



FOR LEASE

25,625 SF
OF SUBURBAN OFFICE SPACE

**350
PALLADIUM DR.**

OTTAWA, ON



**CUSHMAN &
WAKEFIELD**
Ottawa



PROPERTY OVERVIEW

350 Palladium Drive is a 25,625 SF office building featuring efficient floor plates of ~12,500 SF. The Property offers a mix of available suites suitable for small to mid-sized organizations, with opportunity for building signage. Tenants benefit from ample on-site parking, common showers, and the opportunity to establish a strong presence within an established Kanata South submarket, with excellent access to Highway 417, major arterial routes, and nearby amenities.

25,625 SF of unique office space

BUILDING HIGHLIGHTS

25,625 SF

RENTABLE
AREA

12,400 SF

FLOOR
PLATE

5/1,000 SF

PARKING
RATIO

2

NUMBER OF
FLOORS

**CONTACT
LISTING AGENT**

NET RENT

\$18.16

ADDITIONAL
RENT
(2026 est.)



AVAILABILITY

| Suite | SF | Description |
|--------------|-------|--|
| 120 | 2,233 | Dental Office with 3 exam rooms, reception area, enclosed offices, kitchenette and in-suite washrooms. |
| 102 | 4,141 | Traditional office with open area, enclosed offices, meeting room and kitchenette |
| 104 | 1,851 | Traditional office with open area, 5 enclosed offices, meeting room and kitchenette |
| 206 | 2,458 | Bright office with 7 enclosed offices, open area and kitchenette |
| 210 | 8,718 | Large modern office with open area, enclosed offices, meeting rooms, and kitchenette |
| TOTAL VACANT | | 19,399 |

350 PALLADIUM DRIVE



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

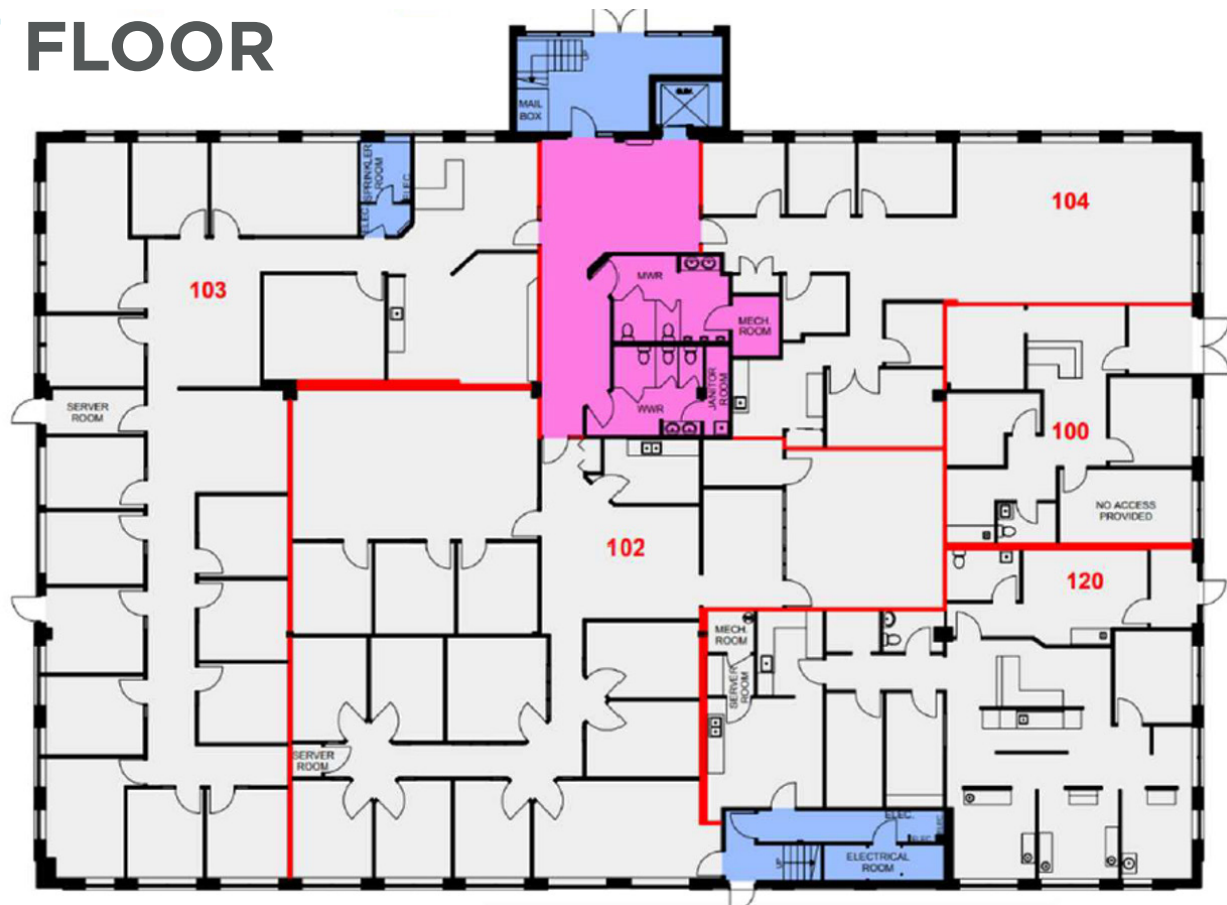
The Property offers a rare opportunity for a standalone headquarters in a premier innovation hub. With flexible suites allowing immediate occupancy and existing tenant cash flow, organizations can benefit from long-term stability, strong branding potential, and a strategic position in a high-growth tech district.



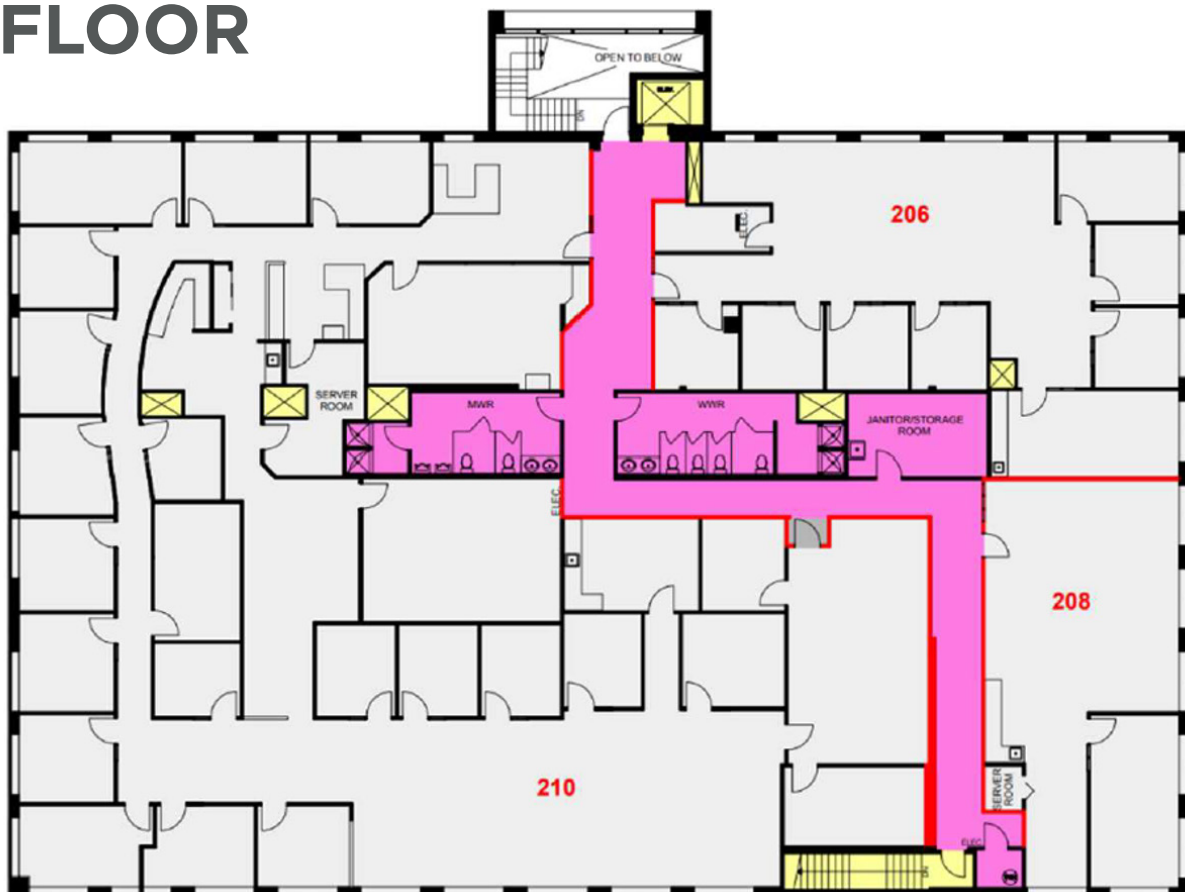
AMENITY RICH PROPERTY

The Property offers an amenity-rich environment designed to support modern workplace needs, featuring a generous 5/1,000 SF parking ratio, on-site showers and change rooms, and perational windows and skylights throughout the second floor providing ample natural light.

1ST FLOOR



2ND FLOOR



AMENITIES MAP



Canadian Tire Centre



Kanata West Centre



Tanger Outlets



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