



### Building Information

Building Size: 61,073 sf

# of Floors: 1

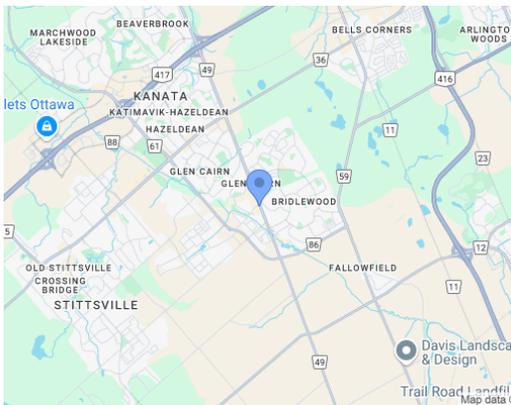
Total Parking: 99

## 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

<b>Operating Costs</b> \$ 5.55 /sf	<b>Realty Tax</b> \$ 10.65 /sf	<b>Other Tenant Costs</b> \$ 2.01 /sf
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**Total Additional Rent**  
\$ 18.21 /sf

**Description**  
ESTIMATED Additional Rent 2023

## Retail Profile

<b>Number of Floor(s)</b> 1	<b>Total Retail Space (CRU)</b> 61,073 sf	<b>Total Space</b> 61,073 sf
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**Mall Type**  
Neighborhood Centre

## Parking

<b>Surface Stall(s)</b> 99	<b>Total Parking Stalls</b> 99
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**Description**  
3/1000 sf

## Anchor Tenants

Metro	St. Louis Bar & Grill	Sports Clips
7Dental	Athena Cannabis	Mary Brown's Chicken

## Demographics

<b>Population</b> 78,062	<b>Population</b> 314,026
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