

# 580

## TERRY FOX DRIVE

Kanata, Ontario

**Suite 101**  
3,965 SF

**Suite 130**  
2,100 SF



OFFICE SPACE  
FOR LEASE

**PAUL MILLER**

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**COLONNADE  
BRIDGEPORT**

Realty Inc., Brokerage

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## LEASE DETAILS

**Rental Rate:** \$14.50/SF

**Taxes & Operating:** \$15.99/SF

Operating costs, tax estimates and rental ranges are based on 2025 figures and are subject to change.



## OPPORTUNITY

**Suite 101 - 3,965 SF**

**Suite 110 - 2,100 SF**

**AVAILABLE IMMEDIATELY**

- Prime ground floor space
- Ideal for office and service uses
- High ceilings, open concept design
- Extensive window exposure
- Prominent exterior signage (building front, and Palladium/Terry Fox corner)
- Generous lease incentives for fit-up and/or rent

## HIGHLIGHTS



Ample parking on-site



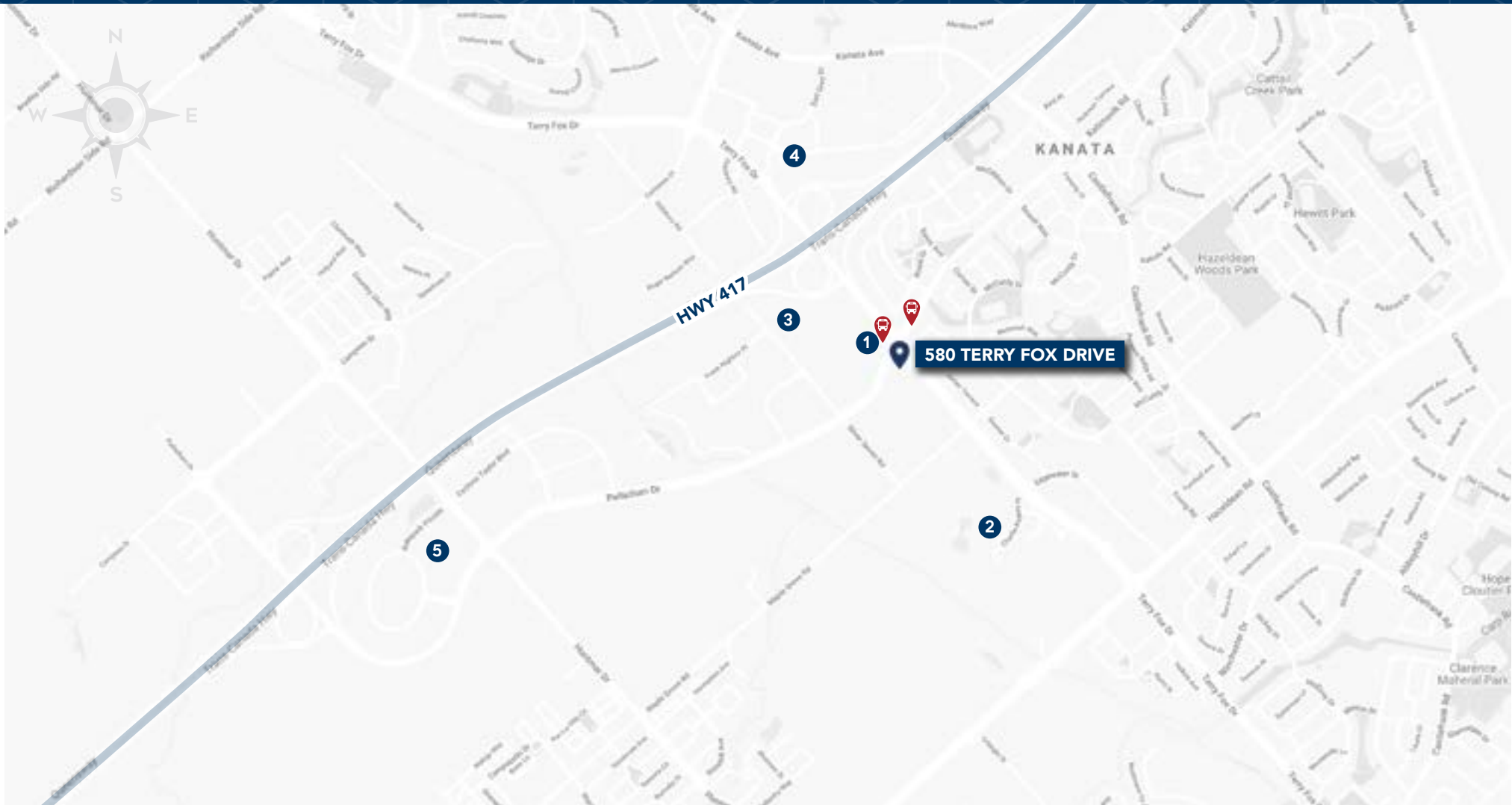
Close to HWY 417, Kanata Centrum, Tanger Outlets and other retail amenities



Convenient access to public transportation



## AREA MAP



**580 TERRY FOX DRIVE**  
Kanata, Ontario

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

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