



**FOR SUBLEASE**

**10 HEARST WAY**

8,543 SF | GROUND FLOOR OFFICE SPACE



**CUSHMAN &  
WAKEFIELD**  
Ottawa



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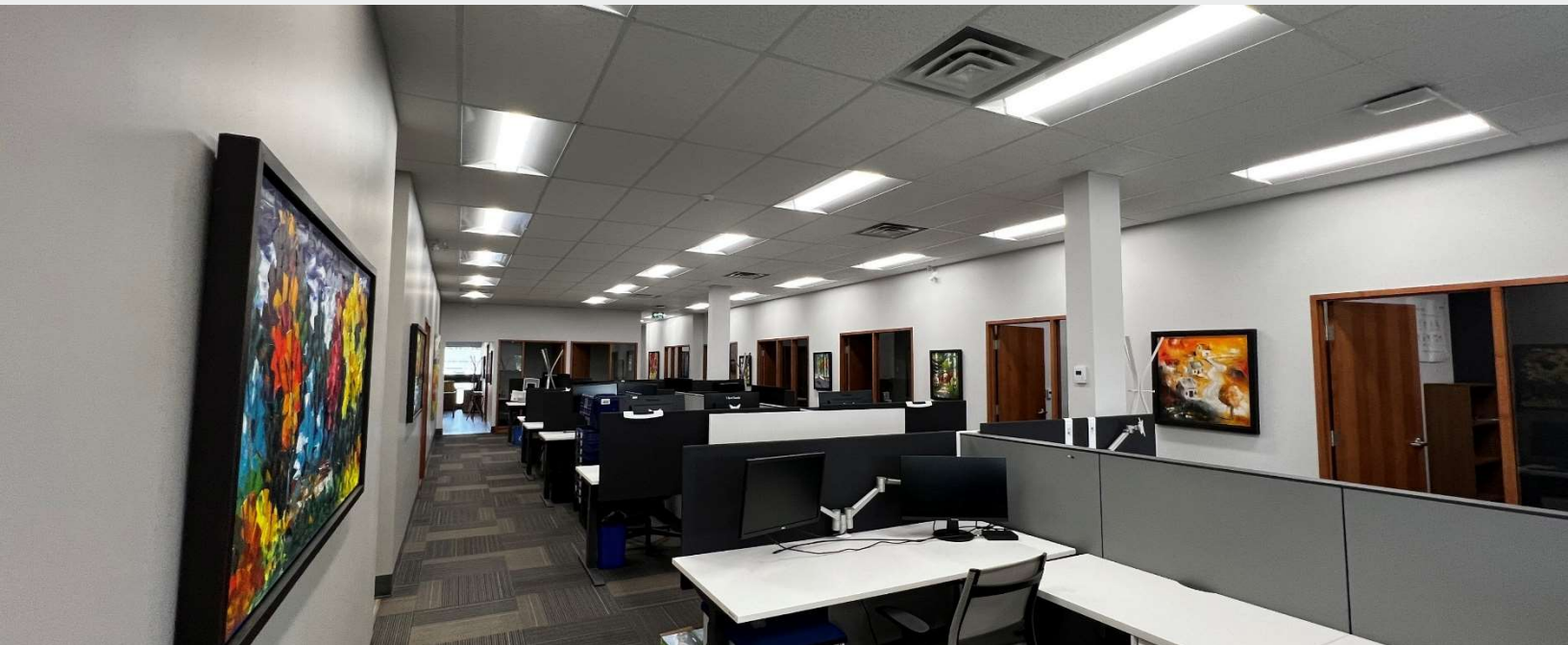
# 10 HEARST WAY

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## About the Building

Exceptional Office Space in a Prime Kanata Location. 10 Hearst Way— a well-maintained property located in the heart of Kanata's high-demand business corridor. This versatile space offers outstanding visibility, accessibility, and convenience.



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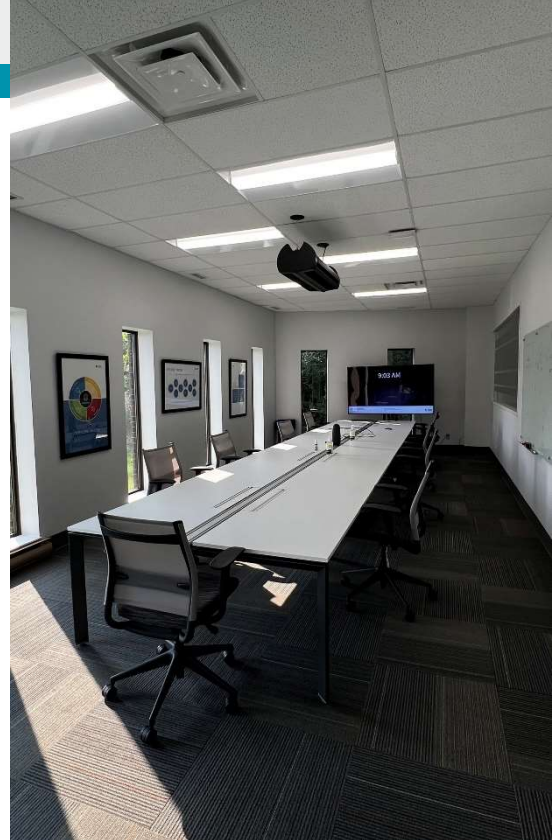


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# Property Highlights

Immediate access to Highway 417 – ideal for commuters and clients. Steps to OC Transpo's Eagleson Park & Ride transit hub. Free on-site parking.

Surrounded by a wide range of amenities, including restaurants, shopping, banks, and services. Minutes to Kanata's tech park.



Unit B: 8,543 SF

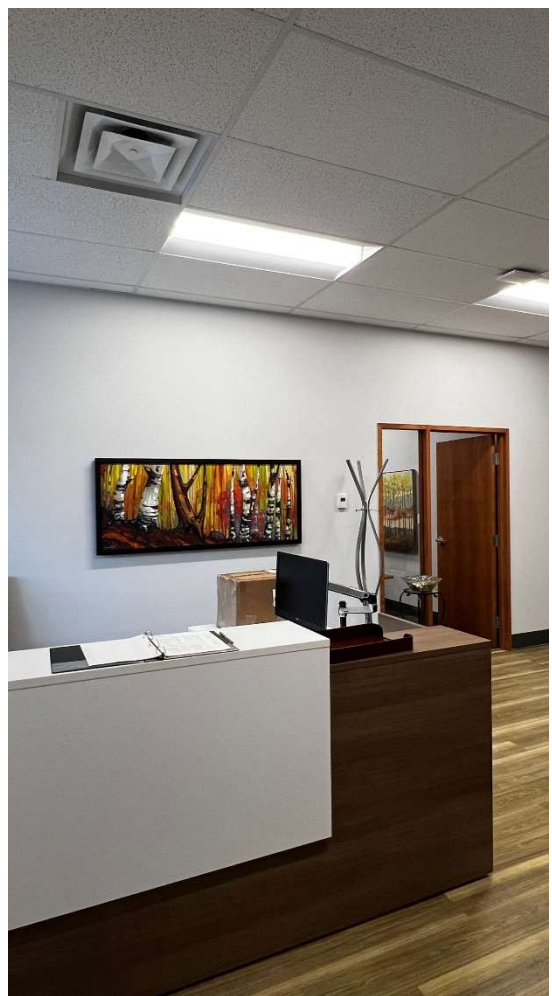
- Washrooms
- Shower
- 2 large boardrooms
- Spacious kitchen
- Multiple enclosed offices / meeting rooms
- Bright and spacious collaborative work area

Net Asking Rent: Contact Listing Agents

Additional Rent: \$12.30 PSF

Expiry: Remaining Sublease Term (August 31, 2027)

Available: 60 Days Notice



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# FLOOR PLAN

Unit B: 8,543 SF



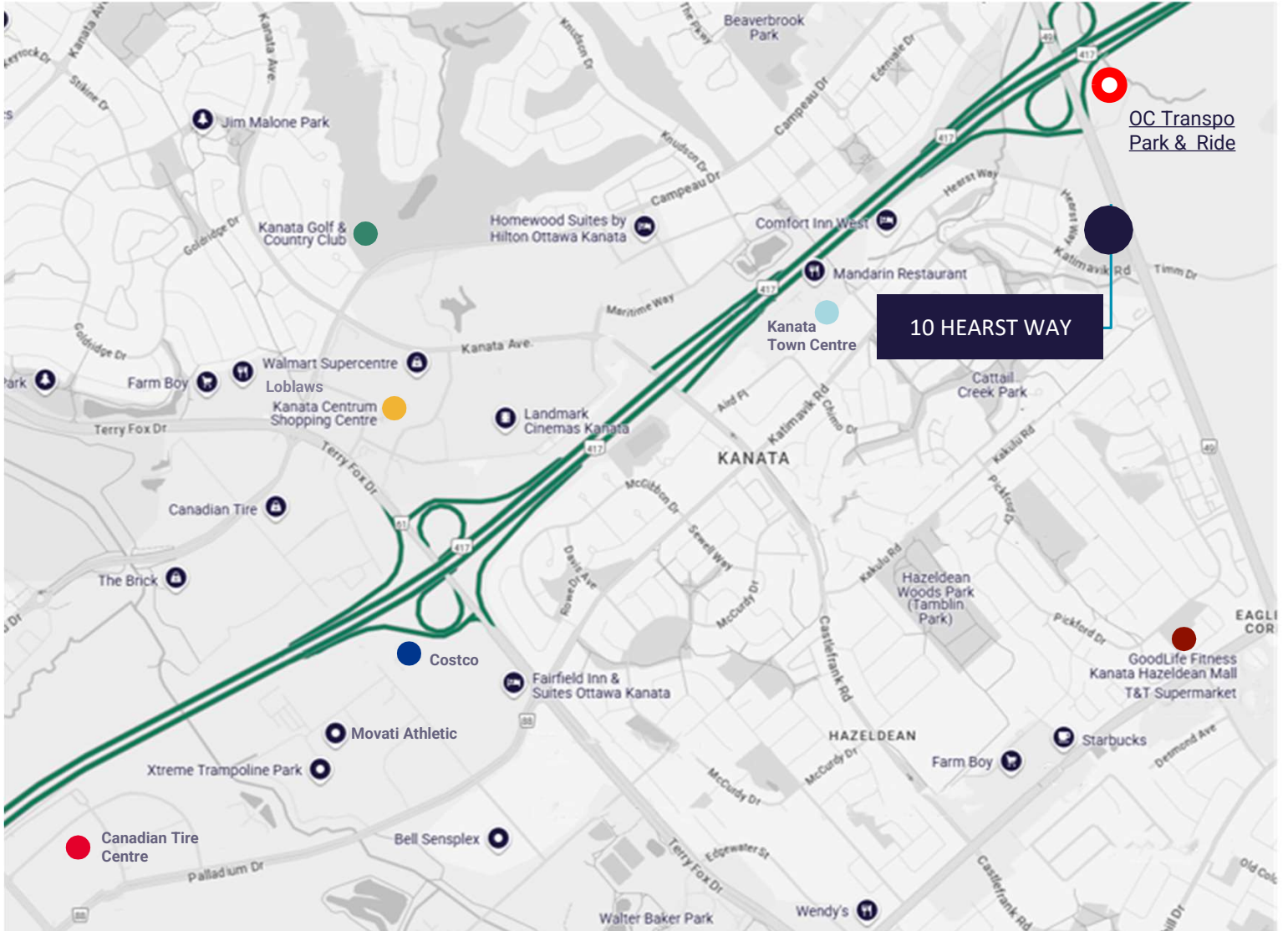
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# LOCATION MAP



- Kanata Town Centre, Food Basics (~0.7 km)
- Hazeldean Mall (served by OC Transpo routes) (~2.1 km)
- Kanata Centrum Shopping Centre (~1.8 km)
- Costco (~3.2 km)
- Kanata Golf & Country Club (~3.2 km)
- Canadian Tire Centre

Amenities (within ~1–5 km)



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