

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.

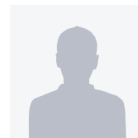
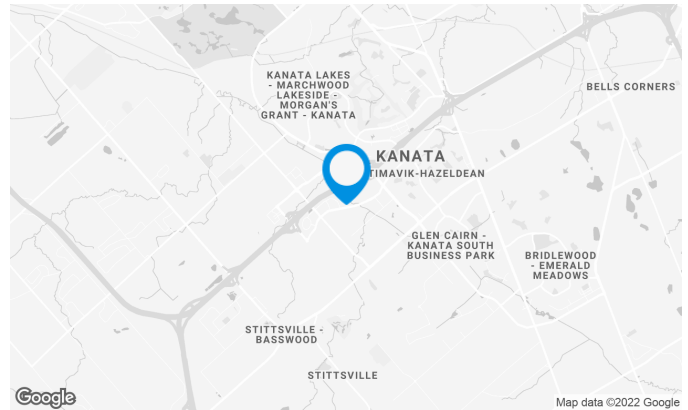
It was both constructed and fit-up in 2001. The building is walking distance to CTC, home to the Ottawa Senators. Apart from being situated between two major exits from the Queensway, it is only a few minutes to the Kanata Centrum, Kanata's Premiere retail venue.

Building characteristics

TOTAL LEASING AREA	80,000 ft ²
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
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Available leasing areas from 2,732 ft² to 7,233 ft²

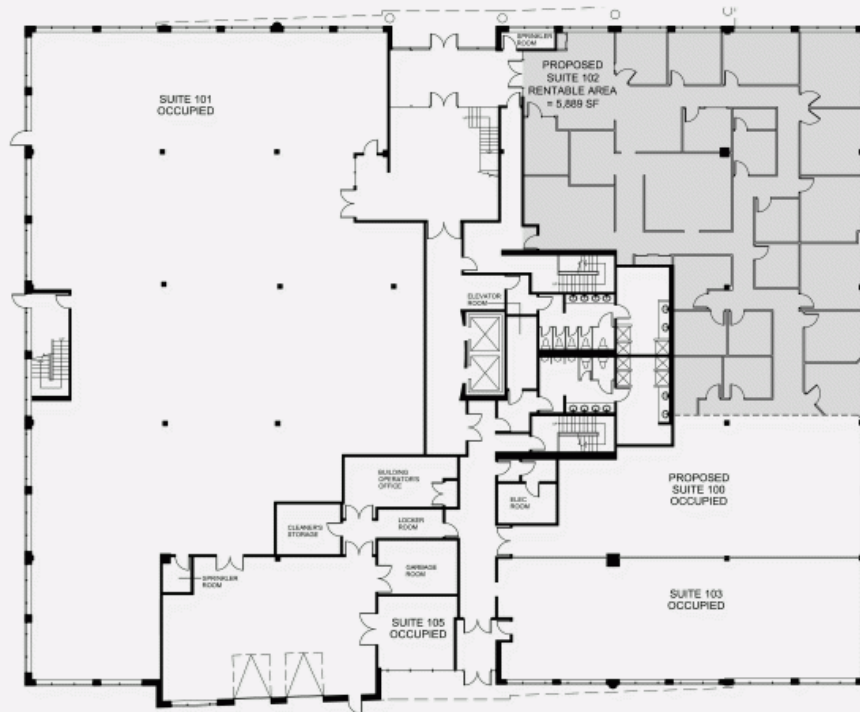


List of available offices

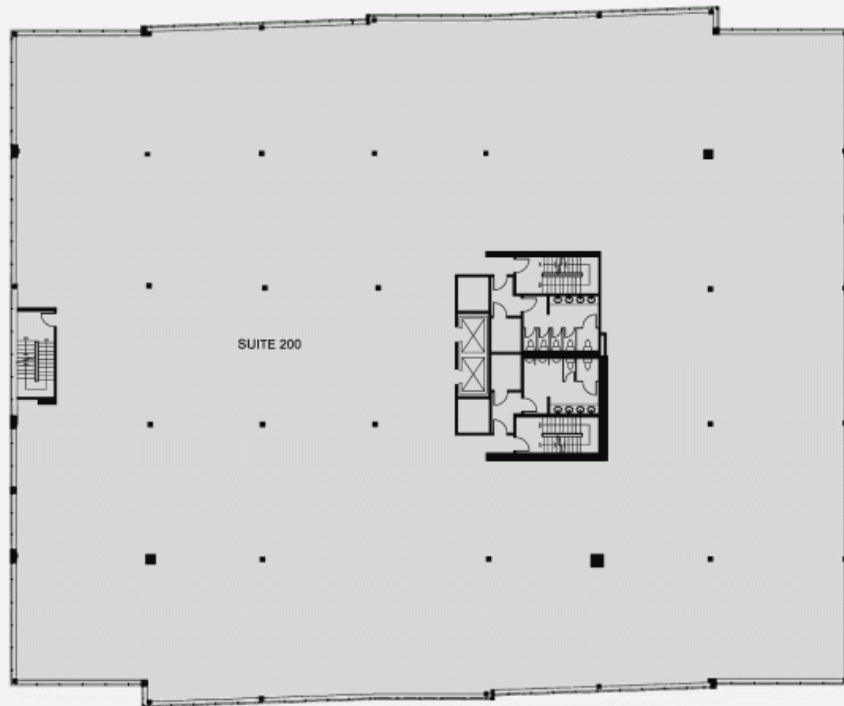
SUITE	FLOOR	AVAILABILITY	AREA
Suite #104	1		1,284 ft ²
Suite #102	1		4,052 ft ²
Suite #310	3	Immediate	7,233 ft ²
Suite #315	3	Immediate	2,732 ft ²
Suite #300	3	Immediate	6,629 ft ²
Suite #320	3	Immediate	3,707 ft ²



FLOOR 1 PLAN



FLOOR 2 PLAN



FLOOR 3 PLAN

