



### Building Information

Building Size: 61,073 sf

# of Floors: 1

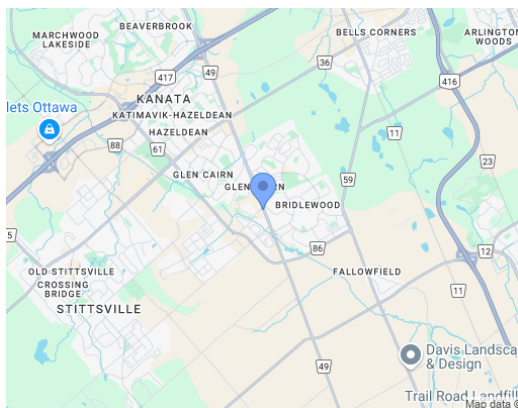
Total Parking: 99

## Kanata South Centre

Eagleson Rd. and Cope Dr, Ottawa, Ontario K2M 0A7

### Building Description

- Located on the SW corner of Eagleson Rd. and Cope Dr.
- Anchored by a 39,000 sf Metro Supermarket
- Flexible, in-line unit sizes from 1,400 sf - 4,000 sf
- Prime end-cap units available
- Boasting tenants such as St. Louis Bar & Grill, Sports Clips and more.



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## Tenant Cost

### Operating Costs

\$ 5.55 /sf

### Realty Tax

\$ 10.65 /sf

### Other Tenant Costs

\$ 2.01 /sf

### Total Additional Rent

\$ 18.21 /sf

### Description

ESTIMATED Additional Rent 2023

## Retail Profile

### Number of Floor(s)

1

### Total Retail Space (CRU)

61,073 sf

### Total Space

61,073 sf

### Mall Type

Neighborhood Centre

## Parking

### Surface Stall(s)

99

### Total Parking Stalls

99

### Description

3/1000 sf

## Anchor Tenants

Metro

St. Louis Bar & Grill

Sports Clips

7Dental

Athena Cannabis

Mary Brown's Chicken

## Demographics

### Population

78,062

### Population

314,026