

UPSCALE PROFESSIONAL COMMERCIAL CONDOS FOR SALE



**PHASE 2 NOW
REGISTERED**

**PHASE 3 UNDER
CONSTRUCTION**

**3% CO-BROKER FEE
UNTIL OCTOBER 15, 2019**

SILVER SEVEN CORPORATE CENTRE
737, 747, 767 & 777
SILVER SEVEN ROAD

Kanata | Ottawa, ON

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Accelerating success.

Presenting



SILVER SEVEN CORPORATE CENTRE

737, 747, 767 & 777
SILVER SEVEN ROAD

Introducing a unique opportunity to own your space in modern and flexible commercial buildings under construction, minutes from Highways 417 located at the gateway to Kanata.





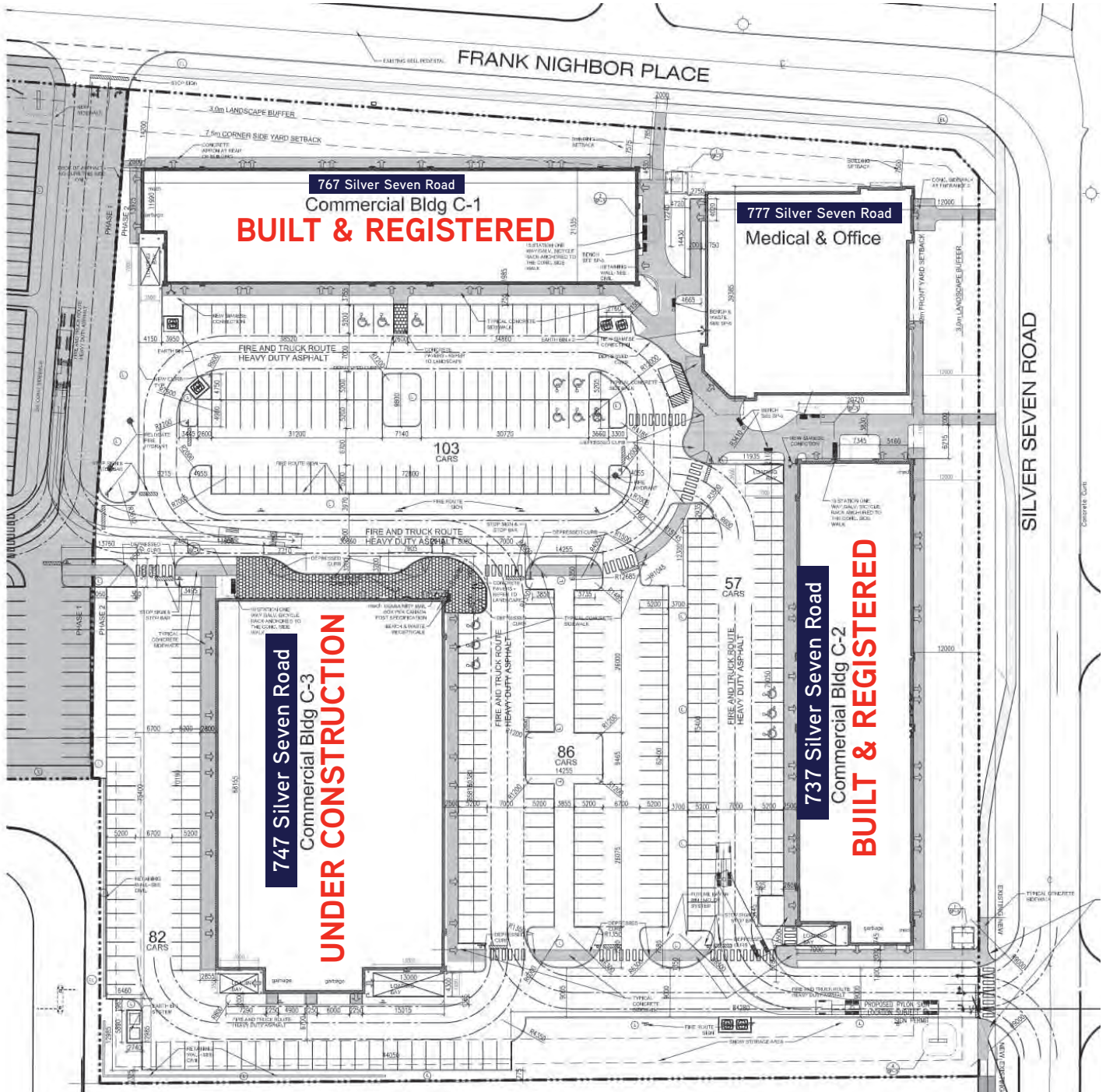
SITE AT A GLANCE

Unit Sizes Available: Immediate Occupancy Available

Floor:	Concrete
Ceiling:	15 ft clear height
Windows:	Coloured glaze
HVAC:	Roof top HVAC unit
Sprinklers:	As per building plans
Power:	60A/600V
Rough-in Washroom:	One washroom per unit
Signage:	Available as per condo by-law

- Located on Silver Seven Road off Palladium Drive
- Ideal option for owner/occupier or investor
- 737 Silver Seven Road (C2): All Units Sold Out!
- 767 Silver Seven Road (C1): Now Built and Registered
- 747 Silver Seven Road (C3): Now Under Construction
- Minutes from Highway 417
- Situated in one of the West end's hottest retail hubs west of Costco and south of Home Depot and directly across from Movati athletic centre
- Condominium registration complete

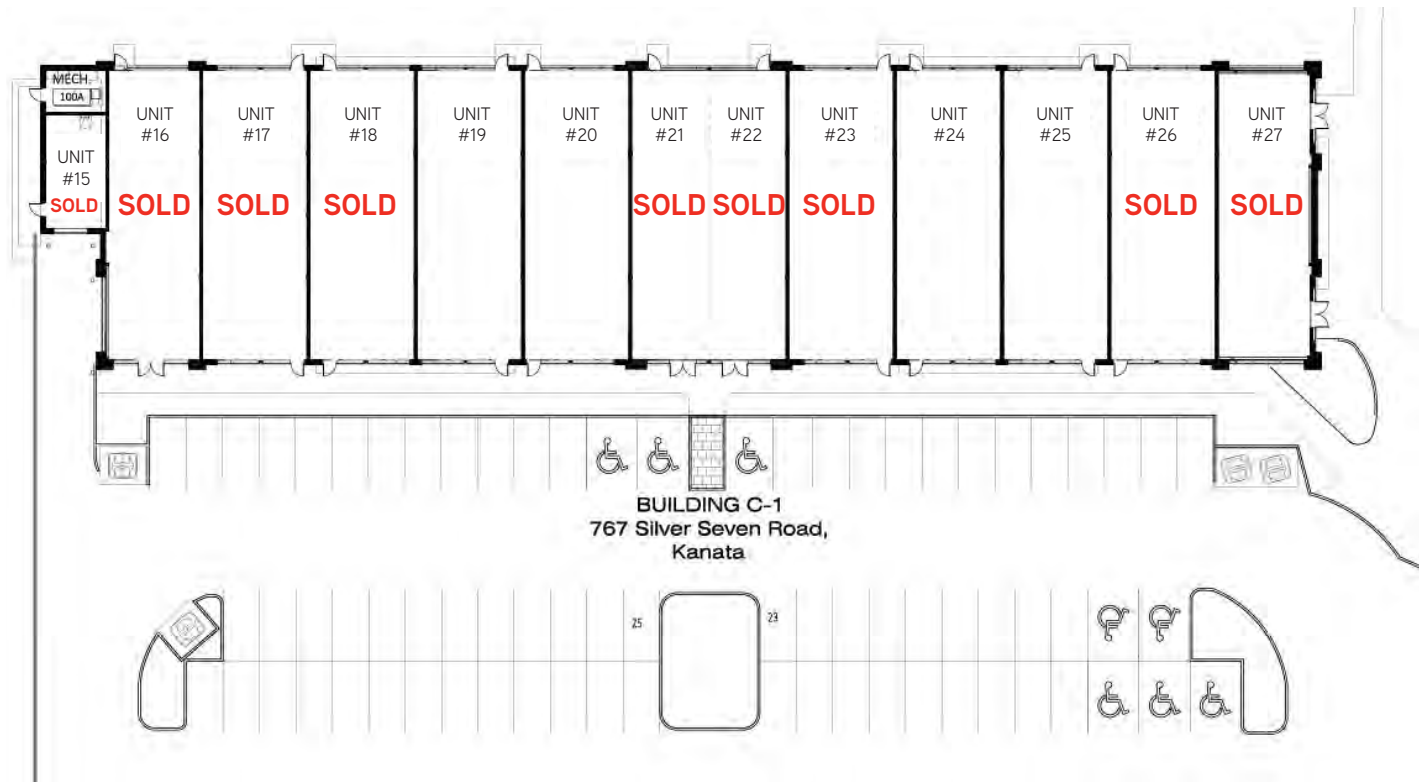
SITE PLAN



SITE PLAN

SILVER SEVEN
CORPORATE CENTRE

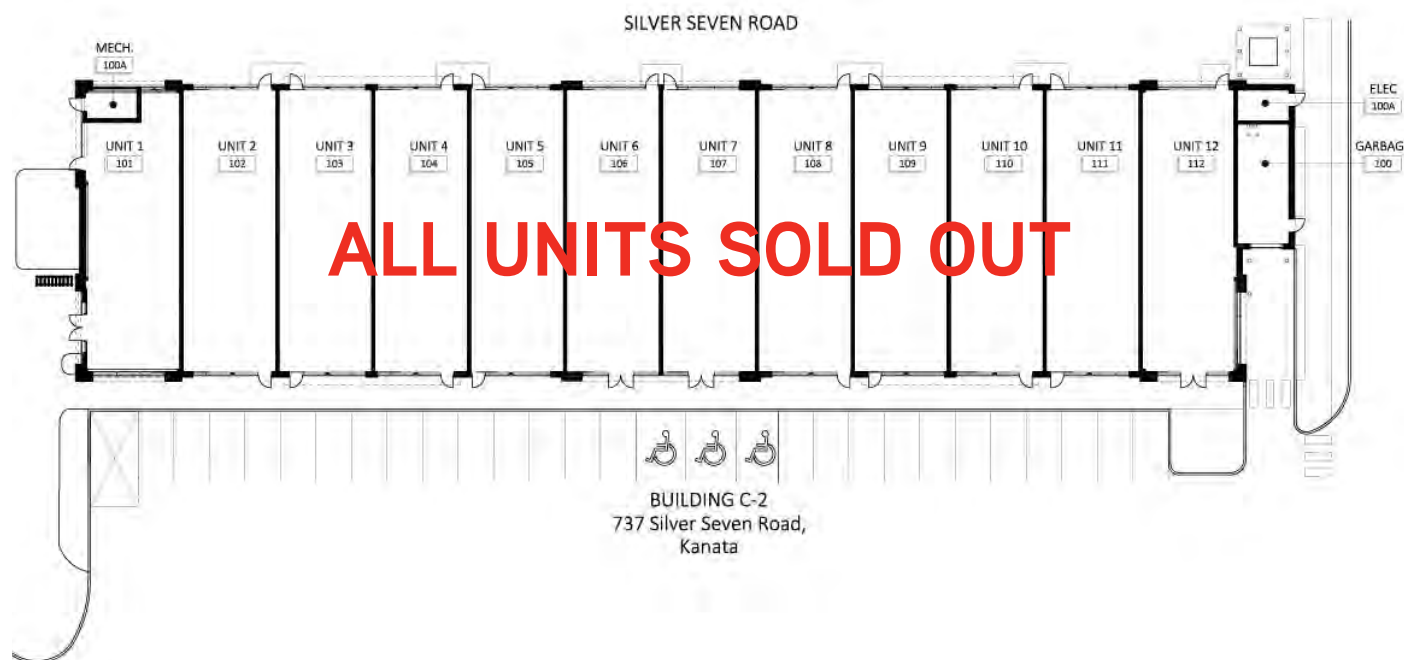
BUILDING C1 - BUILT & REGISTERED



UNIT	GROSS AREA:	PURCHASE PRICE:
15	387.5 SF	SOLD
16	1,714.7 SF	SOLD
17	1,790 SF	SOLD
18	1,790 SF	SOLD
19	1,790 SF	\$671,250.00
20	1,790 SF	\$671,250.00
21 & 22	2,622.1 SF	SOLD
23	1,791.1 SF	SOLD
24	1,789 SF	\$670,875.00
25	1,789 SF	\$670,875.00
26	1,778.2 SF	SOLD
27	1,525.3 SF	SOLD

ELEVATION PLANS

BUILDING C2 - BUILT & REGISTERED



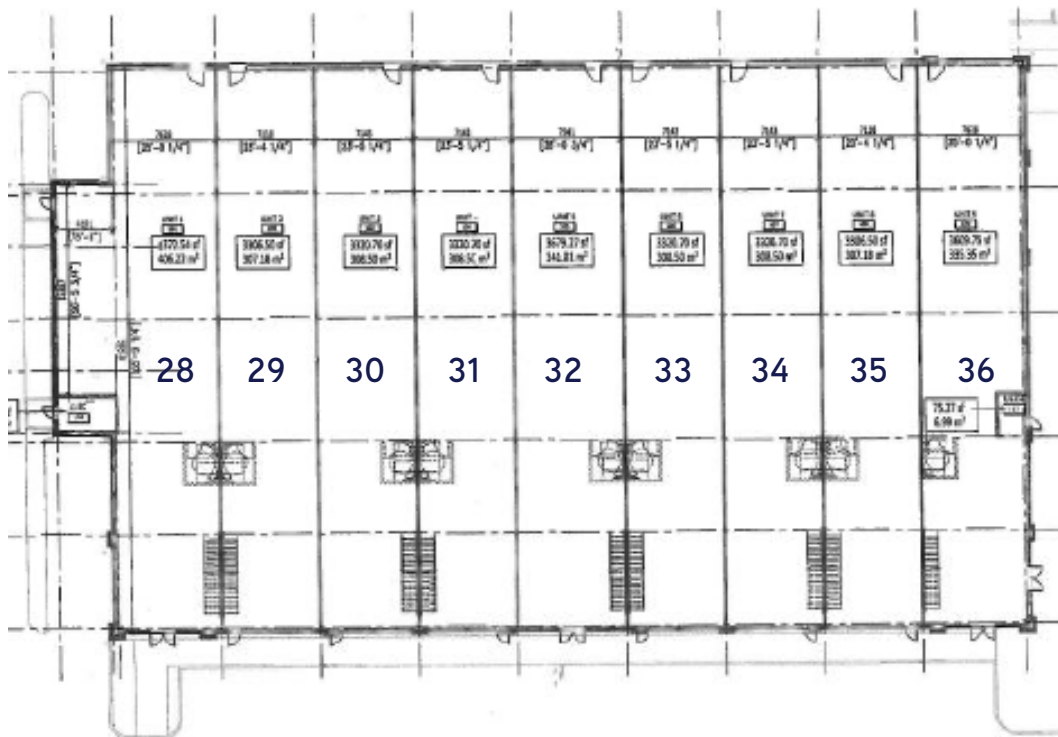
ELEVATION PLANS

SILVER SEVEN
CORPORATE CENTRE

BUILDING C3



BUILDING C-3 - 2nd Floor
Silver Seven Road, Kanata

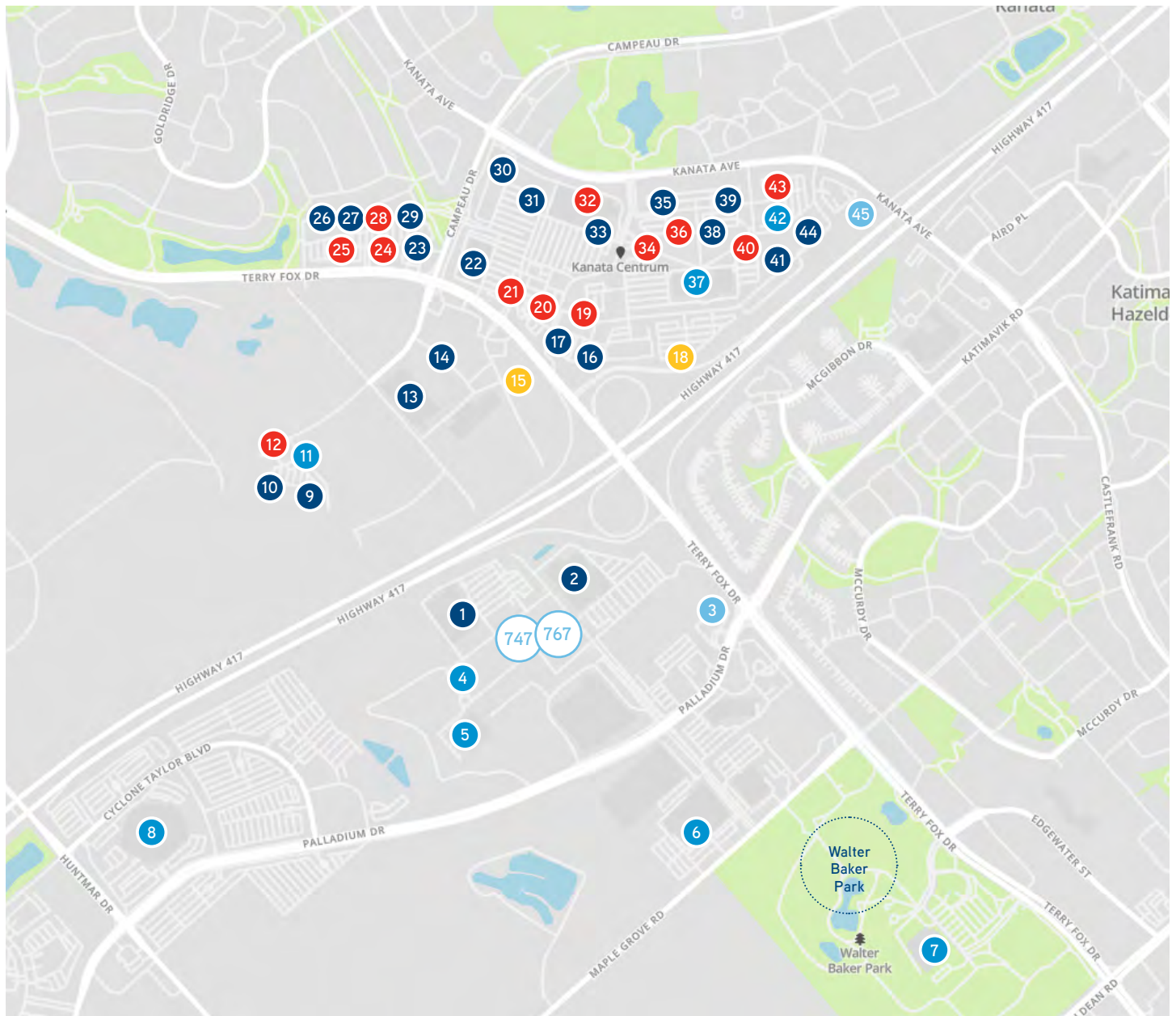


UNIT	UNIT AREA:	UNIT PRICE:	MEZZANINE AREA: *OPTIONAL TO EACH UNIT AT \$275 PSF	MEZZANINE PRICE:
28	4,372.54 SF	\$1,639,702.50	1,250.62 SF	\$343,920.50
29	3,306.50 SF	\$1,239,937.50	1,121.52 SF	\$308,418.00
30	3,320.70 SF	\$1,245,262.50	1,128.25 SF	\$310,268.75
31	3,320.70 SF	\$1,245,262.50	1,128.25 SF	\$310,268.75
32	3,679.27 SF	\$1,379,726.20	1,247.96 SF	\$343,189.00
33	3,320.70 SF	\$1,245,262.50	1,128.25 SF	\$310,268.75
34	3,320.70 SF	\$1,245,262.50	1,128.25 SF	\$310,267.75
35	3,306.50 SF	\$1,239,937.50	1,121.52 SF	\$308,418.00
36	3,609.75 SF	\$1,353,656.20	1,250.62 SF	\$343,920.50

Note: (Mezzanine not included. Can be added for \$275 PSF)

POINTS OF ATTRACTION

A bustling hub of activity, Silver Seven Corporate Centre (737, 747, 767, & 777 Silver Seven Road) is located minutes from area restaurants, services, and retail amenities.



FOOD

- 12 Domino's
- 19 Boston Pizza
- 20 Crazy Horse
- 21 Mucho Burrito
- 24 Tim Horton's
- 25 Dairy Queen
- 28 Zak's Diner
- 32 McDonald's
- 34 Central BierHaus
- 36 Baton Rouge
- 40 3 Brewers
- 43 Milestones

HOTEL

- 3 Fairfield Inn & Suites
- 45 Holiday Inn & Suites

BANK/SERVICES

- 4 Movati
- 5 Xtreme Trampoline
- 6 Bell Sensplex
- 7 Kanata Recreation Complex
- 8 Canadian Tire Centre
- 11 RBC
- 37 Landmark Cinemas
- 42 CIBC

RETAIL

- 1 The Home Depot
- 2 Costco
- 9 La-Z-Boy
- 10 The Brick
- 13 Canadian Tire
- 14 Staples
- 16 Sleep Country
- 17 Mastermind Toys
- 22 Loblaws
- 23 Beer Store
- 26 Farm Boy
- 27 LCBO
- 29 Shopper Drug Mart
- 30 Dollarama
- 31 Chapters
- 33 Walmart
- 35 Best Buy
- 38 Sport Chek
- 39 Golf Town
- 41 Fitness Depot
- 44 Pet Smart

TRANSIT

- 12 Terry Fox Park & Ride
- 15 Petro Canada

BE IN GOOD COMPANY

SILVER SEVEN CORPORATE CENTRE

The site is an integral part of an existing office hub in the Kanata market, with numerous recognized international brands as corporate neighbours.



- | | | | |
|----------------------------------|-----------------------------------|---------------------------------|-----------------------|
| 1 International Datacasting Corp | 6 Kanata Physiotherapy | 11 Hydro Ottawa | 16 Empowered Networks |
| 2 DNA Genotek Inc | 7 Lockheed Martin | 12 Fairhall Moffat & Woodland | 17 KPMG |
| 3 Kinaxis | 8 Curtis-Wright Defense Solutions | 13 Kanata Client Service Centre | 18 SkyWave |
| 4 Anritsu Electronics | 9 Honeywell Aerospace | 14 Magenta Mortgage Corporation | |
| 5 Robinson Consultants | 10 Annidis Corporation | 15 Cleland Jardine Engineering | |

Why SILVER SEVEN CORPORATE CENTRE



SILVER SEVEN CORPORATE CENTRE



Position your brand and business for success with unparalleled access to major transportation infrastructure and intermodal nodes, qualified labour pools, and asset quality second-to-none in the Kanata market.



STRATEGIC LOCATION

- › Shorten drive time to the Highway 417 and intermodal nodes
- › Access neighbouring labour pools
- › Be in the company of world-class brands along Palladium Drive



SECURITY OF TENURE

- › Ability to occupy your own space
- › Own your real estate and benefit from asset appreciation



ASSET QUALITY

- › Enjoy best-in-class construction and design specifications
- › Brand new cutting-edge design
- › Top of the line developer

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FOR MORE INFORMATION,
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