

# 3026 / SOLANDT

## Reimagine Your Office Space





A modern office interior with large windows and people working. In the foreground, a man with short dark hair, wearing a light blue button-down shirt, is smiling. His face is partially obscured by a red and blue double-exposure effect. In the background, a man in a dark blue shirt and a woman in a dark blue dress are sitting at a wooden desk, looking at a laptop. Another person is visible in the background, sitting at a desk and looking at a tablet. The office has large windows, a wooden desk, and modern white chairs. A blue geometric pattern is overlaid on the left side of the image.

# Reimagine Your Office Space

With companies globally reimagining how their employees will work, Fiera Real Estate and Colonnade BridgePort are excited to provide a next-generation office building, offering flexibility for your company's changing office footprint. Surrounded by hundreds of innovative technology companies and convenient amenities, this new building is where your company and your employees want to be.

# Kanata North

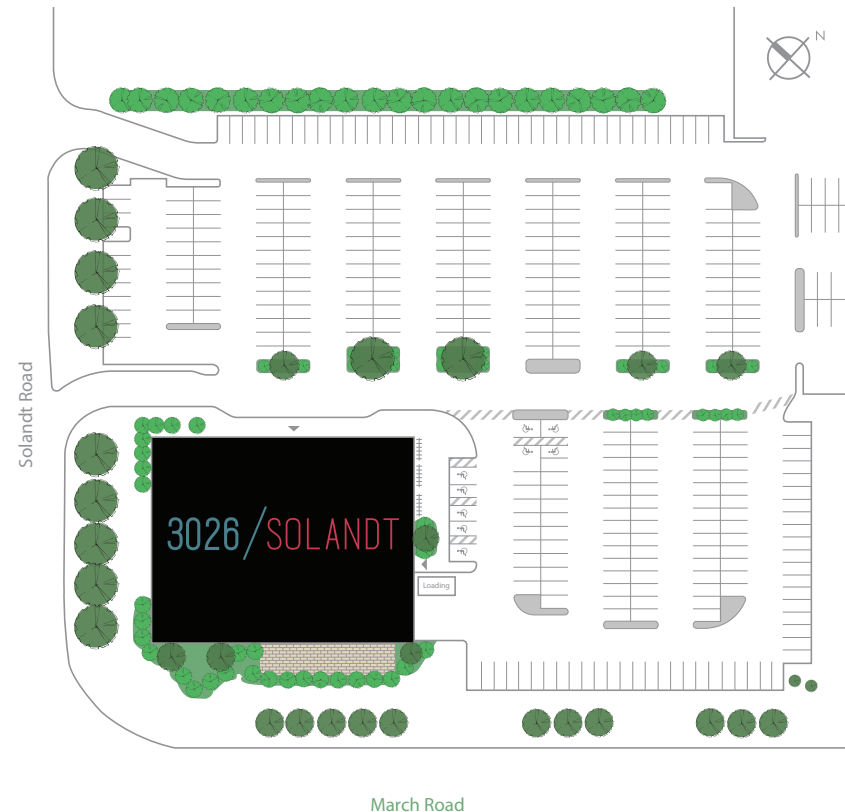
3026 Solandt is located at the centremost point of Kanata's technology sector. Surrounded by convenient amenities and hundreds of innovative technology companies both young and well-established, this property represents the opportunity to be located where employees want to be – in a high profile, easily accessible building with an office environment tailored to your company's specific changing needs.

**Kanata North is an economic and innovation powerhouse, exceeding all expectations and growing at an accelerated rate. Read more about Kanata North at [www.kanatanorthba.com](http://www.kanatanorthba.com)**

## Building

Situated in the heart of the Kanata North Technology Park, this signature facility is located on the corner of March and Solandt – one of the region's most prominent intersections.

With great visibility from all directions, and a modern and stylish façade, this building will project a strong and vibrant corporate image for its tenants.



**Building Gross Leasable Area** – 100,000 Rentable Square Feet

**Typical Floor** – 20,000 Rentable Square Feet

**Number of Storeys** – 5

**Parking Ratio** – 3.5 stalls per 1,000 square feet

**Column Spacing** – 25 feet x 30 feet

**Zoning** – IG6

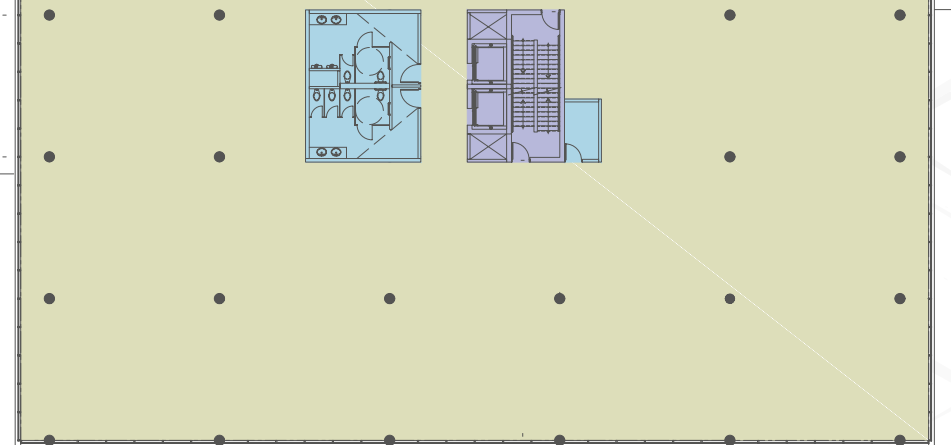
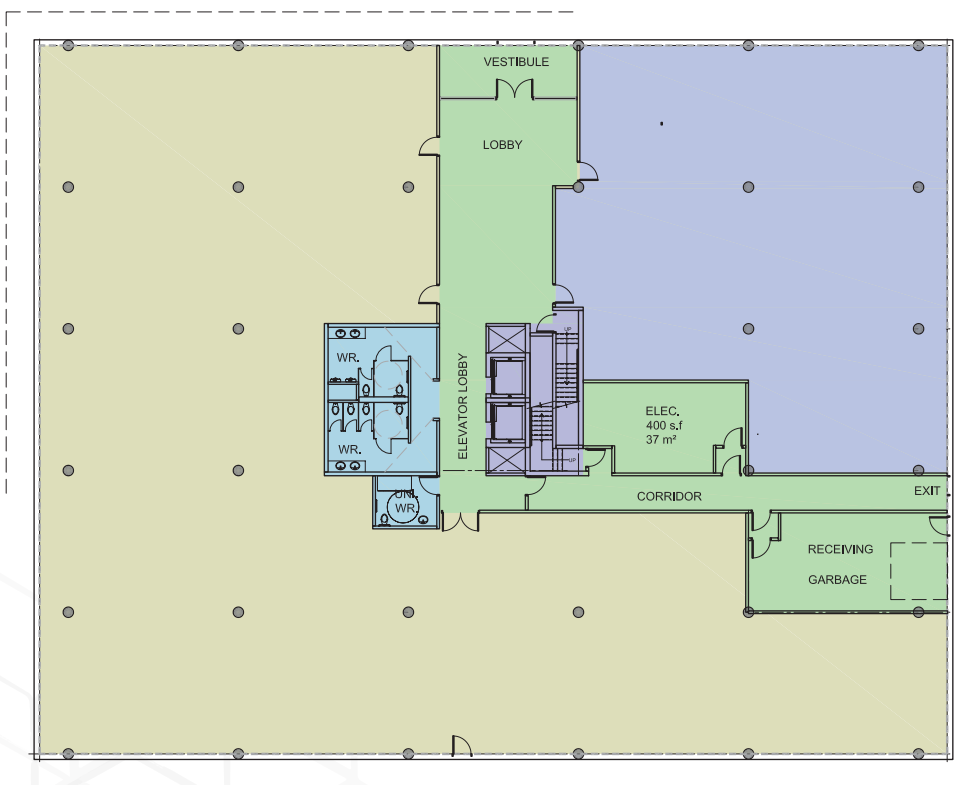


# Floor Plans





## Ground Floor



**Typical Floor Plan (Floors 2-5)**  
Typical floor - 20,000 sq.ft.



# Technical Specifications

## Total Rentable Area

- 120,000 square feet

## Number of Floors

- 5 office floors

## Typical Floor Size

- 20,000 square feet

## Accessibility

- Barrier free access

## Elevators

- Two (2) passenger elevators

## Air Filtration

- 2-step filter bank with MERV 8 and MERV 14 high efficiency filters

## Ceiling Height

- 9 feet

## Parking

- 350 grade level parking stalls
- 3.5 stalls per 1,000 square feet
- Secure bicycle parking on site

## Connectivity

- High speed fibre to building and telecom room

## Transit/Bike

- North and South March Road  
OC Transpo bus access -  
Routes 63 and 64
- On road bike lanes to the building

## Lighting

- LED lighting with daylight harvesting and occupancy sensors

## Power

- Building voltage of 600/347V, 3Ø, 4W
- Estimated demand load for the building -  
1,000 kVA
- 8 watts per square foot

## HVAC

- Two 180 tonne air cooled chillers
- Two high efficiency condensing boilers
- Approximately 25 thermostat zones per floor

## HVAC Hours

- 7 am – 6pm Monday to Friday





# Team

## Your Building Partners



At Colonnade BridgePort we have built a solid reputation as a full-service real estate investment, development and management company trusted by clients throughout Ontario. With more than 30 years in the business, we are currently managing in excess of 8.5 million square feet. We have earned our reputation as one of the most active and trusted design build partners in the Ottawa market, through the development of millions of square feet of office, industrial and retail facilities over our history. Our team has received many accolades, from our tenants and contractors alike, for their friendly and professional attitude in responding to and resolving concerns. They are experienced, trained and empowered to deal proactively with any issues or questions that may arise. This level of expertise and experience coupled with small investments in decor, conveniences, and comfort can go a long way to making tenants happy.



Fiera Real Estate is a Canadian real estate investment management team that manages more than \$5.9 billion of commercial real estate properties through its investment funds and accounts across Canada. The firm uses an ESG management style which refers to the integration of environmental, social and governance factors into investment decision making. In real estate, ESG integration demonstrates strong risk management, contributes to higher returns and helps "future-proof" a portfolio. Fiera Real Estate is wholly owned by Fiera Capital Corporation, a leading multi-product investment-management firm with more than \$171 billion of assets under management. Fiera Capital provides Fiera Real Estate with access to global investment market intelligence, which enhances our ability to innovate within a framework that emphasizes risk assessment and mitigation.



**For leasing inquiries, please contact:**

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