



For Lease

415 Legget Drive

Office and Warehouse Space Available in Kanata North.

Lennard:

lennard.com

Aerial Overview



Located in a prime area of Kanata North, the property features up to 23,000 SF of industrial space with 15,000 SF of mezzanine office space above it and up to 50,000 SF of office space. The building can accommodate traditional office uses as well as combinations of lab, production, and warehouse space.

The building offers custom layouts which can offer tenants the flexibility to design their space as needed.

Easy access to major transport routes to downtown Ottawa, Toronto and Montreal. Furthermore, tenants will benefit from excellent access to a diverse labour pool and business connectivity within Canada's most prominent technology and innovation hub.



Space Range

**Warehouse 23,000 SF + 15,000 SF
of Mezzanine Office Space
Office / Mixed Use: 50,000 SF**



**Clear Height
Warehouse: 24' high bay
Office / Mixed Use: 11.6'**



**Access to Hwys
417, 416 & 7**



Close to Amenities



**Branding & Building
Signage**



**Occupancy
60 Days**

Property Details

Building Area	23,000 SF (Warehouse) + 15,000 SF (Mezzanine Office Space) 50,000 SF (Office / Mixed Use)
Lot Size	17.964 acres
Zoning	IP6 - Business Park Industrial Zone
Clear Height	Warehouse: 24' high bay Office / Mixed Use: 11.6'
Loading	2 Dock Loading Doors 1 Grade-Level Door
Parking	834 (before development)
Power	600/347V, 600A, 800A - 2500 Amp power service
Net Rent	\$14.00 PSF (Warehouse) \$8.75 PSF (Office / Mixed Use)
Additional Rent	\$5.90 PSF



Business Park Industrial Zone: IP6

Permitted Uses

- Automobile dealership
- Automobile rental establishment
- Broadcasting station
- Day care
- Drive-through facility
- Emergency service
- Hotel
- Light industrial uses
- Medical facility
- Office
- Personal brewing facility (By-law 2019-41)
- Place of assembly
- Printing plant
- Poduction studio
- Research and development centre
- Service and repair shop
- Technology industry
- Training centre
- Warehouse

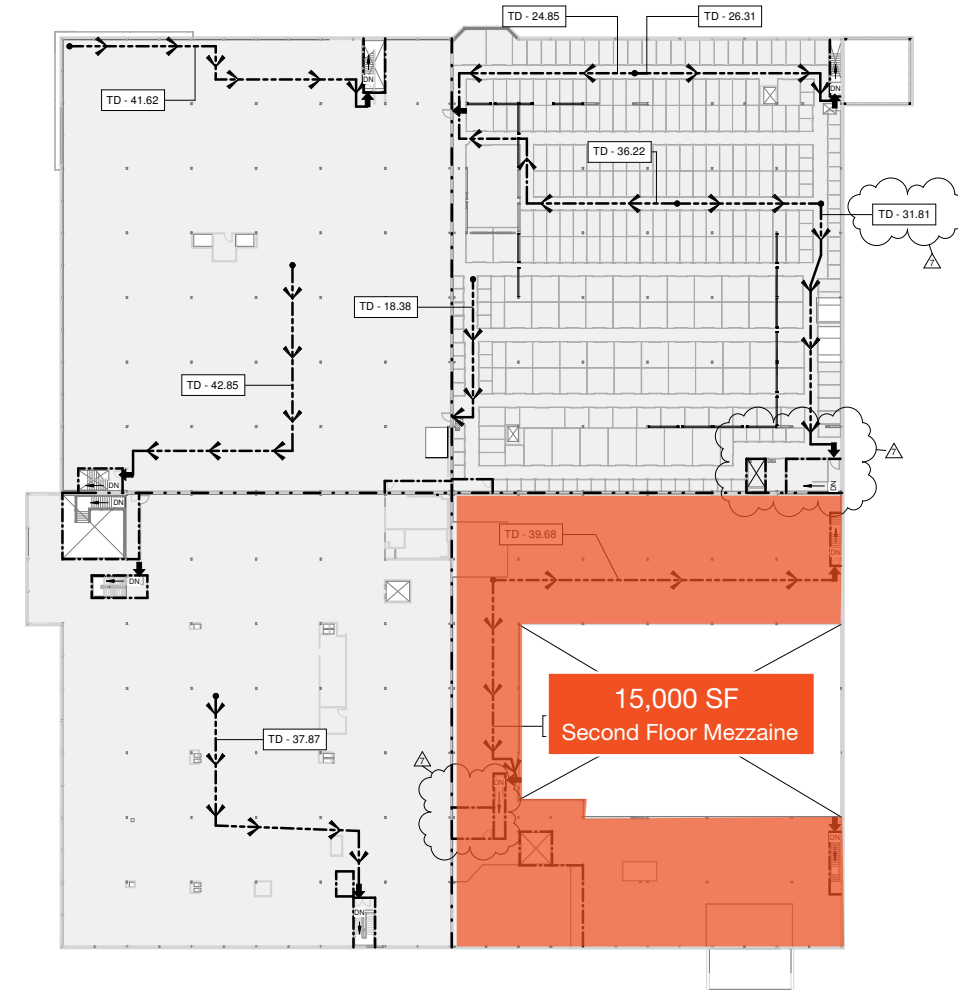
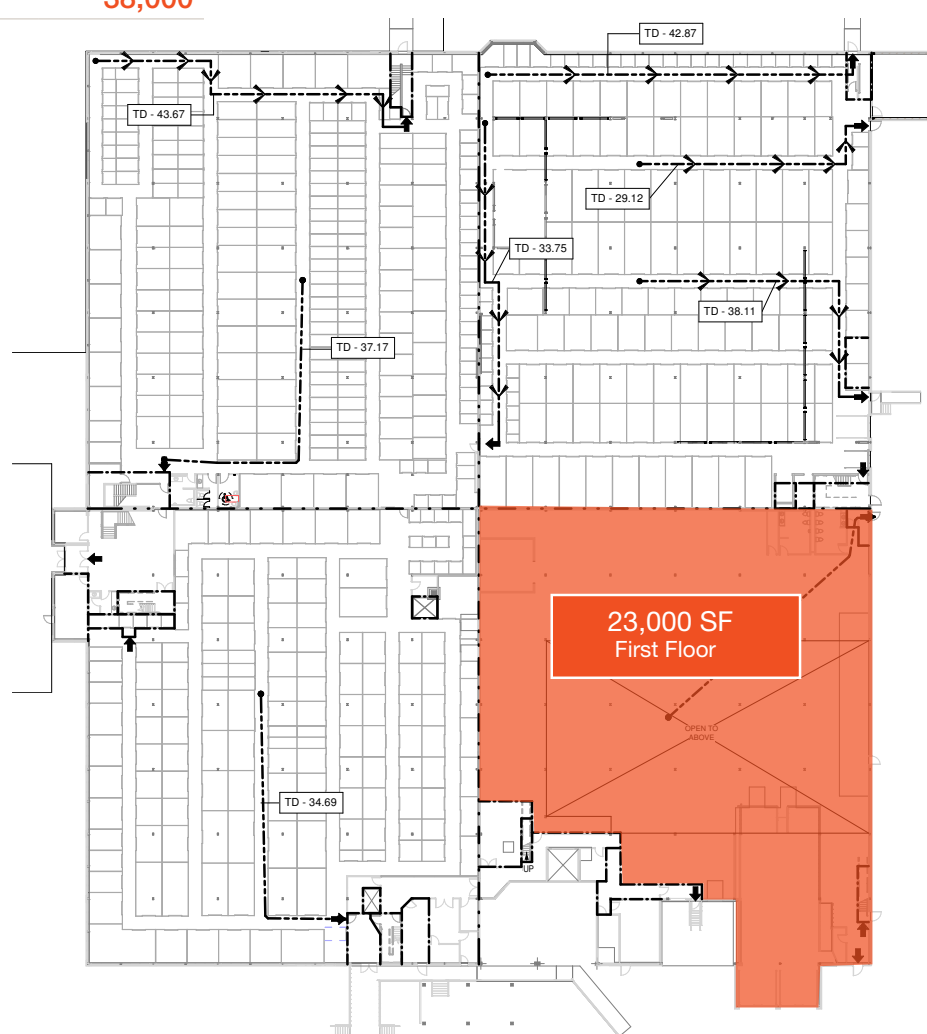
Permitted Uses - with Conditions

- Animal care establishment
- Animal hospital
- Automobile service station
- Bank
- Bank machine
- Bar (By-law 2018-171)
- Car wash
- Convenience store
- Gas bar
- Instructional facility
- Park
- Personal service business
- Post office
- Recreational and athletic facility
- Restaurant



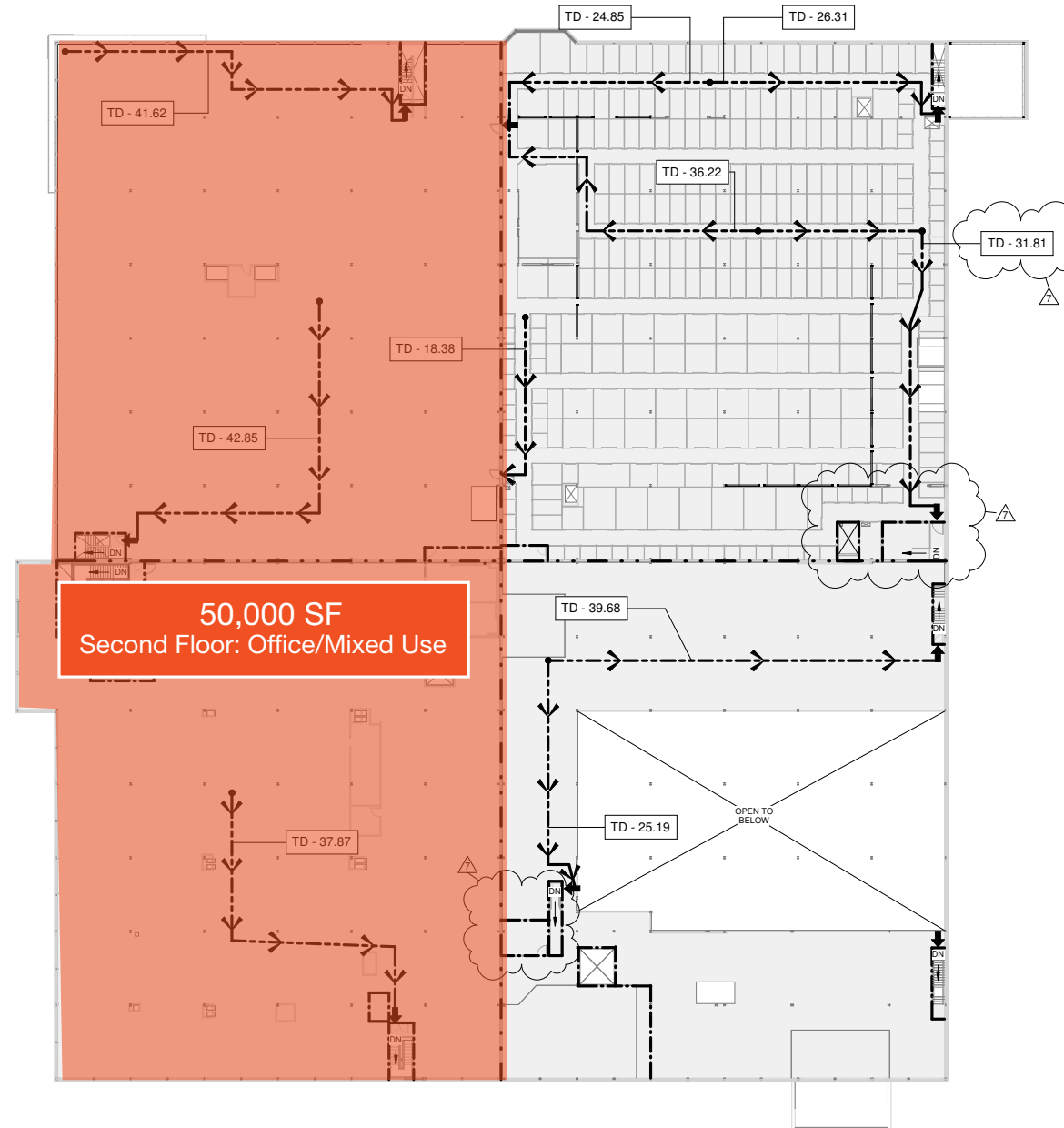
Option 1

Space	SF
First Floor: Warehouse	23,000
Second Floor: Mezzanine/Office Space	15,000
Total	38,000



Option 2

Space	SF
Office	up to 50,000
Total	50,000



Overview



Photos



Nearby Amenities





Lennard:

Ian Shackell*

Partner
D. 613.963.2633
ishackell@lennard.com

Matt Shackell*

Vice President
D. 613.963.2636
mshackell@lennard.com

Ed Belanger*

Senior Vice President
D. 613.963.2632
ebelanger@lennard.com

Lavel Tiwana

Sales Representative
D. 613.963.2635
ltiwana@lennard.com

333 Preston Street, Suite 420
Ottawa, ON K1S 5N4
613.963.2640
lennard.com

*Sales Representative

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2024.