

# 770 Palladium Drive, Ottawa, ON, K2V 1C7

## Suite #300

4-storey building comprising 85,000 square feet. The property is of concrete construction with pre-cast veneer panels and a unique angled curtain wall of windows.

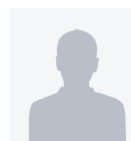
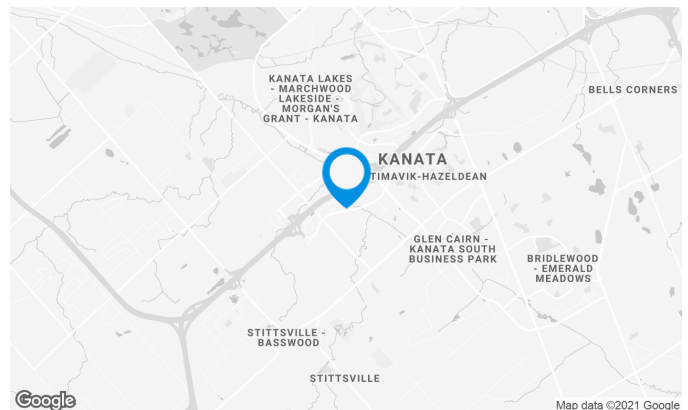
The building is walking distance to CTC, home to the Ottawa Senators, Marshy's BBQ & Grill. Apart from being situated between two major exits from the Queensway, it is only a few minutes to the Kanata Centrum, Kanata's Premiere retail venue.

### Building characteristics

TOTAL LEASING AREA	85,000 ft <sup>2</sup>
YEAR OF CONSTRUCTION	2001
NUMBER OF FLOORS	4
ASCENCEURS	2
SPRINKLERS	Yes
HVAC HOURS	From 8 am to 5 pm

### BUILDING ACCESSIBILITY

OUTDOOR PARKING	248
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**John Esposito**

LEASING MANAGER  
LEASING - OFFICES, ONTARIO AREA

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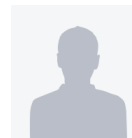
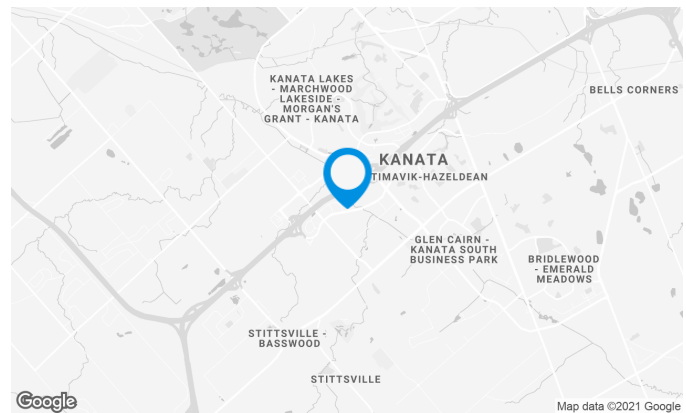
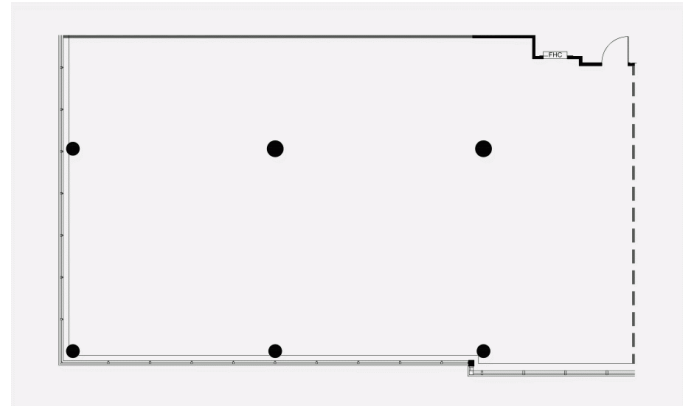
**E** JOHN.ESPOSITO@COMINAR.COM

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Corner suite with lots of natural light.

## Space characteristics

AVAILABLE LEASING AREA	3,079 ft <sup>2</sup>
AVAILABILITY	Immediate
NUMBER OF FLOORS	1
FLOOR AREA	20,100 ft <sup>2</sup>
ADDITIONAL RENT	\$13.22 /ft <sup>2</sup>



**John Esposito**

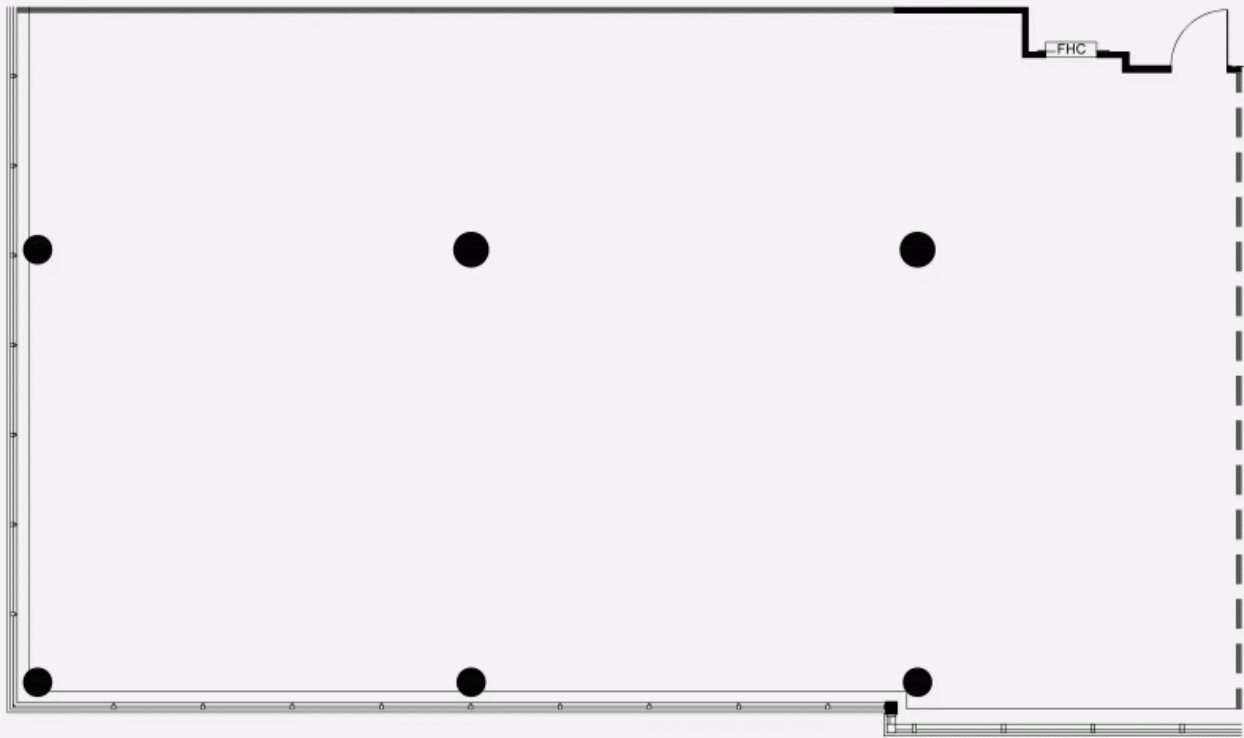
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PLAN - 1





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