

FOR SALE

25,625 SF
OF SUBURBAN OFFICE SPACE

**350
PALLADIUM DR.**

OTTAWA, ON



**CUSHMAN &
WAKEFIELD**
Ottawa



PROPERTY OVERVIEW

350 Palladium Drive comprises 25,625 SF across two above-grade floors, originally constructed in 1997. The Property offers ample on-site parking and is currently improved with three tenants while also providing a variety of vacant suites suitable for small to mid-sized occupiers. With flexible leasing options and the ability to transition to full vacant possession over time, the Property can accommodate multi-tenant demand today while offering long-term potential for a standalone headquarters.

25,625 SF of unique office space

BUILDING HIGHLIGHTS

25,625 SF

RENTABLE
AREA

128

PARKING
STALLS

1.98 ACRES

LOT
SIZE

1997

YEAR BUILT

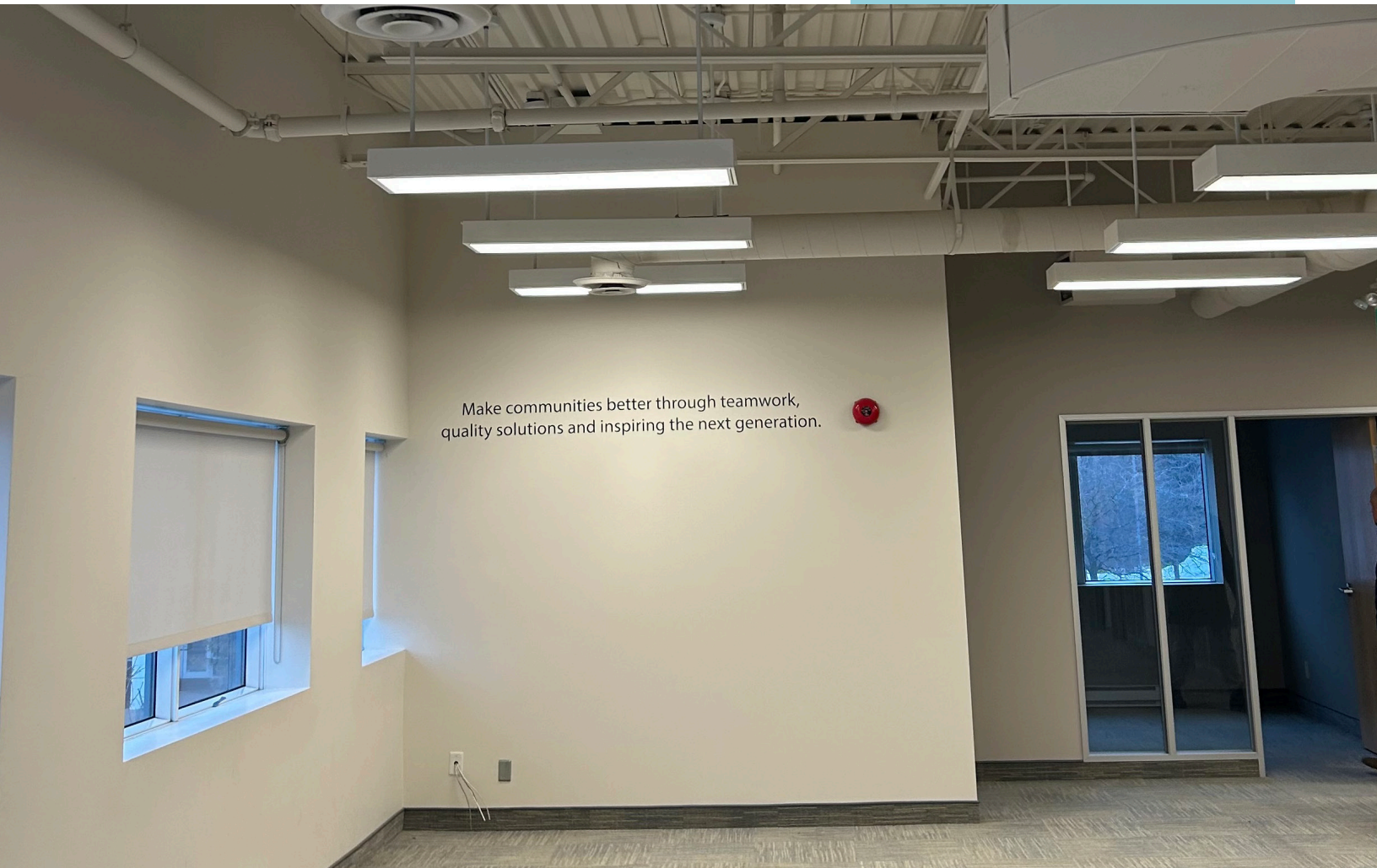
2

FLOORS

IL5*

ZONING

*IL5[806] H(30)



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 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.



VALUE-ADD INVESTOR

The Property offers strong repositioning and leasing potential in a market with steady demand from technology, professional services, and defence tenants. The existing tenant mix and current vacancy at 350 Palladium provides immediate cash flow from in-place tenants, alongside a value-add opportunity to drive additional income through lease-up of vacant space that offers a range of suite sizes.



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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