

# \$ - 120 - 135 Michael Cowpland Drive, Ottawa

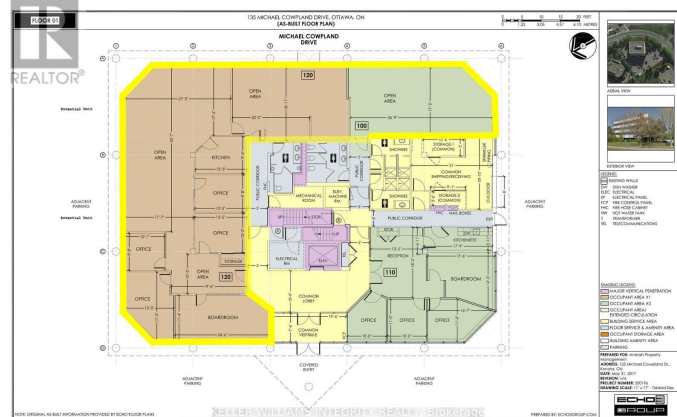
MLS® #X11997813

\$

0 Bedroom, 0.00 Bathroom, 4,304 sqft  
Office on 337 Acres

9010 - Kanata - Emerald Meadows/Trailwest, Ottawa, Ontario

Ground floor office space in the South Kanata Business Park. It can also be used for daycare as the zoning permits. A lovely backyard area is accessible from within the unit. The gross leasable area is 4,304 sf of contiguous space. Full-perimeter windows provide great natural light. The layout is enclosed offices, a kitchenette, board rooms, and open areas. A shared shower facility is available on the ground floor for those who enjoy biking to work or taking an exercise break. There is an elevator in the building. For more space, an additional 4,200 SF is available on the 3rd floor. Three parking spaces per 1,000 SF of the rented area are included. There are common area bathrooms on each floor. The net rent starts at \$12.00 psf in the first year with annual escalations. Operating expenses for the current year are very low at only \$12.20 psf. The property is an excellent location for a great work/life balance, with plenty of amenities in the immediate area. (id:6289)



## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | X11997813 |
| Bathrooms      | 0.00      |
| Square Footage | 4,304     |
| Acres          | 337.00    |
| Type           | Office    |
| Sub-Type       | Offices   |

## Community Information

Address 120 - 135 Michael Cowpland Drive  
Subdivision 9010 - Kanata - Emerald Meadows/Trailwest  
City Ottawa  
Province Ontario  
Postal Code K2M2E9

### **Amenities**

Features Irregular lot size, Elevator

### **Interior**

Heating Natural gas Forced air

Cooling Fully air conditioned

### **Listing Details**

Listing Office KELLER WILLIAMS INTEGRITY REALTY

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