



# 1240

## **Teron Road Unit 3, 4 & 8**

Flex Industrial / Office / Showroom

FOR LEASE



**PARADIGM**  
COMMERCIAL







# Property Overview

Teron Road, Ottawa, ON






## 4,185 total SF

Welcome to 1240 Teron Road, your gateway to prime office / flex or showroom space in the thriving business hub of Kanata North, Ottawa.

MLS #	1373275
Zoning	IG6
Unit 3/4	2,285 SF
Unit 8	2,100 SF

## \$28 / SF Gross

*Includes net rent, additional rent & hydro / gas*

-  Morgans Grant / South March
-  Free parking available
-  Private accessible washroom
-  Built out office / meeting room
-  Lease separately or combine



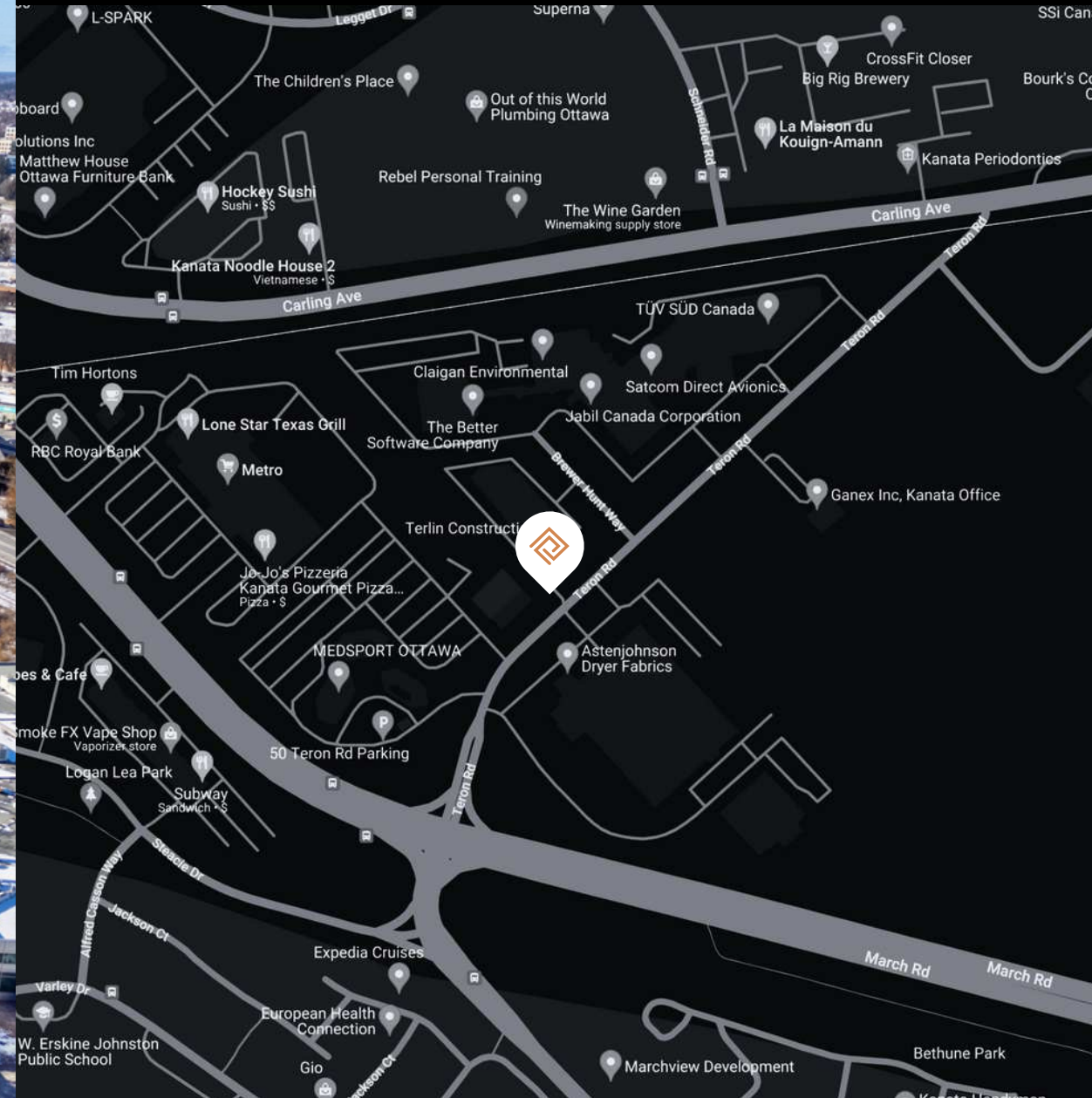




March Road

Carling Avenue


Teron Road



## Strategic Location

Benefit from the close proximity to the highway, ensuring easy access to West Ottawa. Free parking, an on-site owner/landlord, and IG6 Zoning make 1240 Teron Road not just a location for your business but a strategic investment in a community that thrives on innovation and collaboration.

 Easy access to highway 417

 25 minutes to the airport



## Collaborative Opportunities

Kanata North is renowned for its dynamic business ecosystem, attracting cutting-edge companies and fostering collaboration among industry leaders.

As you step into 1240 Teron Road, you're not just leasing space; you're joining a neighbourhood known for its innovation and entrepreneurial spirit.

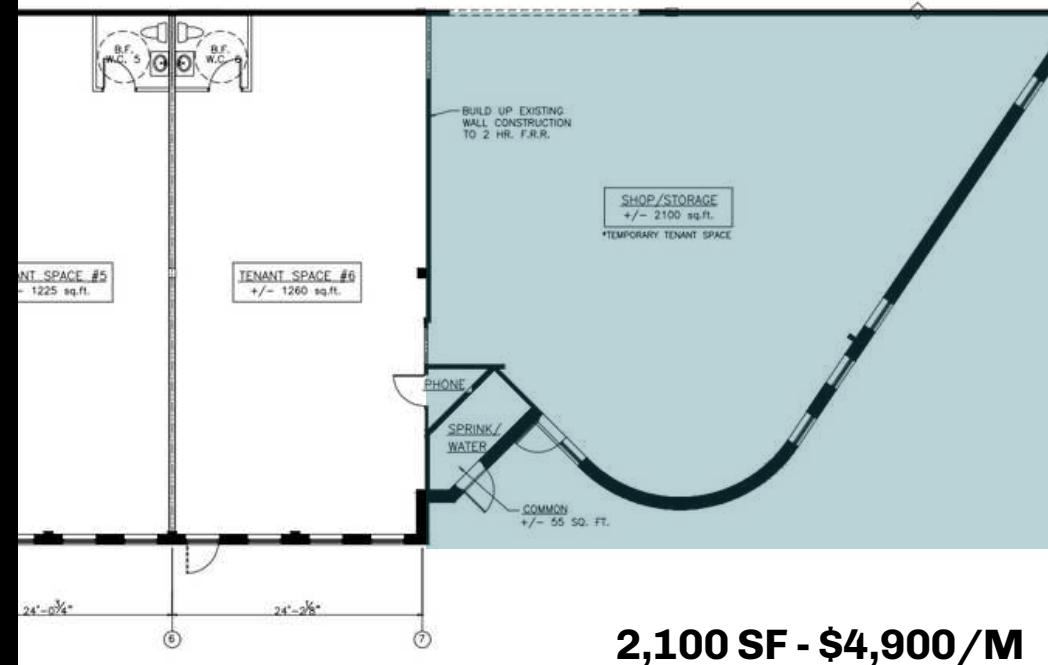
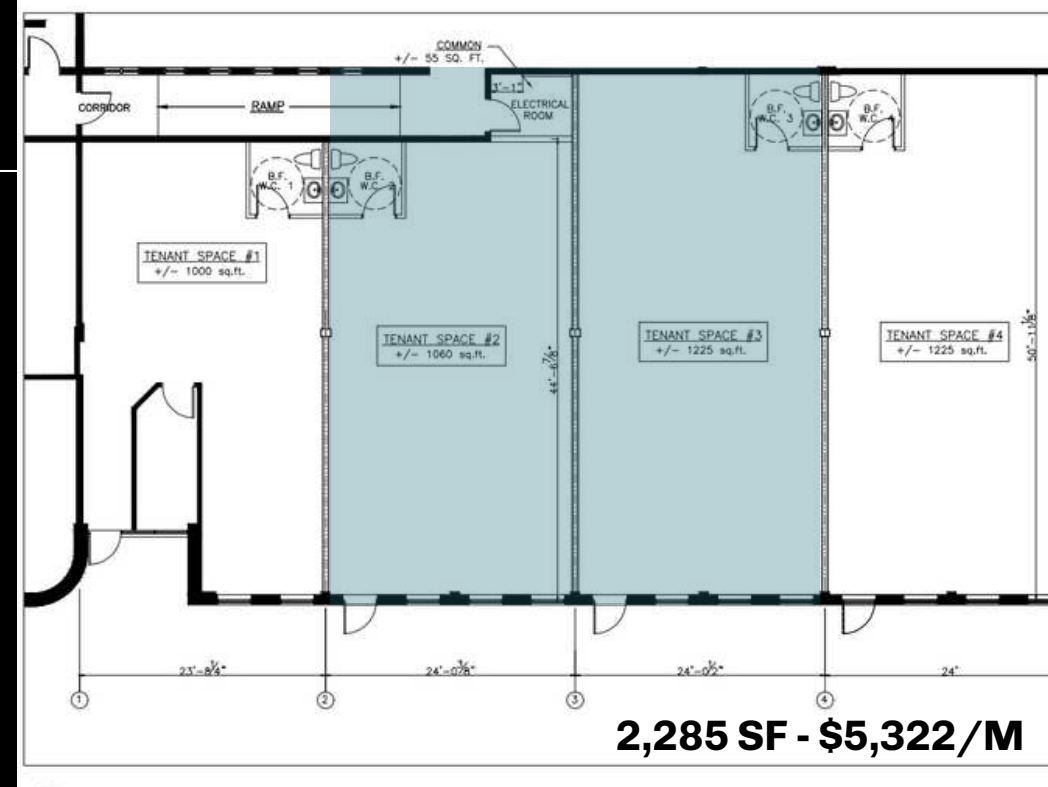




## Virtual Tour

Explore all that 1240 Teron Road has to offer without leaving your home or office through our Matterport virtual tour. With the power of technology, you can navigate the space at your own pace, getting a real feel for the layout, design and potential.

Take a closer look, zoom in on details, and wander through different areas to understand the space's adaptability. Whether you're evaluating floor plans or simply curious about the environment, our Matterport virtual tour offers an authentic way to engage with 1240 Teron Road.







## Exterior Photos



## Interior Photos







**Sarah Vandenberg**

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