



**FOR SALE**

73,330 SF  
OF SUBURBAN OFFICE SPACE

**700  
SILVER SEVEN RD.**

OTTAWA, ON



**CUSHMAN &  
WAKEFIELD**  
Ottawa



Panoramic  
Views

## PROPERTY OVERVIEW

700 Silver Seven Road is a five-storey, 73,330-square-foot (SF) office building featuring efficient floor plates of approximately 15,500 SF. Offered with full vacant possession, the Property provides an exceptional opportunity for an organization to establish a high-profile corporate headquarters with a prominent presence in Kanata. Its strategic location offers excellent access to major arterial routes, Highway 417, and a wide range of surrounding amenities that support Kanata's thriving employment base.

**73,330 SF of unique office space**

# BUILDING HIGHLIGHTS

**73,330 SF**

RENTABLE  
AREA

**273**

PARKING  
STALLS

**2.85 AC**

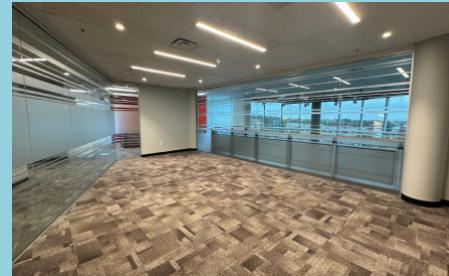
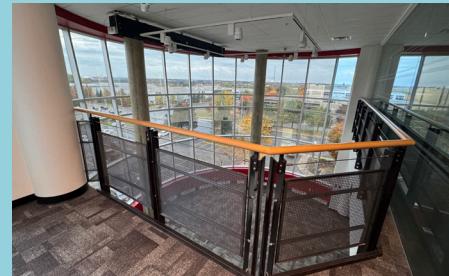
LOT  
SIZE

**2001**

YEAR  
BUILT

**5**  
FLOORS

**IL5\***  
ZONING



\* IL5[306] H(30) & IL5 H(22)



# INVESTMENT HIGHLIGHTS



## LOCATION

Located in the Kanata Technology Park, Canada's largest tech hub, the Property benefits from proximity to over 540 companies and 33,000+ employees, attracting major multinational firms. The area offers strong talent pools, robust industry clustering, excellent access to Highway 417, and a wide range of amenities.



## HEADQUARTERS OPPORTUNITY

The Property presents a rare opportunity to acquire a fully vacant office building ideal for a standalone headquarters. Offering immediate occupancy, full user control, and prominent branding potential, the asset is well suited for organizations seeking long-term stability in a strategic and highly accessible location.



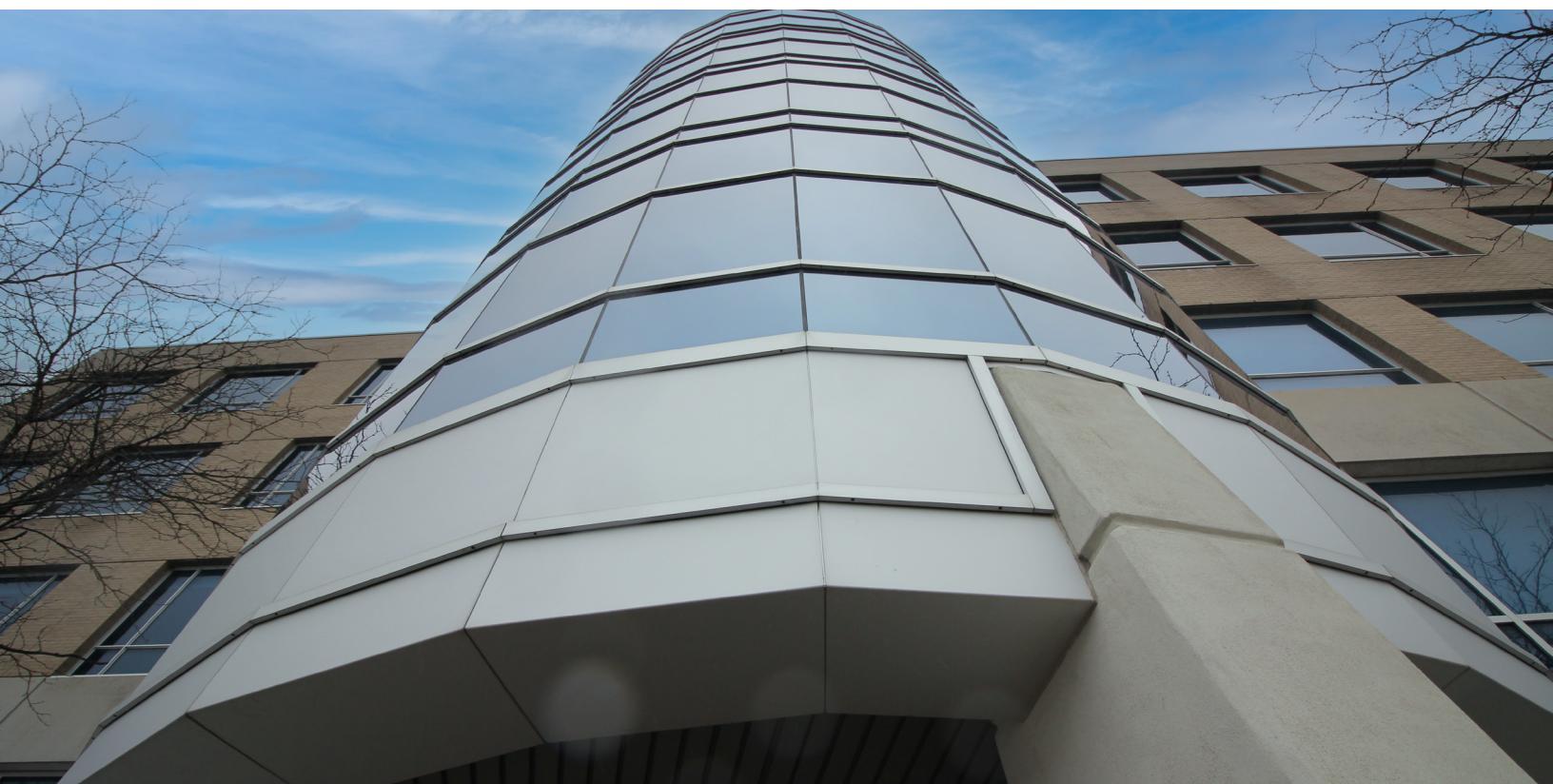
## VALUE-ADD INVESTOR

The Property offers strong repositioning and leasing potential in a market with significant presence of large global and local technology, professional services, and defence tenants. Fully built out and offering rare scale, the Property presents an opportunity to lease space at market rents and acquire a landmark asset.

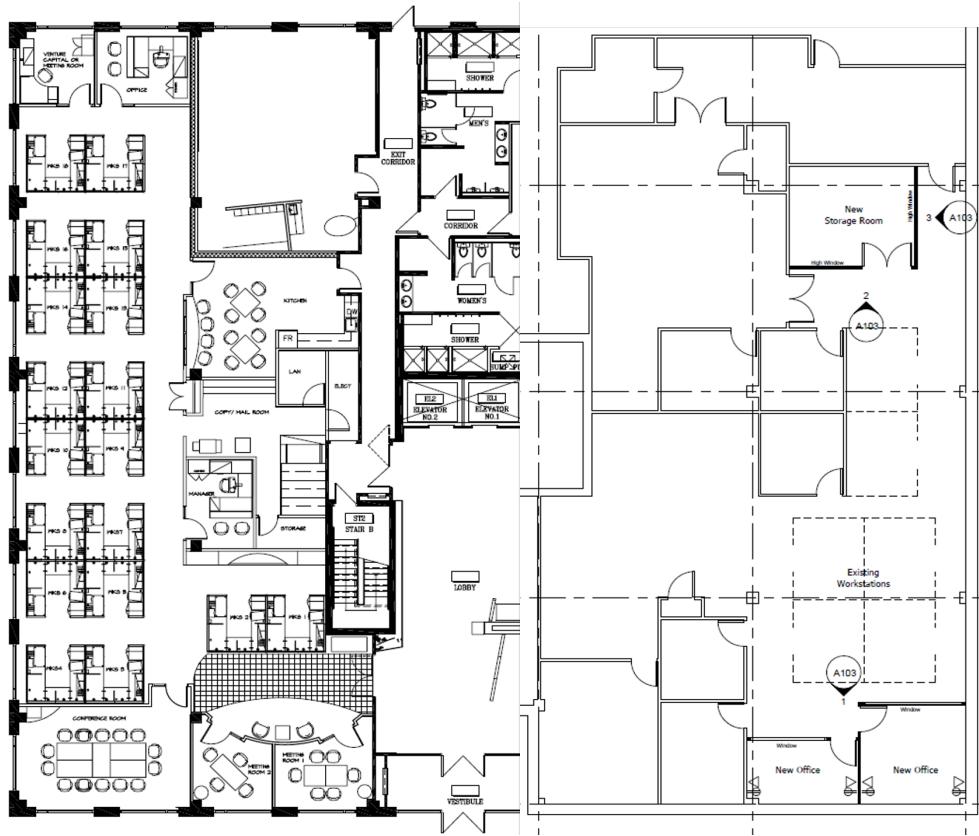


## AMENITY RICH PROPERTY

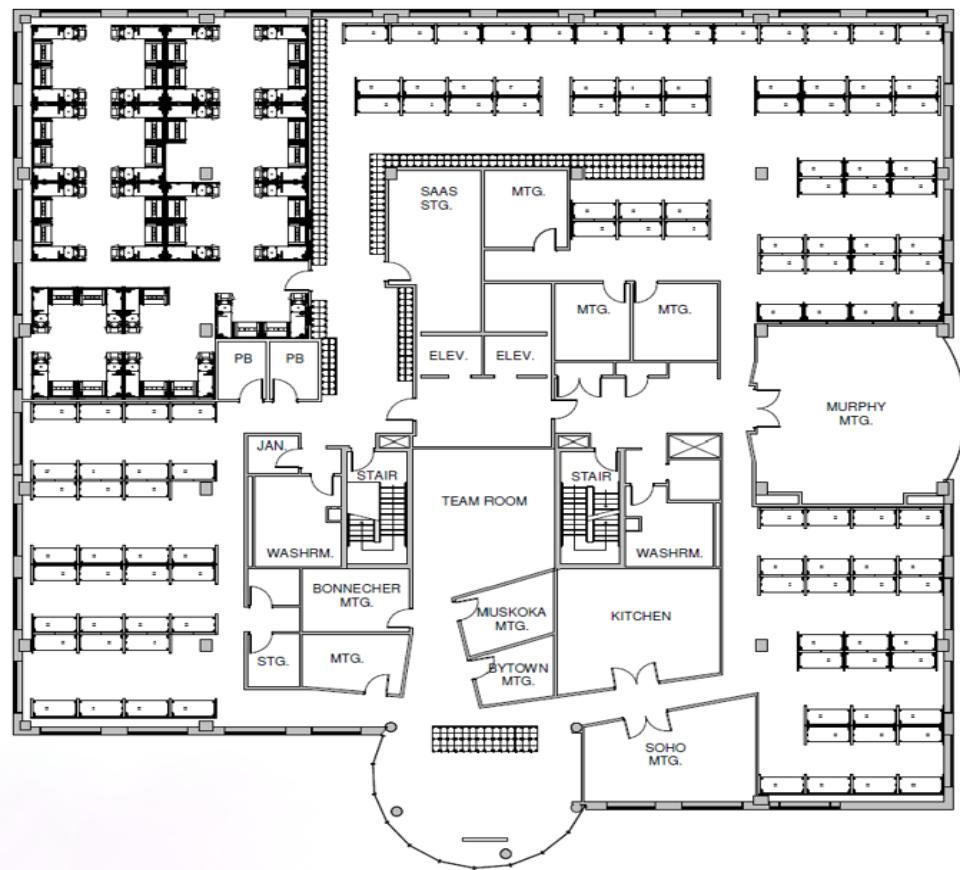
The Property offers an amenity-rich environment designed to support modern workplace needs, featuring a large bright atrium, a 3.7/1,000 SF parking ratio, fob-controlled elevator access, an on-site fitness room, showers and change rooms, and a dock-level loading door.



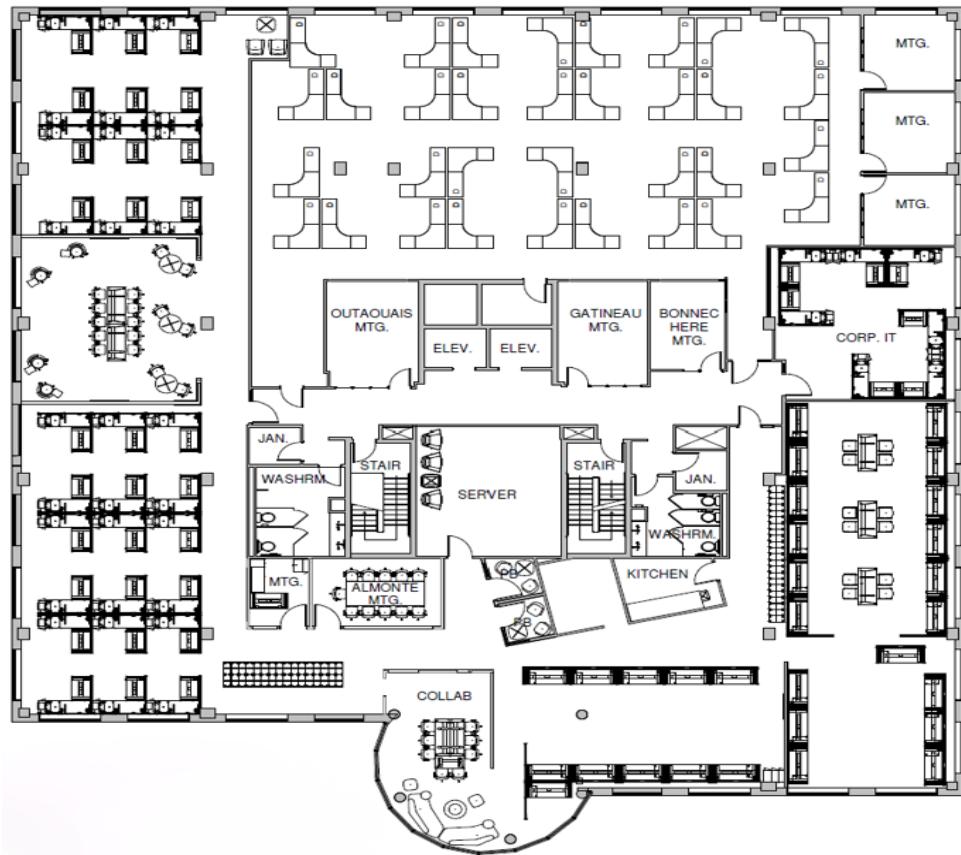
# 1ST FLOOR



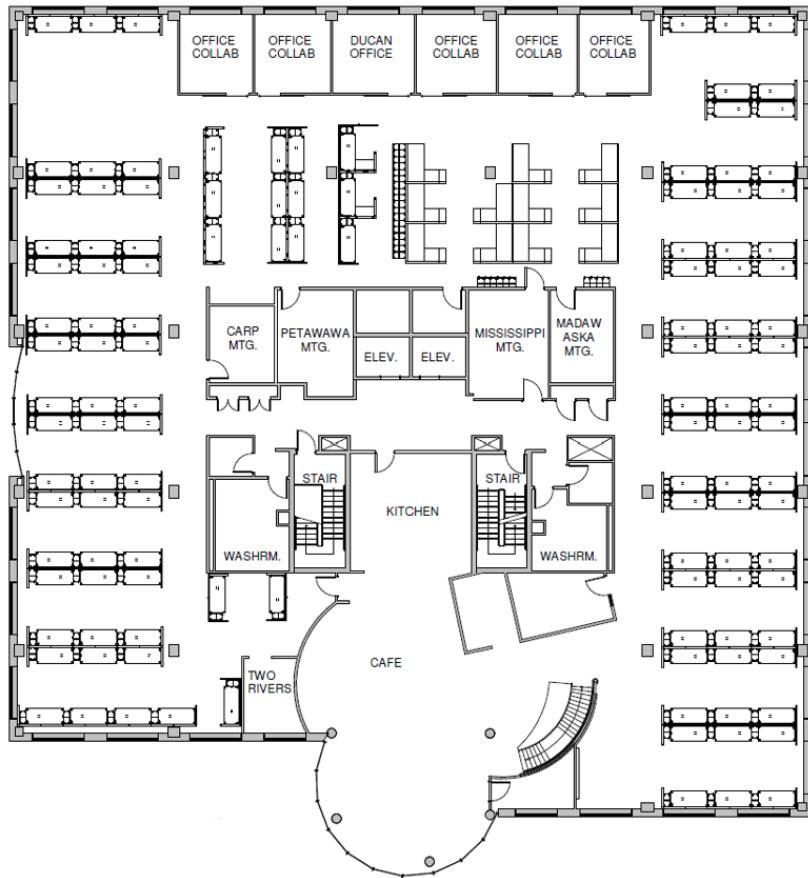
# 2ND FLOOR



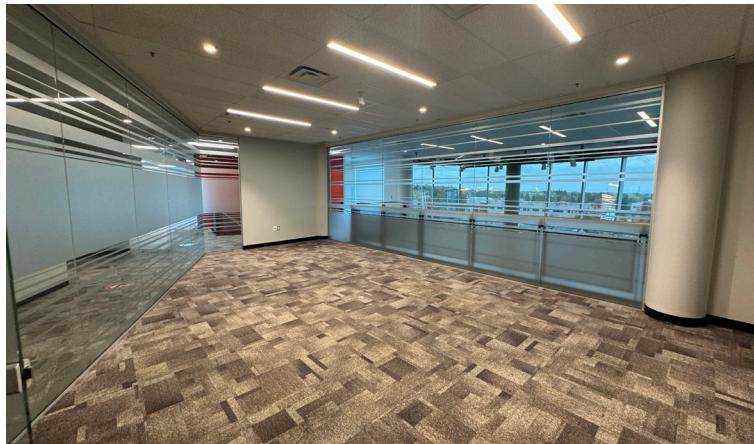
# 3RD FLOOR



# 4TH FLOOR



# 5TH FLOOR



# AMENITIES MAP



Canadian Tire Centre



Kanata West Centre



Tanger Outlets



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