

// 2,037 SF of
Prime Office
Space

FOR SUB-LEASE

**2500 Solandt Road, Suite 210
Kanata, Ottawa, ON.**



PHILIP ZUNDER President | Broker of Record
613.725.7170 | pzunder@cdnglobal.com

BEN ZUNDER Vice President | Sales Representative
613.913.8858 | bzunder@cdnglobal.com

CDN GLOBAL (OTTAWA) LTD.

1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6
www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY DETAILS



Address:	2500 Solandt Road, Suite 210 Ottawa, Ontario K2K 35G
Neighbourhood:	Kanata
Retail Area Size:	2,037 SF
Zoning:	IP6[1549]
Base Rent:	\$14.00 per SF (NET)
Additional Rent:	\$13.87 per SF (Estimated for 2025)
Gross Rent:	\$27.87 per SF OR \$4,730.93 per month + HST (Estimated)
Availability:	Possession Subject to Vacancy

FEATURES



Features

- Open Area
- Large Boardroom
- 2 Regular sized offices
- A kitchenette
- View of the Marshes Golf Course
- Lounge area

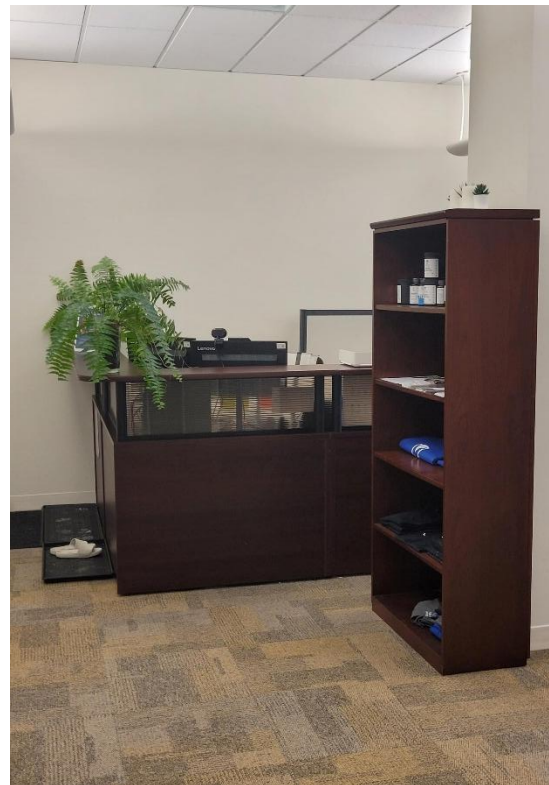
INTERIOR FEATURES



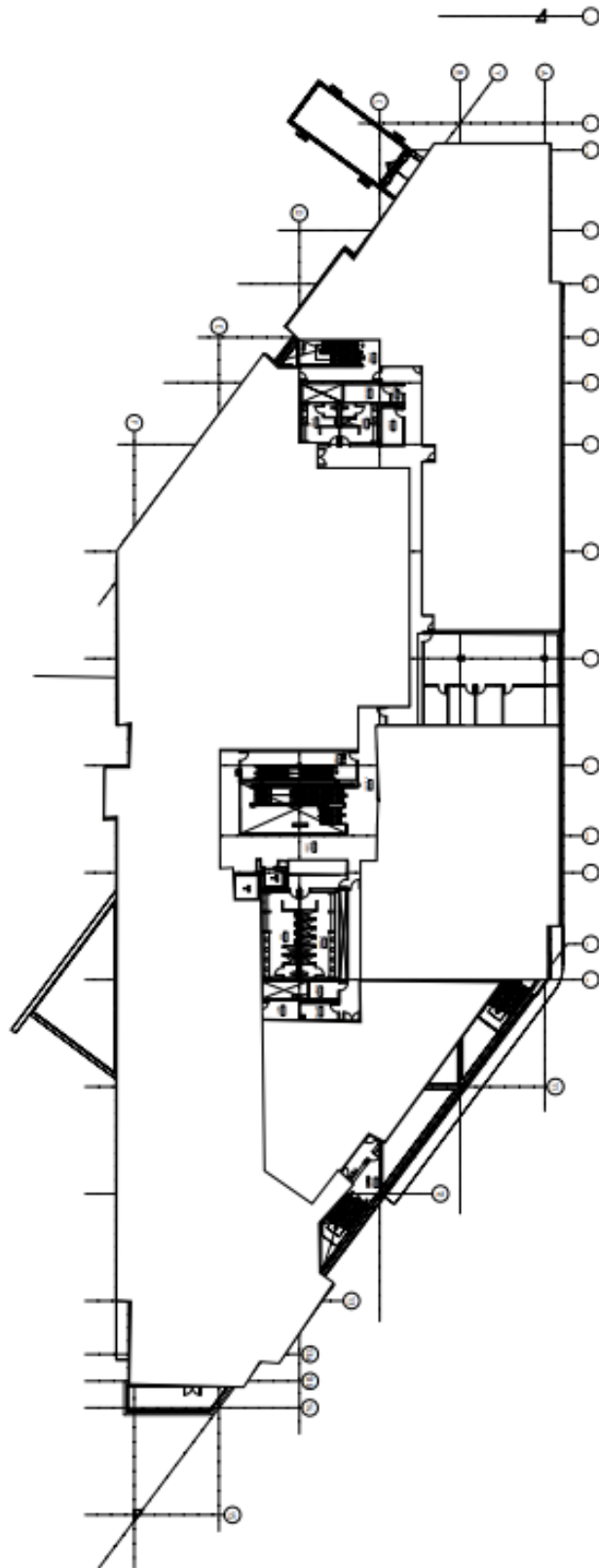
INTERIOR FEATURES



INTERIOR FEATURES



FLOOR PLANS



LOCATION and AMENITIES

Kanata North

2500 Solandt Road is adjacent to The Marshes Golf Course. Solandt Road runs off of Legget Drive. Close proximity to The Brookstreet Hotel, March Road, and Terry Fox Drive. Plenty of retail, restaurant and other amenities are nearby.



PHILIP ZUNDER President | Broker of Record
613.725.7170 | pzunder@cdnglobal.com

BEN ZUNDER Vice President | Sales Representative
613.913.8858 | bzunder@cdnglobal.com

CDN GLOBAL (OTTAWA) LTD.

1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6
www.cdnglobal.com