

3-storey building comprising 79,777 square feet. The property is of concrete construction with pre-cast veneer panels and a unique angled curtain wall of windows.

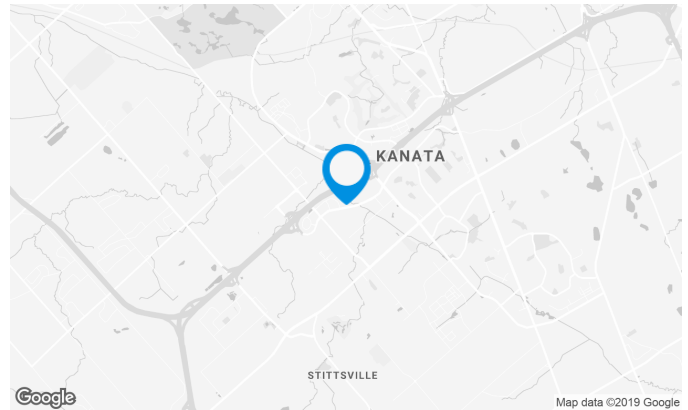
It was both constructed and fit-up in 2001. The building is walking distance to CTC, home to the Ottawa Senators. Apart from being situated between two major exits from the Queensway, it is only a few minutes to the Kanata Centrum, Kanata's Premiere retail venue.

## Building characteristics

TOTAL LEASING AREA	80,000 ft <sup>2</sup>
YEAR OF CONSTRUCTION	2001
NUMBER OF FLOORS	3
ELEVATORS	2
SPRINKLERS	Yes
HVAC HOURS	From 6 am to 6 pm
SECURITY	24-hour monitored AMAG Security system. Complete with proximity card access DVR+M

## BUILDING ACCESSIBILITY

OUTDOOR PARKING	233
-----------------	-----



**Justin Levine**

LEASING MANAGER  
LEASING - OFFICES, ONTARIO AREA

**T** 613 234-4416 #8428  
**C** 613 323-1377  
**E** JUSTIN.LEVINE@COMINAR.COM

**Available leasing areas from 3,707 ft<sup>2</sup> to 6,629 ft<sup>2</sup>**



**List of available offices**

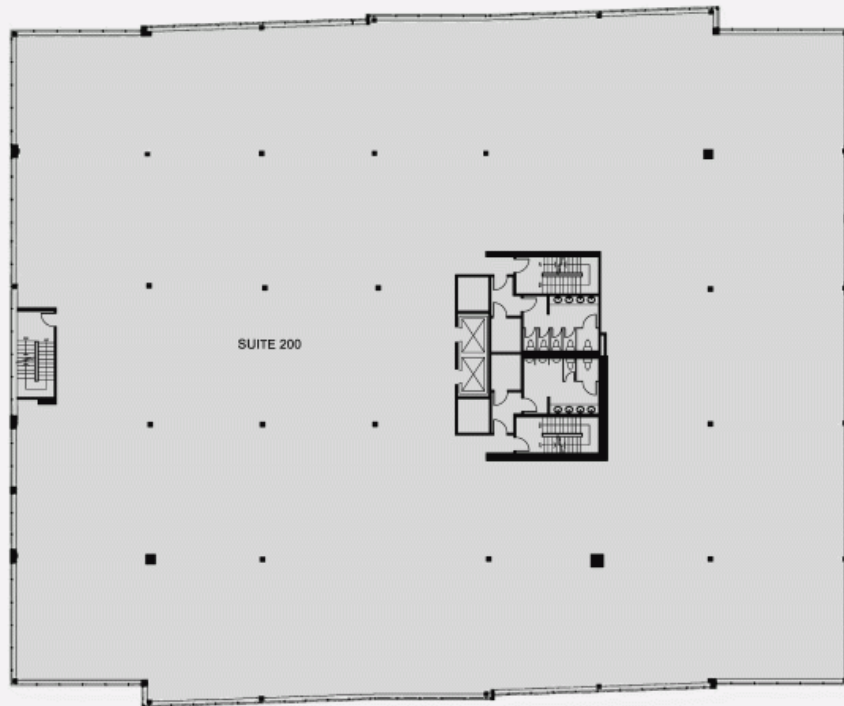
SUITE	FLOOR	AVAILABILITY	AREA
Suite #104	1		1,284 ft <sup>2</sup>
Suite #102	1		4,052 ft <sup>2</sup>
Suite #300	3	Immediate	6,629 ft <sup>2</sup>
Suite #320	3	Immediate	3,707 ft <sup>2</sup>



FLOOR 1 PLAN



FLOOR 2 PLAN



FLOOR 3 PLAN

