

FOR LEASE

**3,264 sq ft**

515 Legget Drive, Suite 204  
Kanata, ON



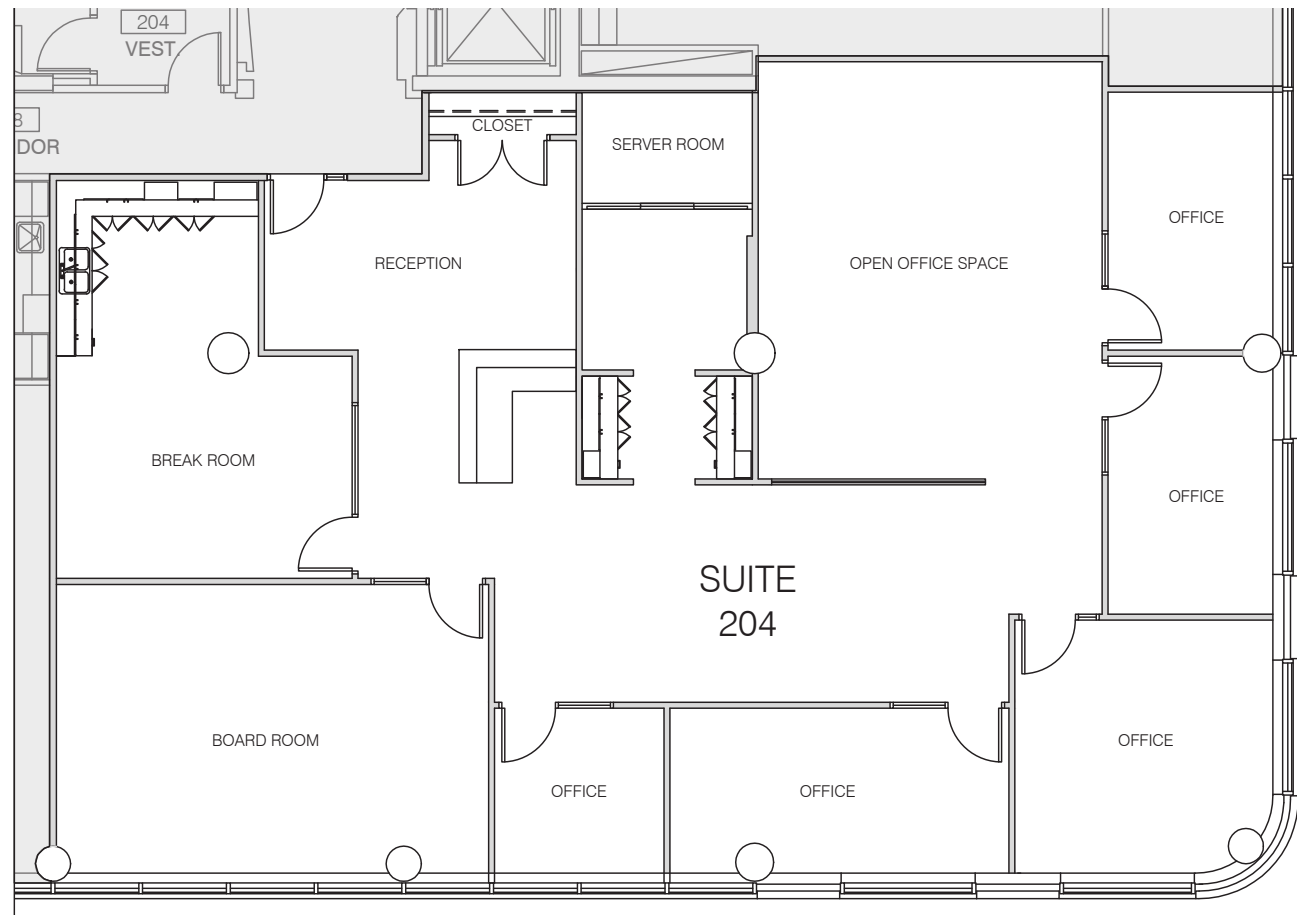
**KRP Properties**  
555 Legget Drive, Suite 300  
Ottawa, ON K2K 2X3

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# PLUG + PLAY

**3,264 sq ft**

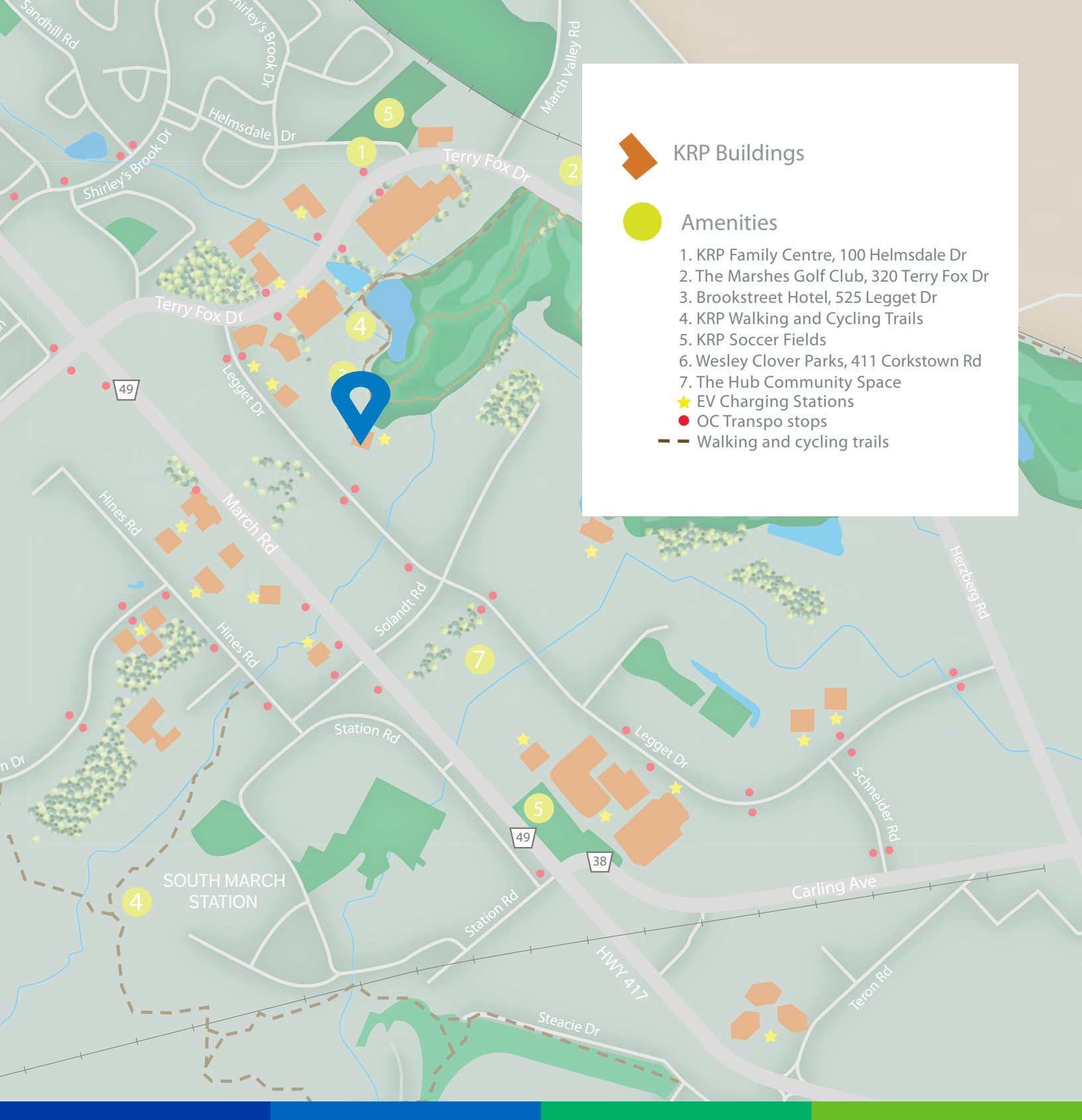
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- > Open reception area
- > Several enclosed offices
- > Large boardroom
- > Open-concept area

- > Window coverings included
- > Building and Suite access card entry system
- > Secured indoor bike storage

*operating costs and taxes: \$16.63 sq ft (estimate for 2021)*



**KRP Buildings**

**Amenities**

1. KRP Family Centre, 100 Helmsdale Dr
2. The Marshes Golf Club, 320 Terry Fox Dr
3. Brookstreet Hotel, 525 Legget Dr
4. KRP Walking and Cycling Trails
5. KRP Soccer Fields
6. Wesley Clover Parks, 411 Corkstown Rd
7. The Hub Community Space

- ★ EV Charging Stations
- OC Transpo stops
- - - Walking and cycling trails

## SITE AND BUILDING HIGHLIGHTS

- ✓ Easy access to and from the 417
- ✓ On-street access to bus service (routes 63, 64, 66, 166, 266) and proximity to two OC Transpo Park and Rides
- ✓ Free on-site parking
- ✓ Outdoor picnic and BBQ areas
- ✓ 24/7 building and suite access
- ✓ Proximity to banks, grocery stores, fitness centres, restaurants and other retail
- ✓ Steps away from City of Ottawa and NCC-maintained cycling and walking trails
- ✓ Access to discounts at local businesses with a **KRP Advantage Card**
- ✓ Ample **amenities** throughout the Parks and surrounding area