

OFFICE SPACE
FOR LEASE

600

TERRY FOX DRIVE

Ottawa, Ontario

Suite 108
1,150 sq.ft.

Suite 204
2,351 sq.ft.



PAUL MILLER

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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

Suite 204 - 2,351 sq.ft.

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

AVAILABLE IMMEDIATELY

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

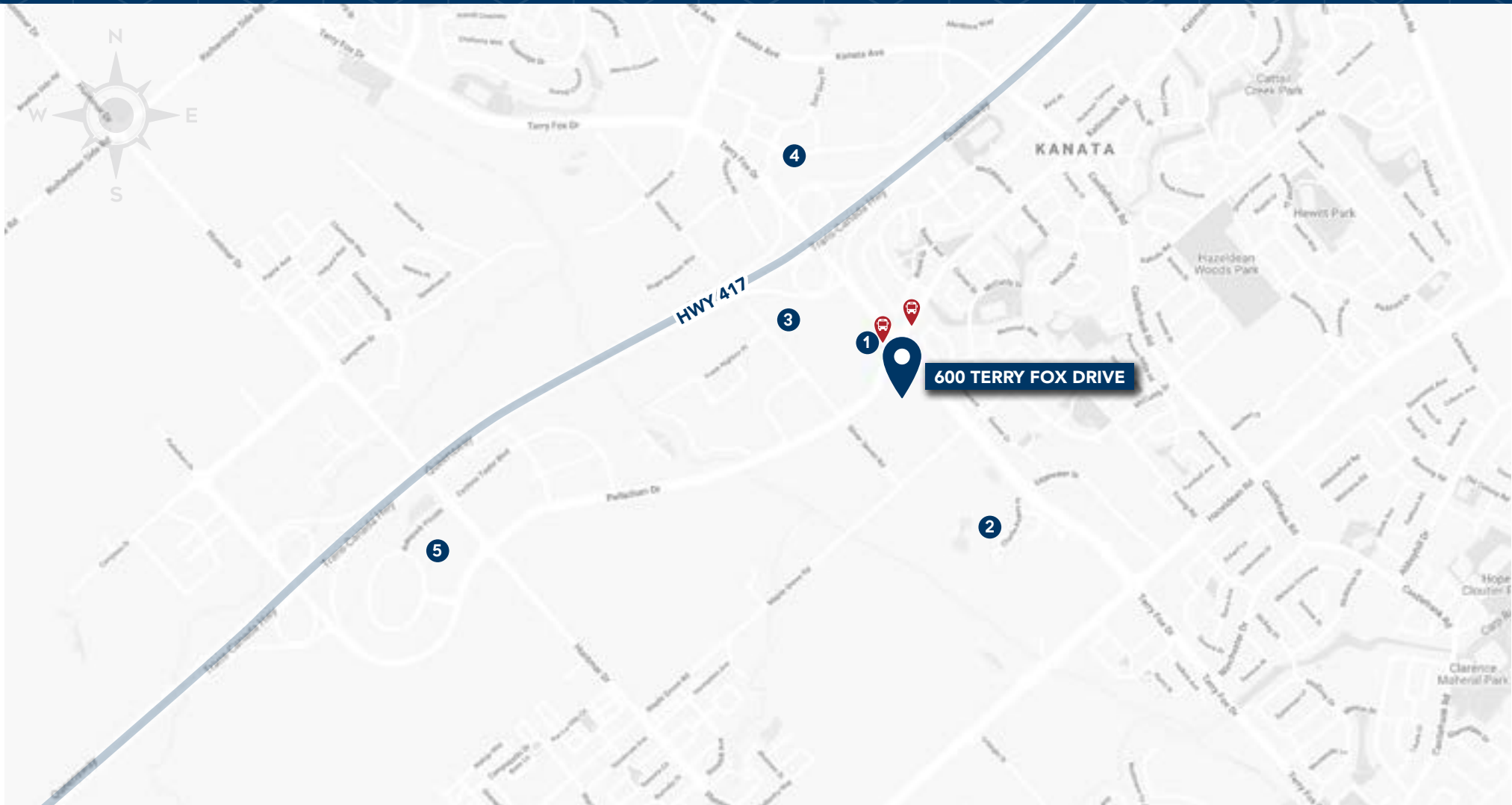
Controlled access for after-hours security



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



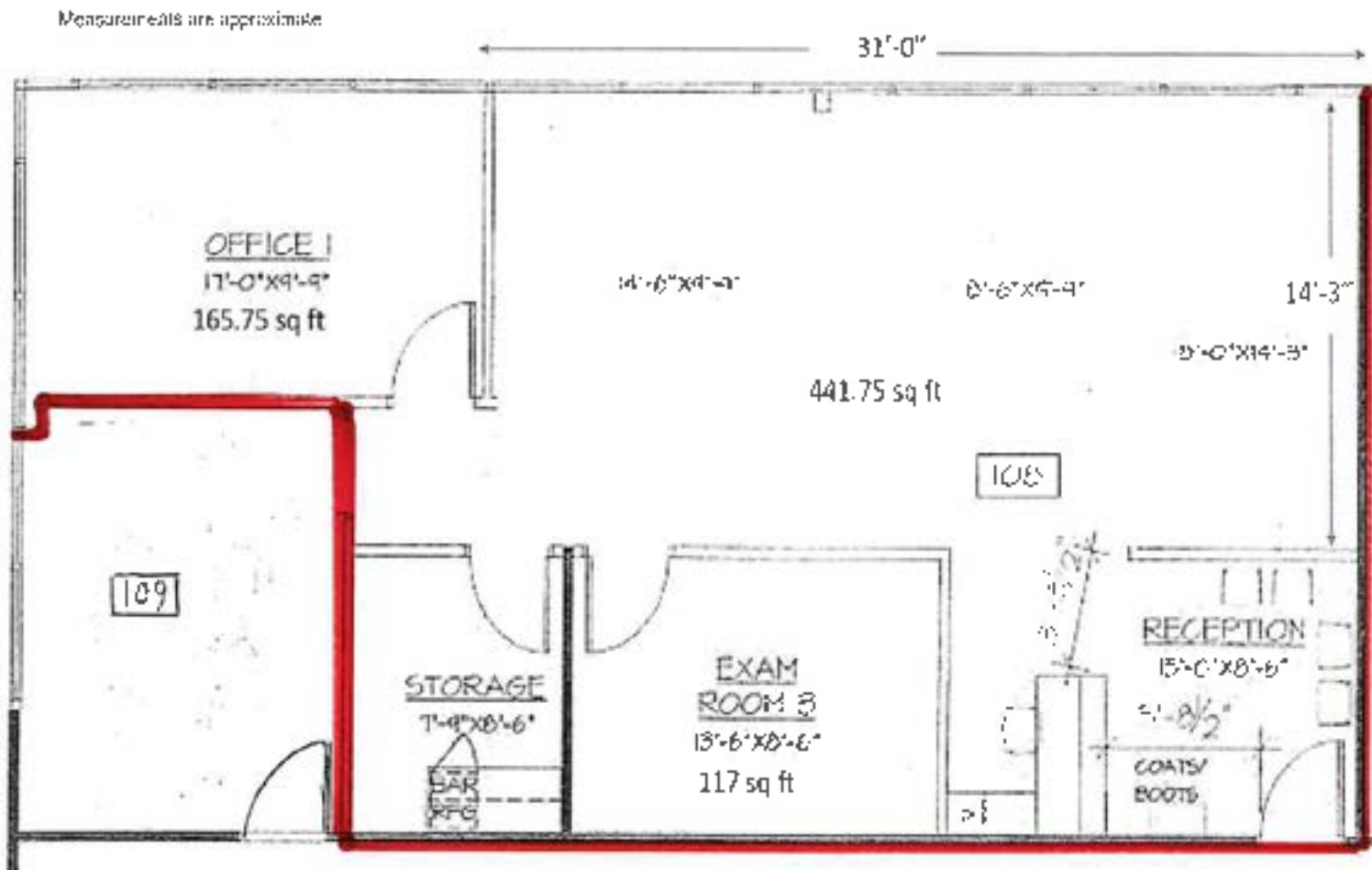
600 TERRY FOX DRIVE
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- 1 Fairfield Inn and Suites
- 2 Walter Baker Park
- 3 Costco
- 4 Kanata Centrum
- 5 Canadian Tire Centre

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