



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

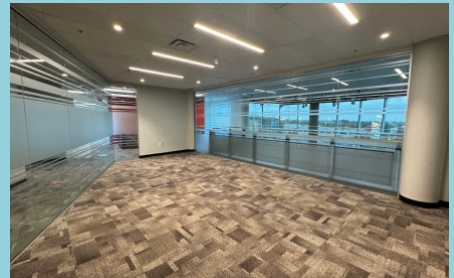
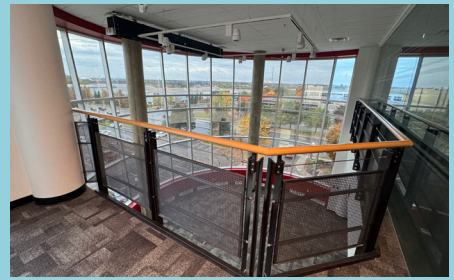
5

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.

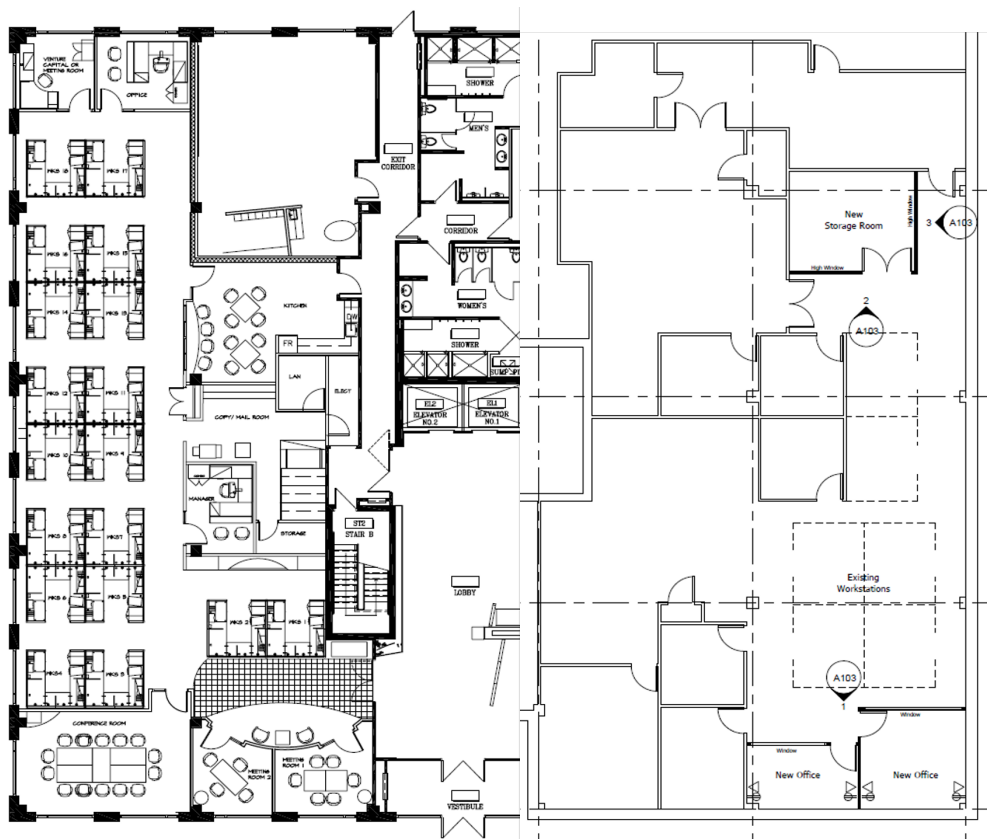


AMENITY RICH PROPERTY

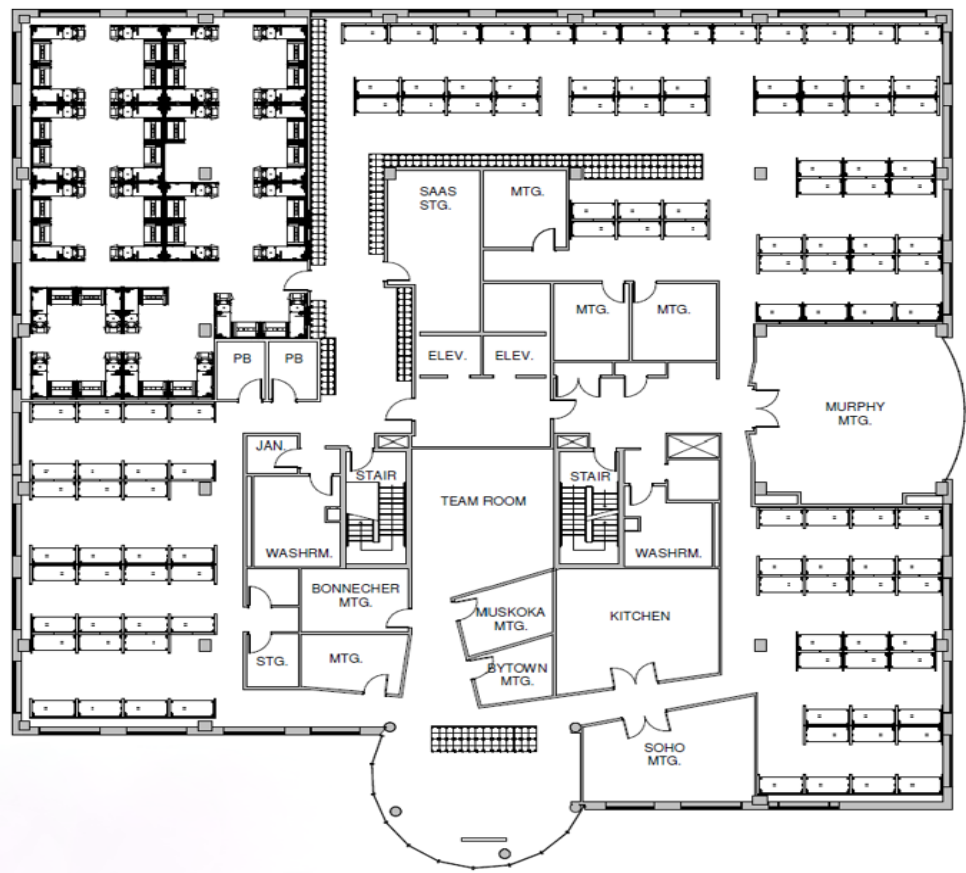
The Property offers an amenity-rich environment designed to support modern workplace needs, featuring a large bright atrium, a 3.7/1,000 SF parking ratio, fob-controlled elevator access, an on-site fitness room, showers and change rooms, and a dock-level loading door.



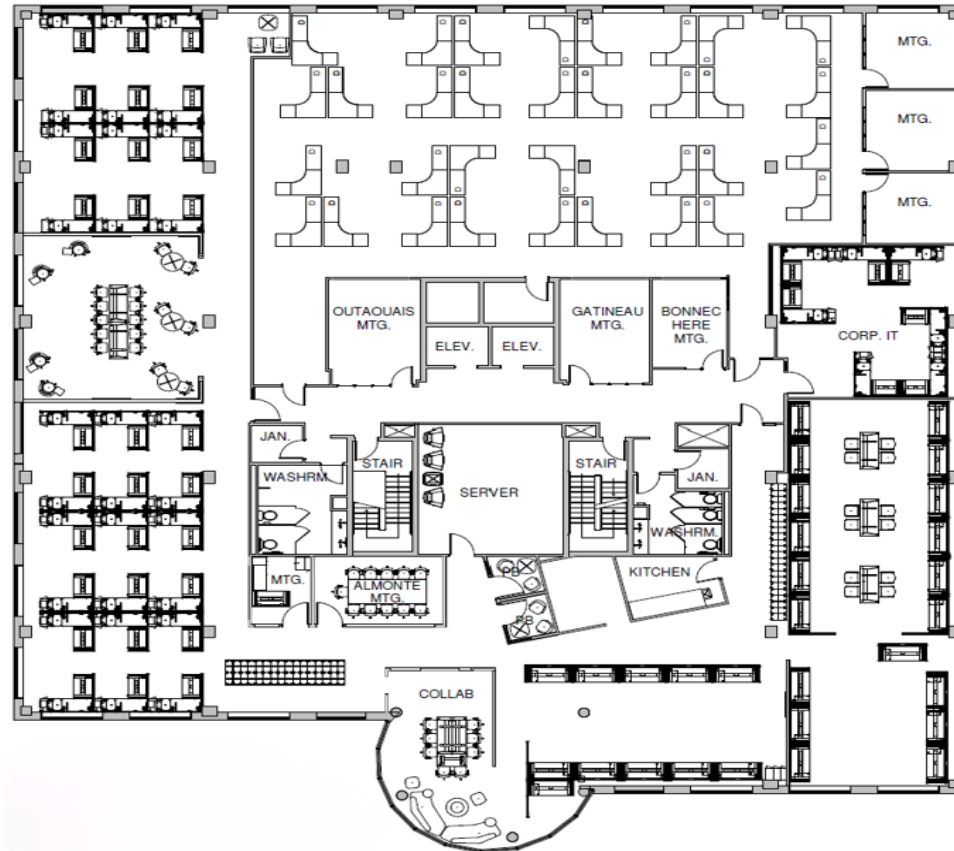
1ST FLOOR



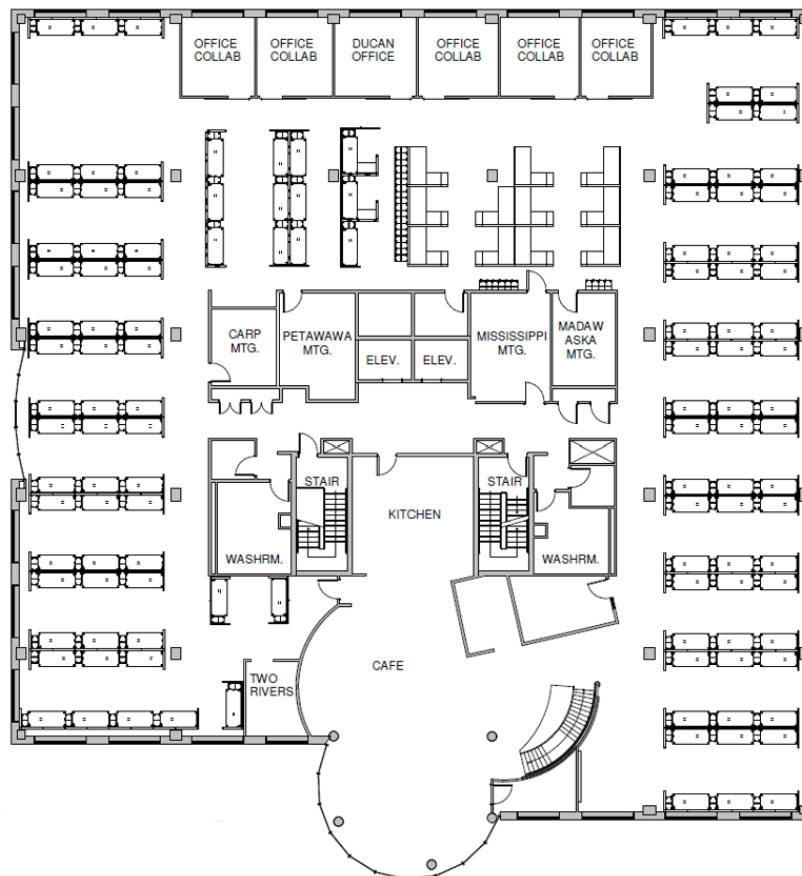
2ND FLOOR



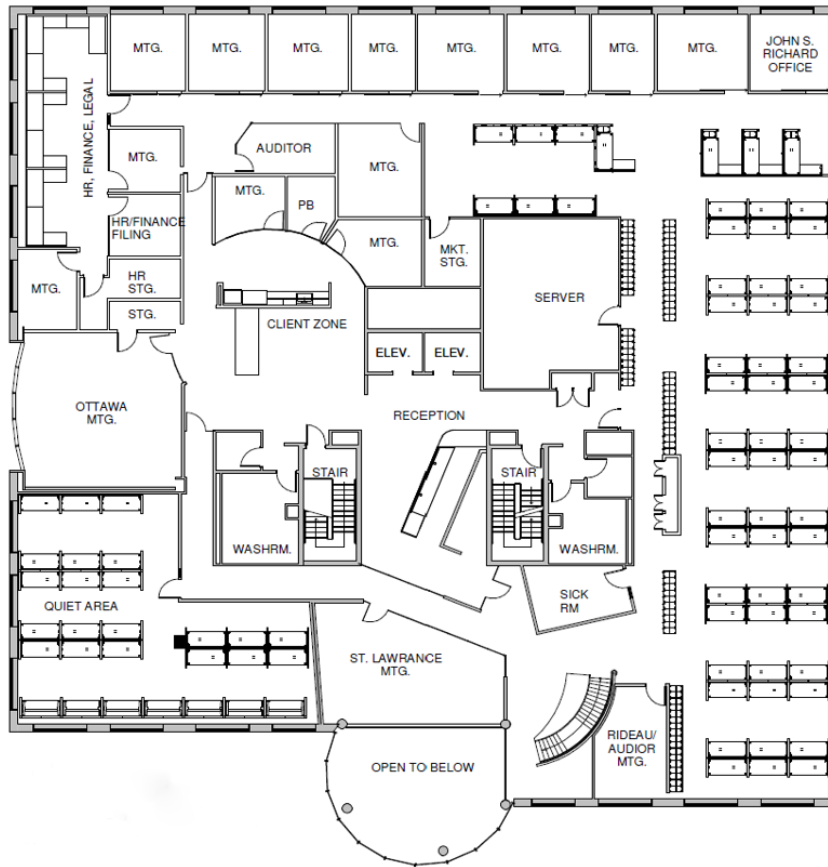
3RD FLOOR



4TH FLOOR



5TH FLOOR



AMENITIES MAP



Canadian Tire Centre



Kanata West Centre



Tanger Outlets



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