

FOR SUBLEASE 46,311 SF OF OFFICE SPACE

425 LEGGET DRIVE

Ottawa, ON



Located in the Kanata North Technology Park





Reception



Multiple Boardrooms



Work Stations

FULLY FURNISHED PLUG & PLAY OFFICE SPACE

Discover Modern Office Space in the Kanata North Technology Park

Unlock your business's potential with 46,311 square feet of state-of-the-art office space nestled in the heart of the Kanata North Technology Park. This prime location is a hub for innovation, surrounded by leading tech companies and dynamic entrepreneurs.

Modern Design: Sleek and contemporary interior designed for productivity and comfort.

Plug & Play Efficiency: Optimal layout to maximize workflow and collaboration.

Free Parking: Hassle-free access for you and your team.

Accessibility: Conveniently located near major highways, public transit, the Brookstreet Hotel and the Marshes Golf Club.

BUILDING HIGHLIGHTS

46,311 SF

Fully Furnished Plug & Play Space

CONVENIENCE

Close to BrookStreet Hotel & Marshes Golf Club

BRIGHT

Abundant Natural Light

FREE PARKING

3.5 per 1,000 SF

TEAMWORK

Large Town Hall / Cafeteria Space & Multiple Boardrooms

AVAILABLE

Immediately

SUBLEASE

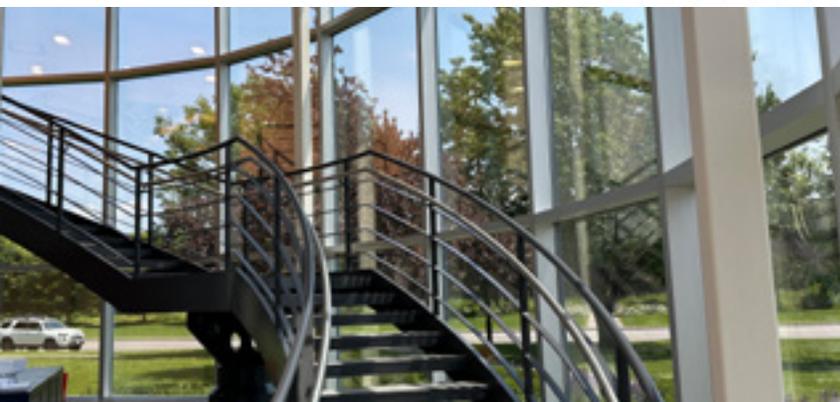
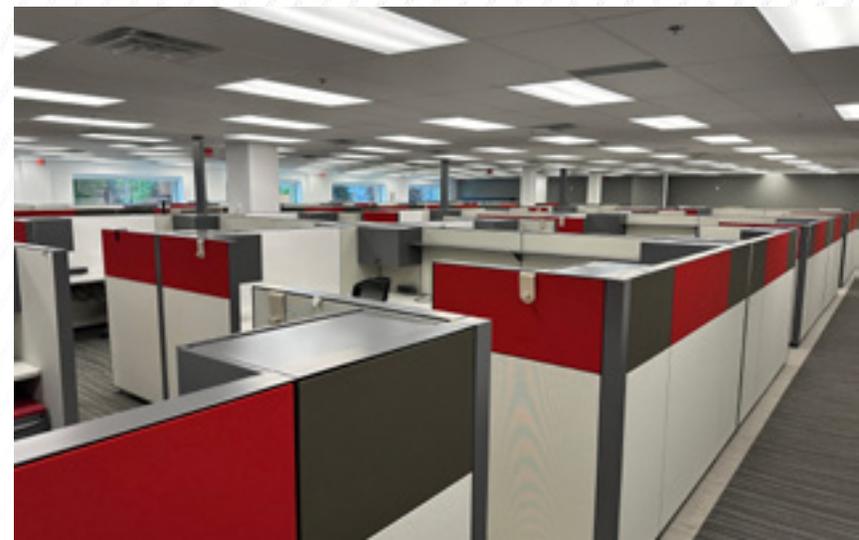
Term Ends Dec. 31, 2028

NET RENT

Contact Agents

ADD'L RENT

\$ 12.59 (2025 est.)



THE FLOOR PLAN



220

WORKSTATIONS

Multiple

MEETING ROOMS

2

LARGE BOARDROOMS

2

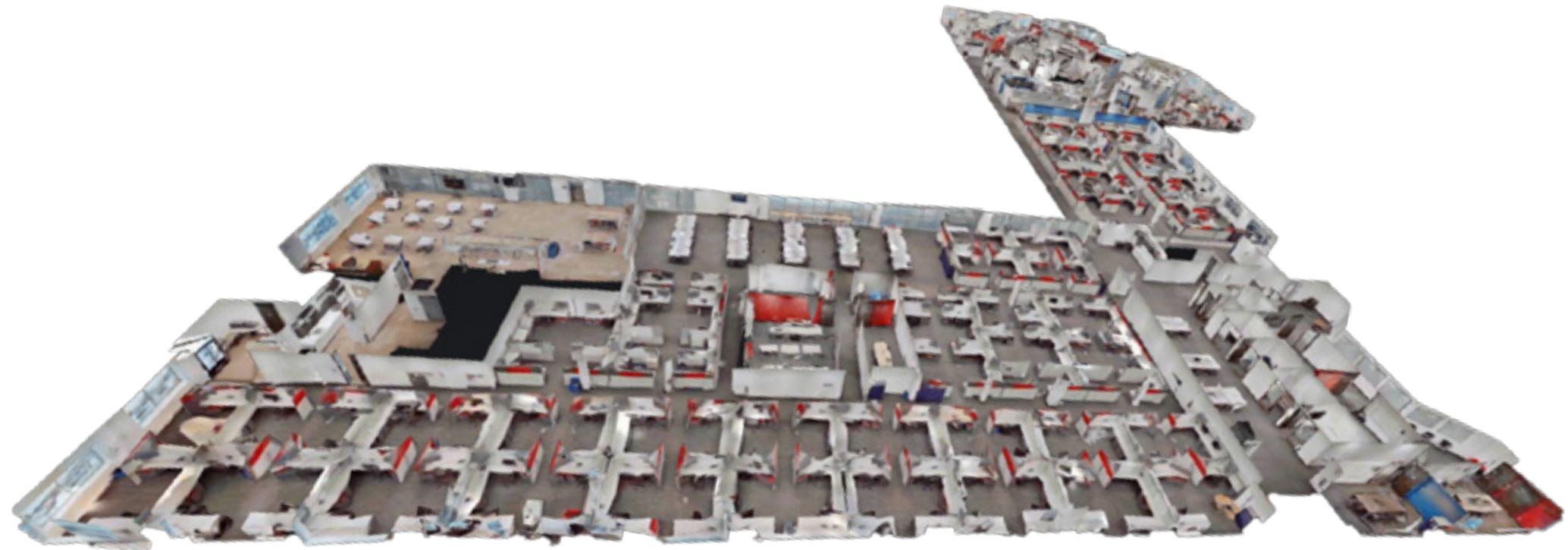
KITCHENS

1

**LARGE CAFETERIA/
TOWN HALL**

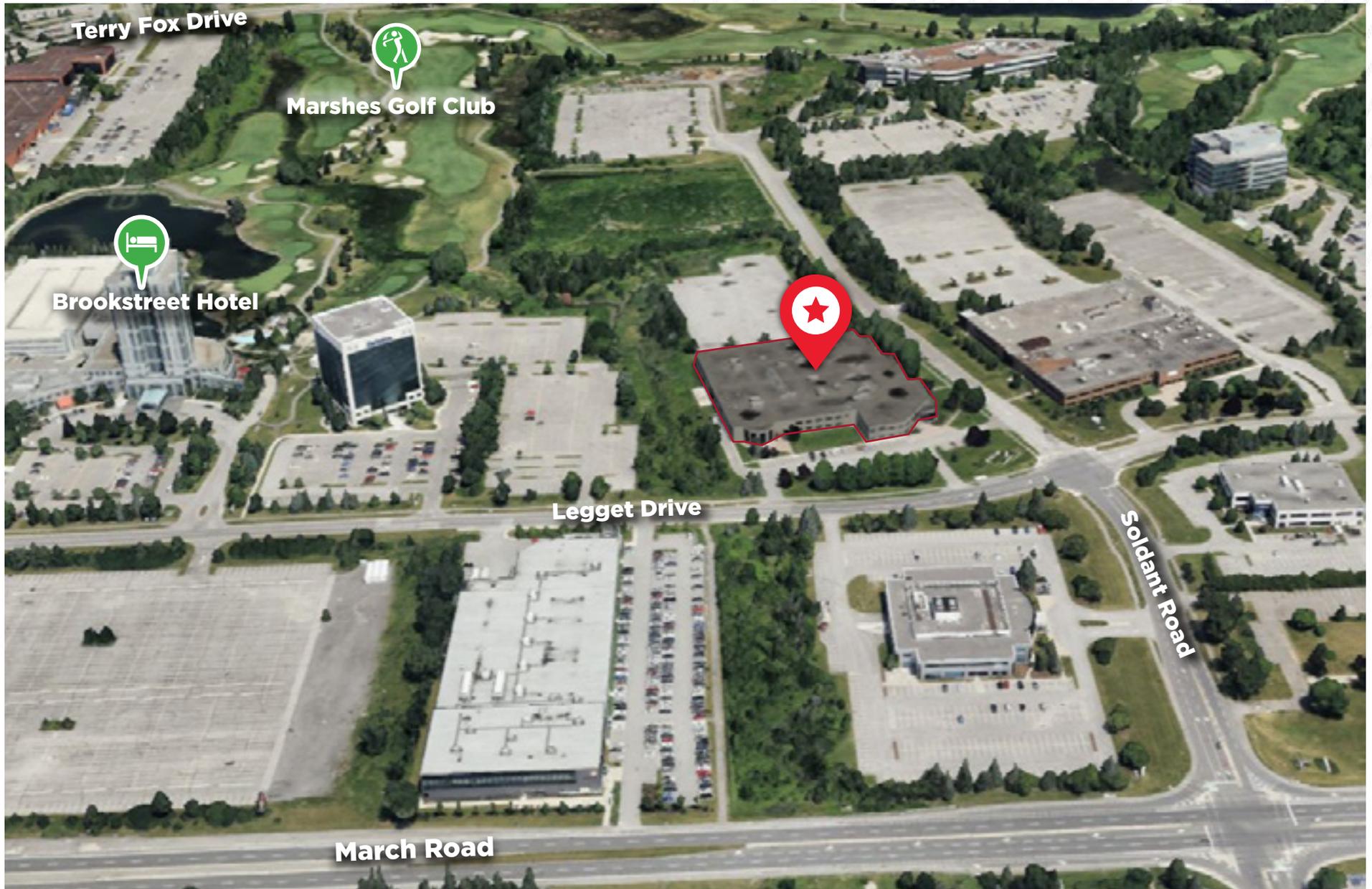
THE OVERHEAD VIEW

Virtual Tour



THE LOCATION

The Hub Advantage: Join a community of like-minded professionals driving the future of technology.
Scenic Surroundings: Enjoy green spaces and amenities right at your doorstep.



FOR MORE INFORMATION, PLEASE CONTACT:

Alain Desmarais
Executive Vice President | Broker of Record
+1 613 780 1566
adesmarais@cwottawa.com

Madisson Carnochan
Sales Representative
+1 613 780 1583
mcarnochan@cwottawa.com

55 Metcalfe Street
Suite 400
Ottawa, ON K1P 6L5 | CANADA
www.cwottawa.com

Brokerage, Independently Owned and Operated



©2025 Cushman & Wakefield Ottawa. Brokerage, Independently Owned and Operated. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

