

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

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

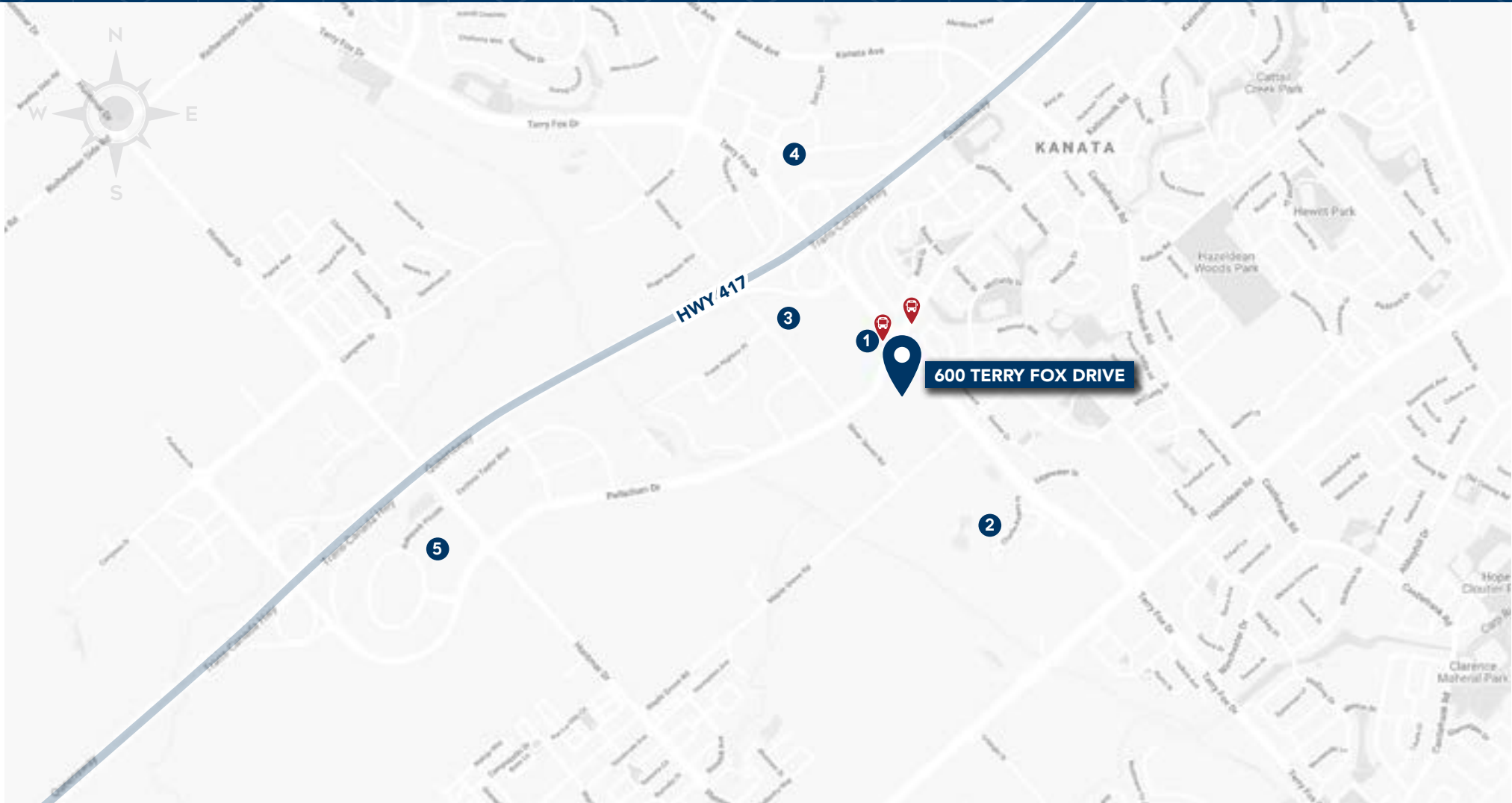
Controlled access for after-hours security



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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