

OFFICE SPACE  
FOR LEASE

# 600 TERRY FOX DRIVE

Ottawa, Ontario

**Suite 108**  
1,150 sq.ft.

**Suite 204**  
2,351 sq.ft.



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**COLONNADE  
BRIDGEPORT**

Realty Inc., Brokerage

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## LEASE DETAILS

**Rental Rate:** \$14.50/sq.ft.

**Taxes & Operating:** \$17.75/sq.ft.

Operating costs, tax estimates and rental ranges are based on 2024 figures and are subject to change.



## OPPORTUNITY

### Suite 108 - 1,150 sq.ft.

- Corner suite with abundant natural light
- Improved with quality finishes
- Includes executive office, boardroom, kitchenette, open concept area

**AVAILABLE IMMEDIATELY**

### Suite 204 - 2,351 sq.ft.

- Improved premises with extensive window exposure
- Ideal for medical use

**AVAILABLE IMMEDIATELY**

### Suite 210 - 1,512 sq.ft.

- Bright, corner suite
- Quality improvements includes, offices, meeting room and kitchenette

**AVAILABLE JAN 1, 2025**

## HIGHLIGHTS



OC Transpo sheltered bus stop steps from front door



Accessible via Terry Fox Drive and Palladium Drive

Minutes from HWY 417



Free on-site parking

Exterior podium signage available

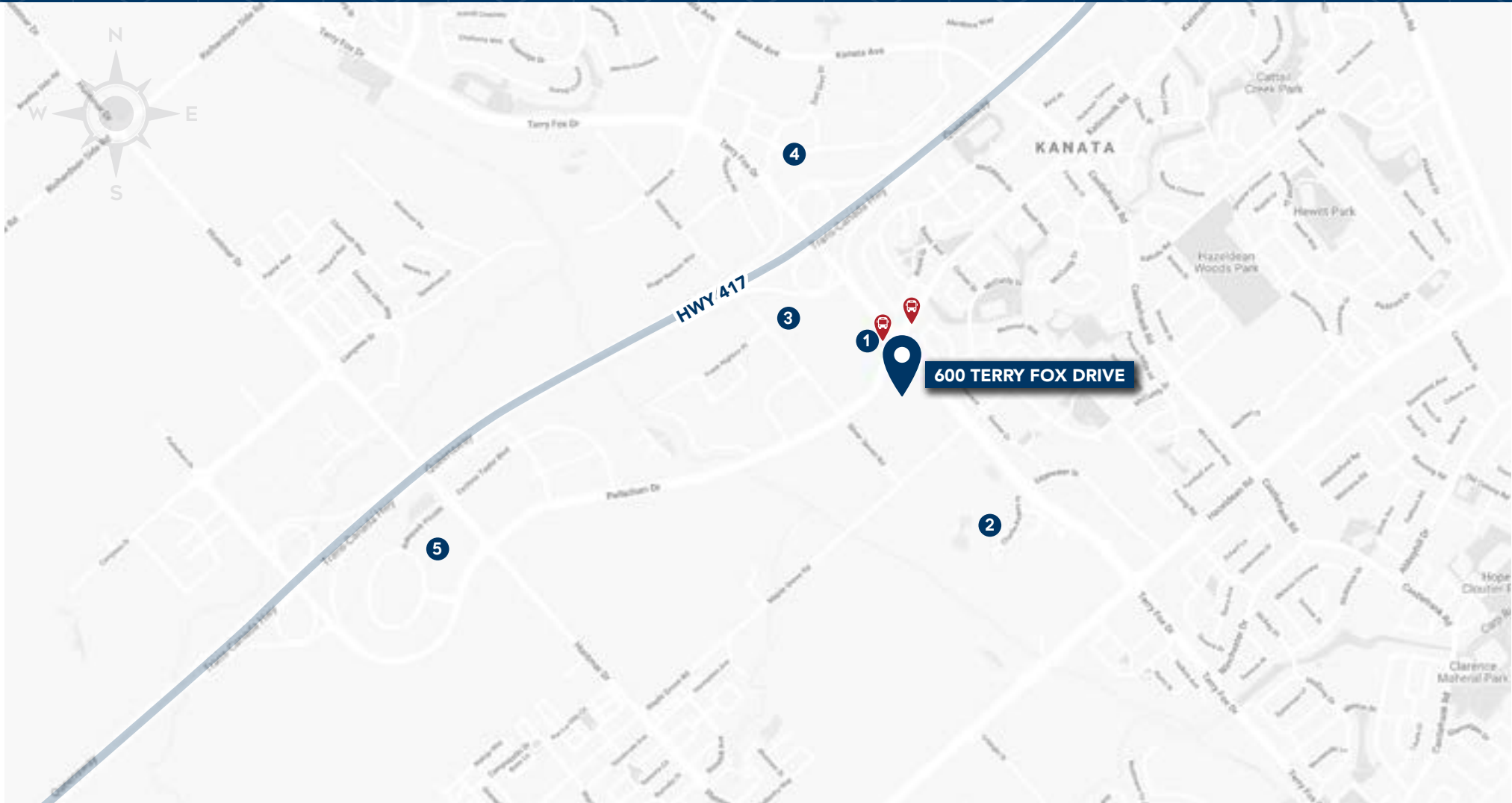
Controlled access for after-hours security



Minutes from many amenities including:

- Kanata Centrum Shopping Centre
- Tanger Outlets
- The Canadian Tire Centre
- Marriott, Holiday Inn, and other hotels
- Costco, Home Depot, and more!

# AREA MAP



# 600 TERRY FOX DRIVE

Ottawa, Ontario

- 1 Fairfield Inn and Suites
- 2 Walter Baker Park
- 3 Costco
- 4 Kanata Centrum
- 5 Canadian Tire Centre

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