

36 STEACIE DRIVE  
KANATA, ON

Office/Lab/  
Light Testing/  
Production Space

FOR  
SUBLEASE



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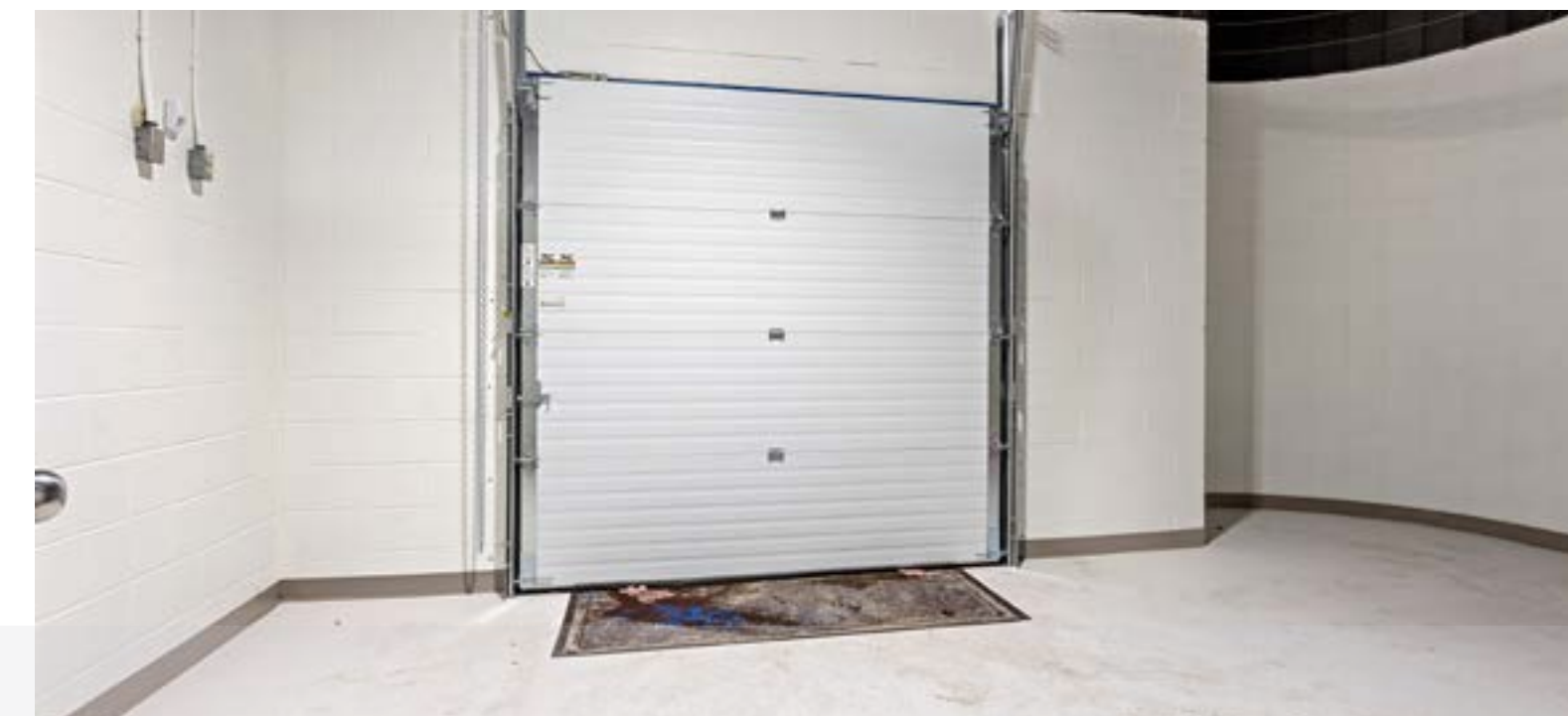
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# Property Profile

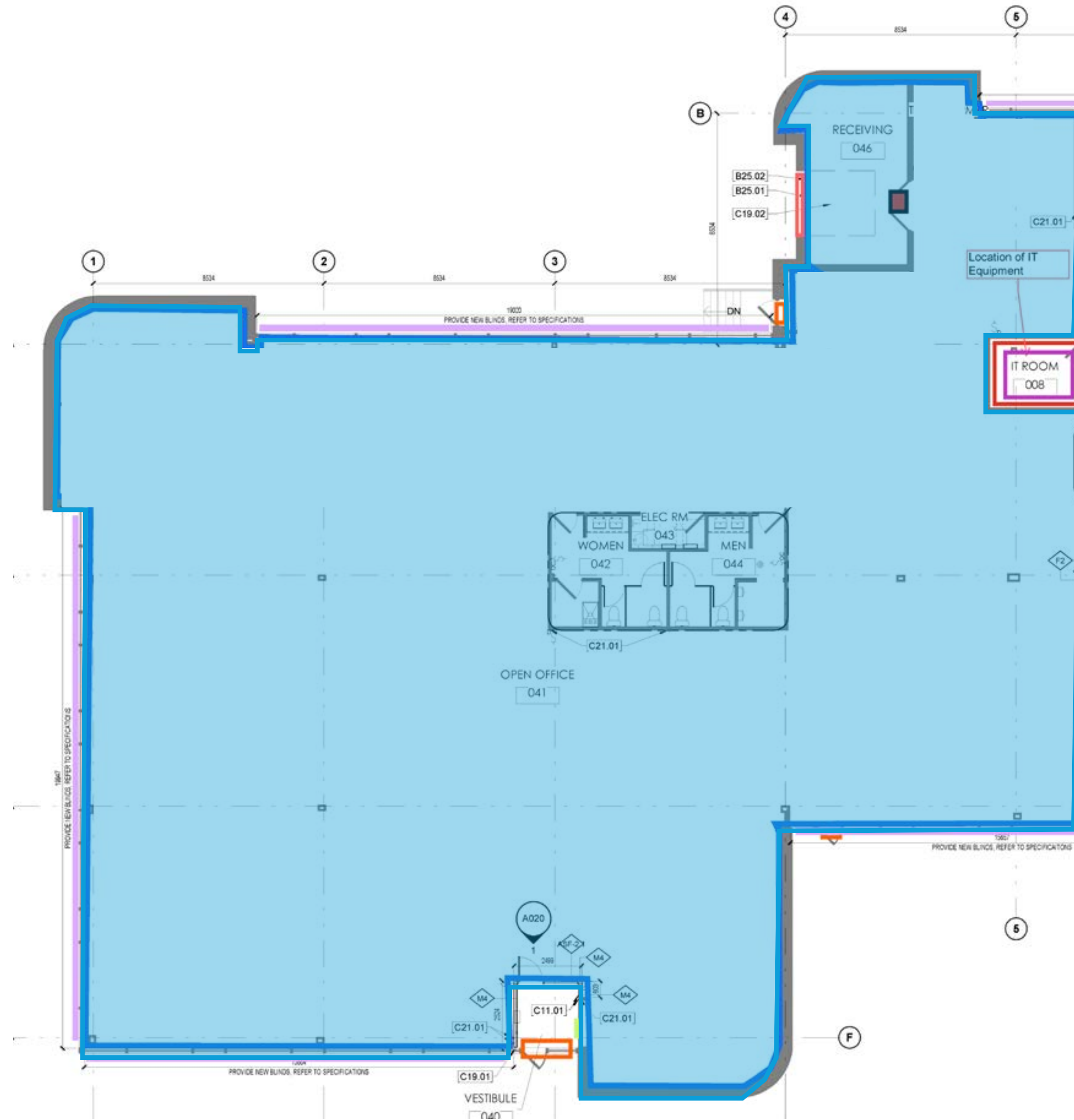
36 Steacie Drive presents an opportunity for a tenant to lease +/-10,000 SF of office space that consists of open concept office/lab/light-testing/production space with access to one (1) dock level loading door. Situated prominently on a high traffic corner in the heart of the Kanata North Business Park. The property provides easy access to HWY 417 and major local transport routes. Amenity rich area with many options within walking distance.

Civic Address	36 Steacie Drive
Available Area	+/-10,000 SF
Rental Rate	Contact Listing Agent
Additional Rent	\$12.50 PSF
Parking Ratio	3.5:1,000 SF
Zoning	IG6 [1545] h(14)
Comments	<ul style="list-style-type: none"> <li>» Sublease Term: June 30, 2035</li> <li>» Space has been modernized</li> <li>» New suspended T-bar ceiling with LED lights</li> <li>» Signage opportunities</li> <li>» New carpet tile and updated in-suite washrooms</li> <li>» Dock level loading</li> <li>» Improvement allowance available subject to terms and conditions</li> <li>» <b>Sublandlord can be flexible with sublease term</b></li> <li>» Available: 30 days notice</li> </ul>



# Floor Plan

36 Steacie Drive

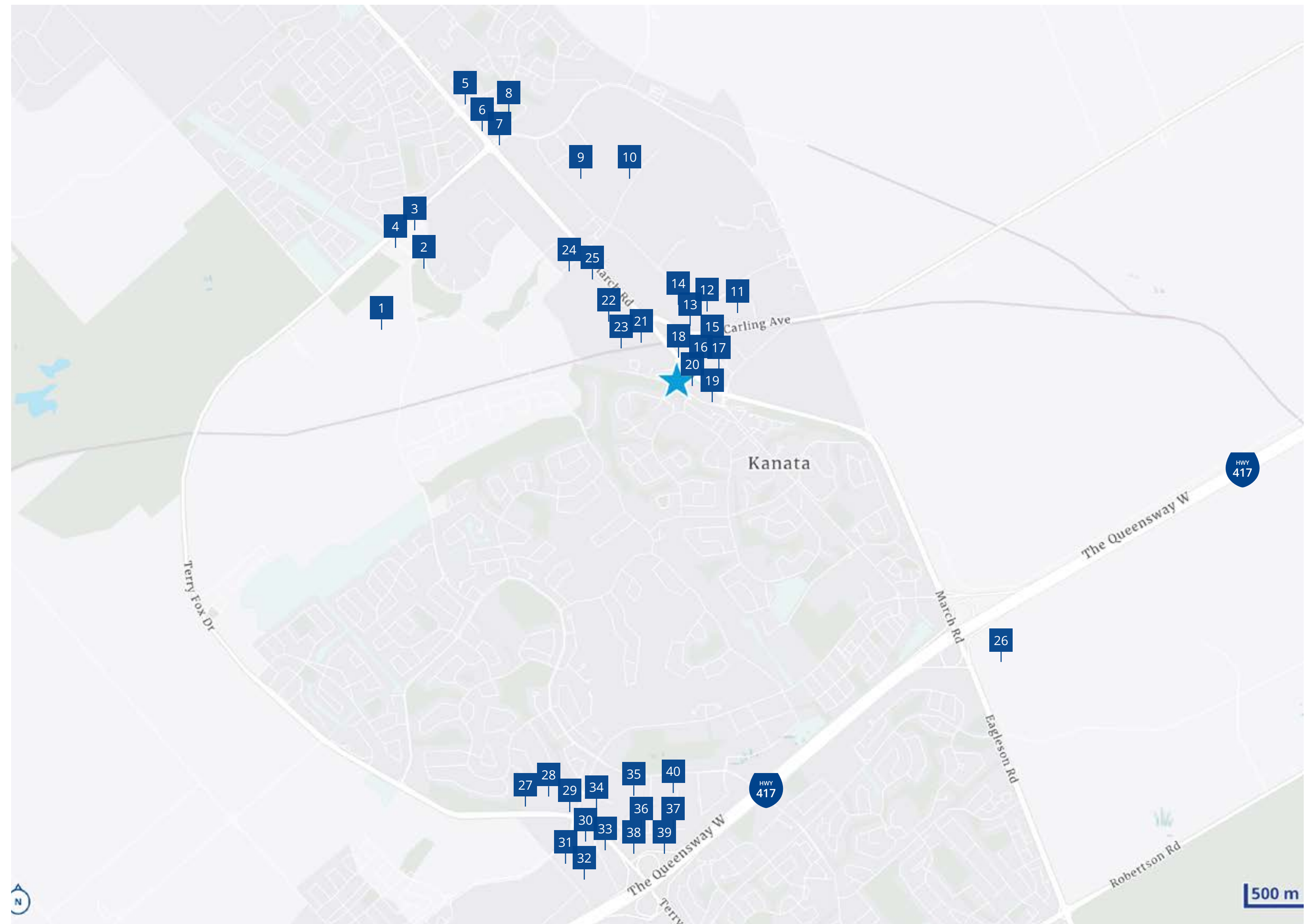


## Nearby Amenities

 36 Steacie Drive

# A Thriving Location

1	Innovation Park & Ride	21	Tim Hortons
2	Starbucks	22	A&W
3	Burrito Gringo	23	Ultramar Gas Station
4	St. Louis Bar & Grill	24	Tim Horton's
5	Shell Gas Station	25	ESSO Gas Station/Circle K
6	Burger King	26	Eagleson Park & Ride
7	Subway	27	Farm Boy
8	The Barley Mow	28	Zaks Diner
9	Brookstreet Hotel	29	Tim Horton's
10	The Marshes Golf	30	ScotiaBbank
11	Big Rig Brewery	31	Canadian Tire Gas Station
12	Cora Breakfast and Lunch	32	Staples
13	Sabai Thai Cuisine	33	Petro Canada Gas Station
14	Starbucks	34	Lowblas
15	Tim Horton's	35	Walmart
16	Lone Star	36	Moxies
17	Metro	37	Landmark Cinemas
18	RBC Royal Bank	38	Boston Pizza
19	Subway	39	Terry Fox Park & Ride
20	The Royal Oak	40	Milestones





Accelerating success.

# Reach out to get started.

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