

DEVELOPMENT OPPORTUNITY

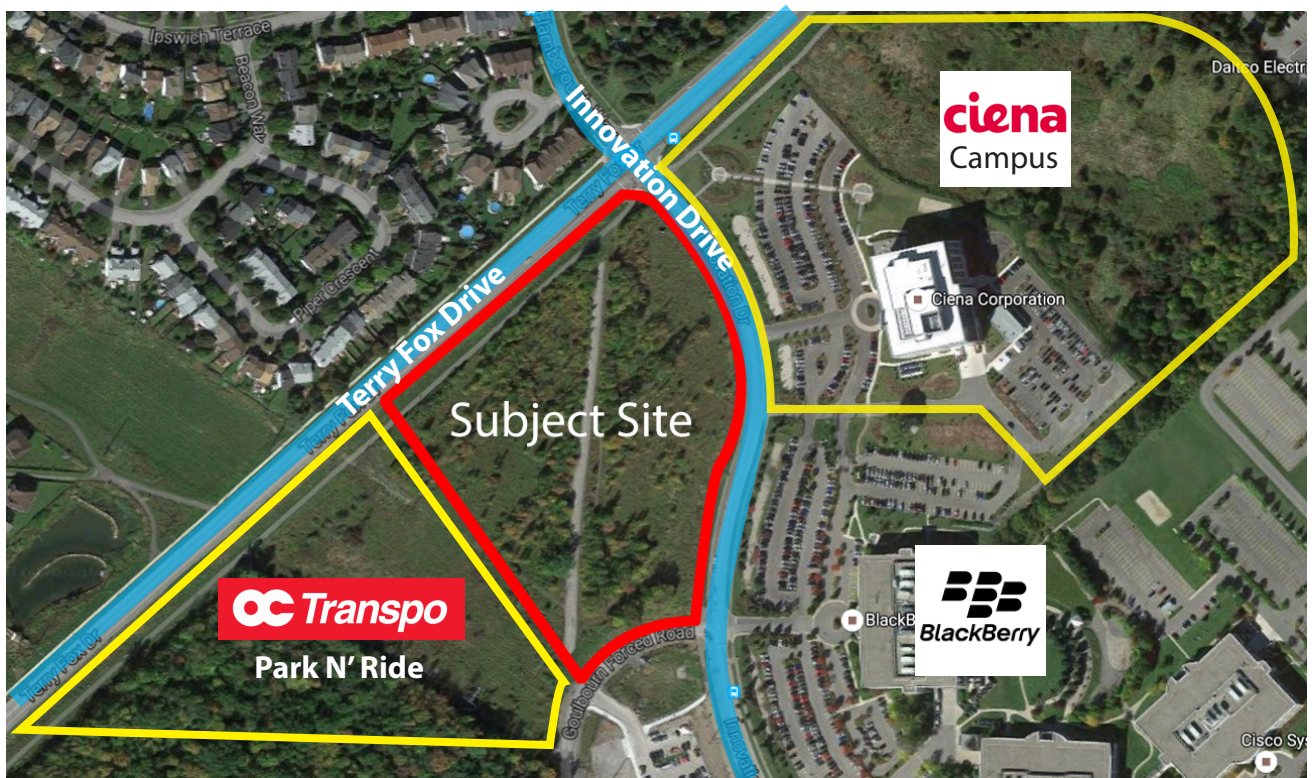
# 5045 Innovation Drive

Innovation Station - from 1,800 sq.ft. - 7,800 sq.ft.



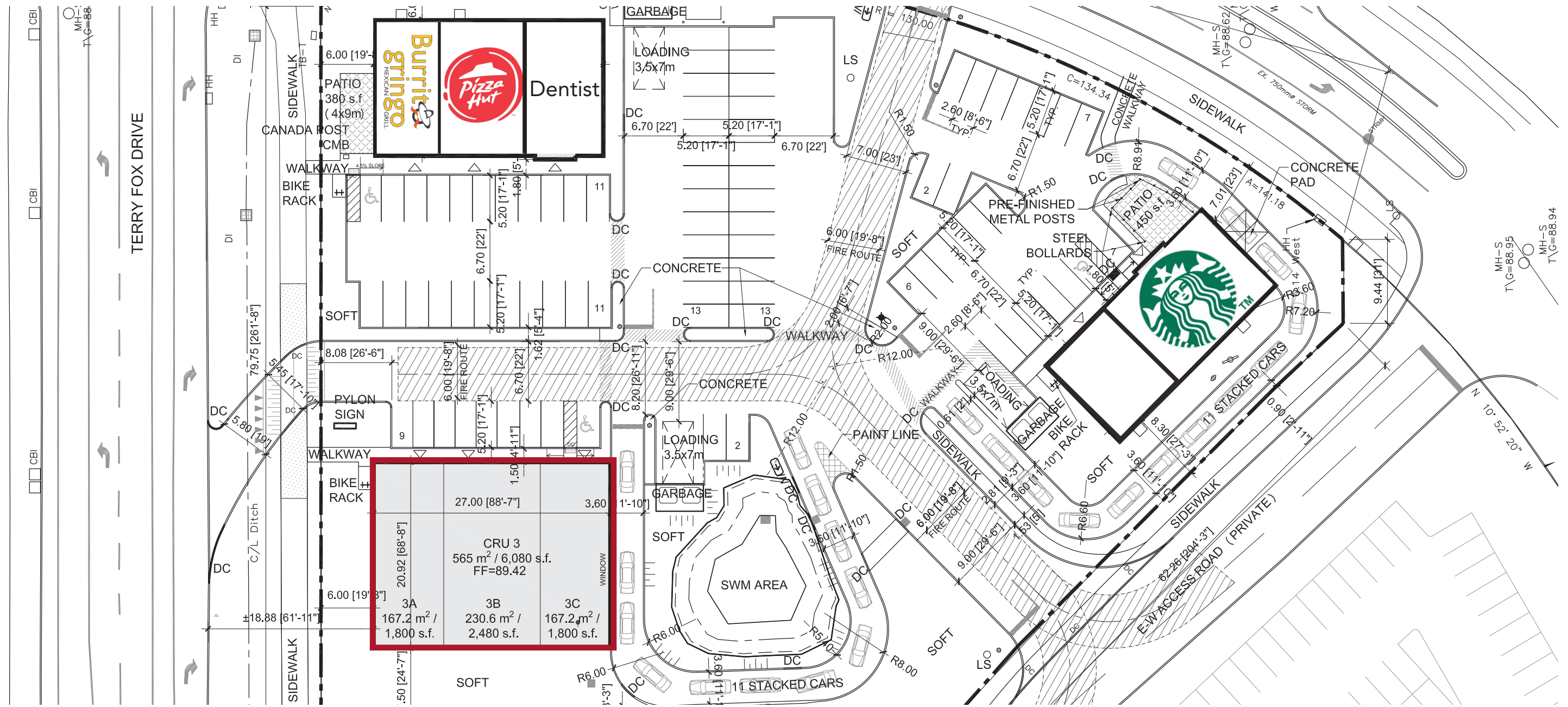
- ✓ New build opportunity in Kanata (under construction)
- ✓ Opportunities from 1,800 - 7,800 sq.ft.
- ✓ Across from the 450,000 sq.ft. Ciena campus (1,800 employees) and the Blackberry building. Beside Park N' Ride OC Transpo transit station and community centre
- ✓ Minutes from Kanata Research Park, home to 320,000+ employees
- ✓ Located at the busy corner of Innovation Drive and Terry Fox Drive
- ✓ Across from Morgan's Grant residential community
- ✓ Population within 3KM: 27,494 Household income: 55.6%>\$100,000
- ✓ Population within 5KM: 45,441 Household income: 54.2%>\$100,000
- ✓ Average 2014 24hr traffic count: 20,190

Population Statistics from locateottawa.ca  
Traffic count from City of Ottawa Public Works



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Areas surrounding subject site



 Blue buildings are part of Kanata Research Park (KRP)

## Contact us today for leasing information.

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