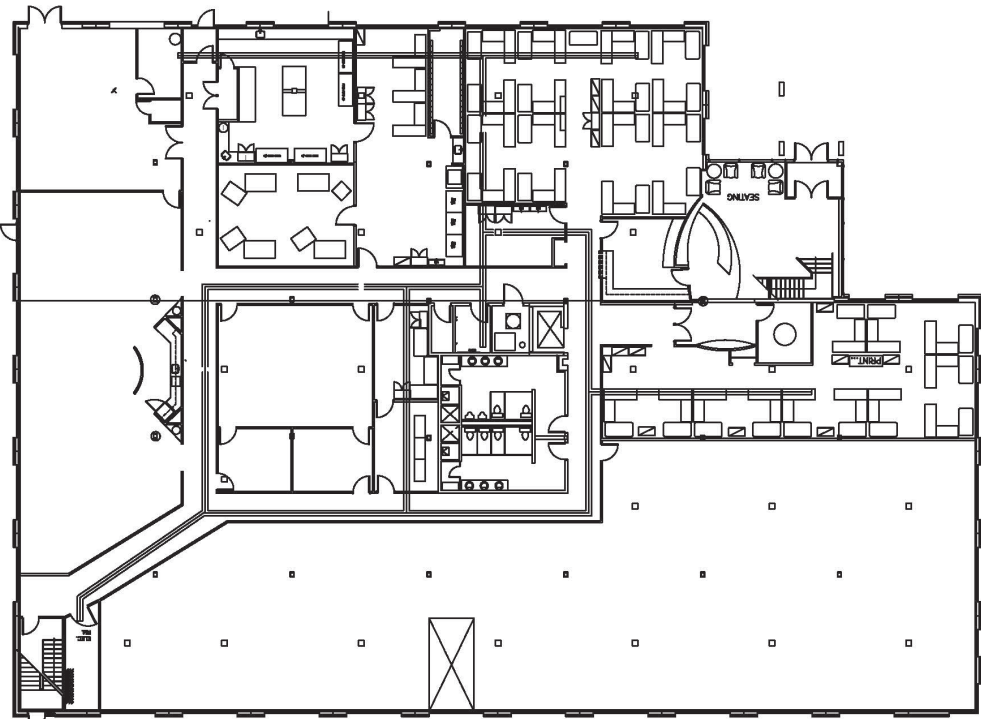


3000

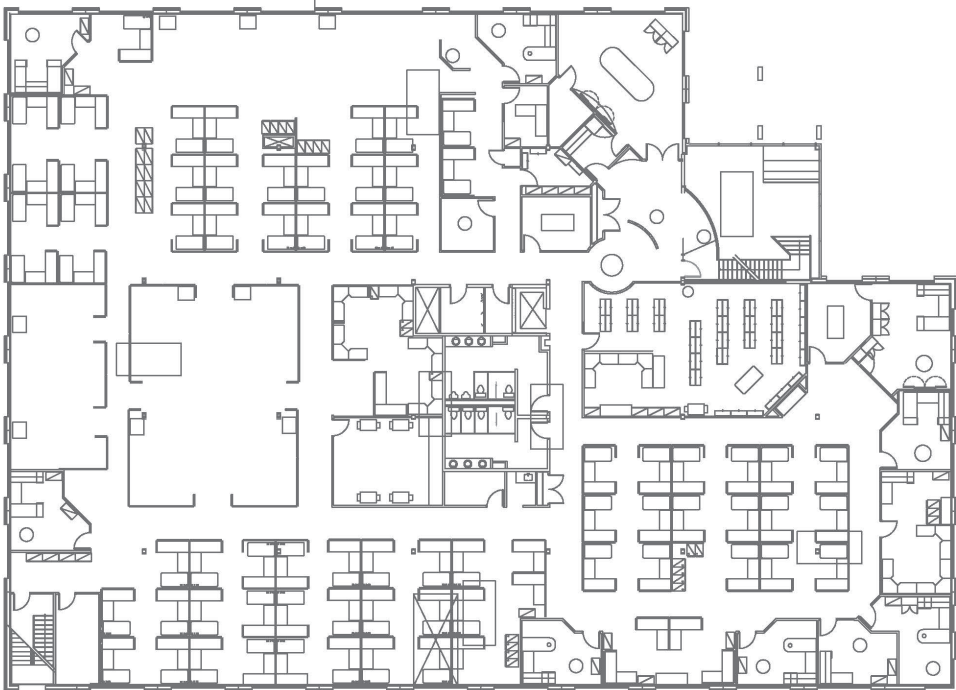
SOLANDT RD.

FLOOR PLANS

FIRST FLOOR

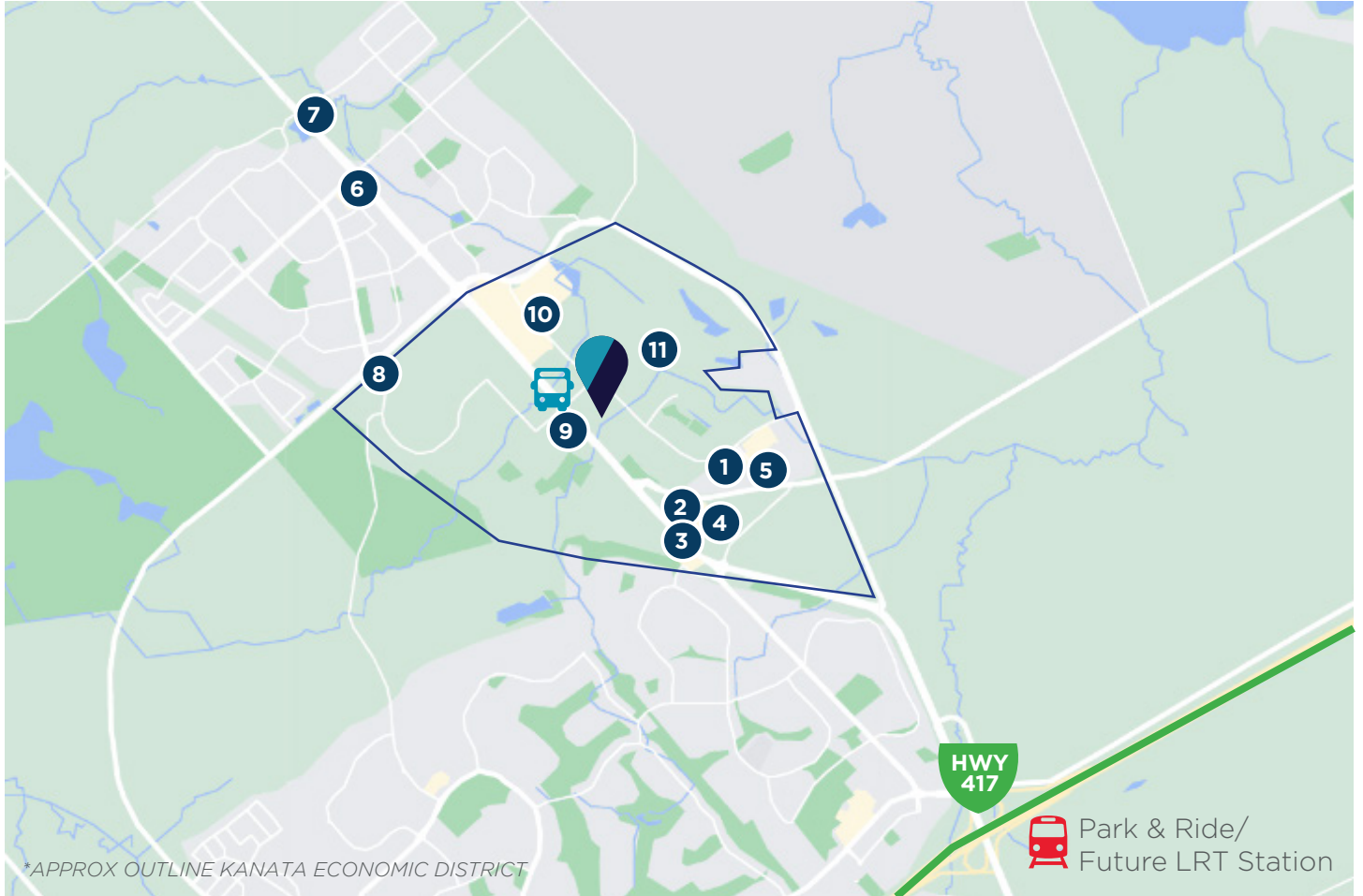


SECOND FLOOR



3000 SOLANDT RD.

AERIAL MAP



AMENITIES

- | | |
|-----------------------|---------------------------|
| 1. Starbucks Coffee | 7. LCBO |
| 2. Tim Hortons | 8. Pizza Hut |
| 3. Subway | 9. Circle K |
| 4. Metro | 10. The Brookstreet Hotel |
| 5. Cora's | 11. The Marshes Golf Club |
| 6. Shoppers Drug Mart | |

DISTANCES

Future Eagleson LRT Station	4.5 KM	7 MINS
Kanata Centrum Shopping Centre	5.6 KM	8 MINS
Tanger Outlets Mall	8.8 KM	10 MINS
Canadian Tire Centre	9.3 KM	11 MINS
Central Business District	24.7 KM	21 MINS



For more information, please contact:

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