

FOR LEASE

3,697 sq ft

350 Terry Fox Drive, Suite 210
Kanata, ON



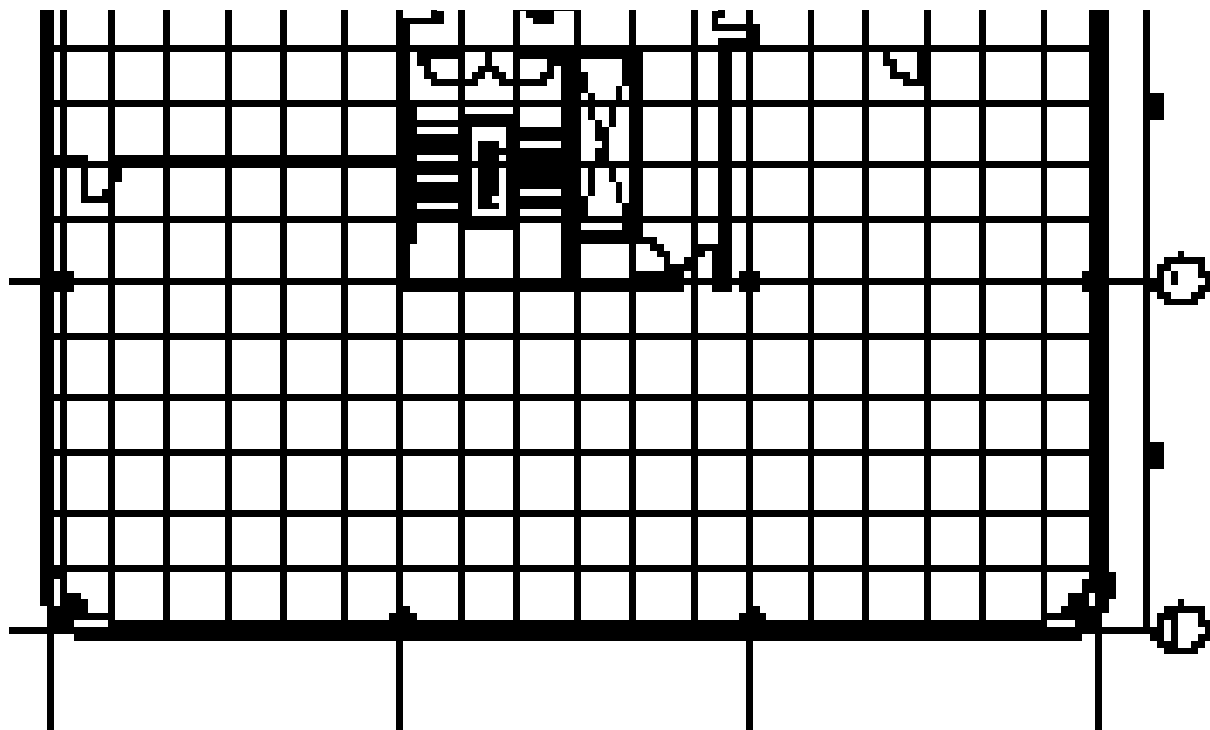
KRP Properties
555 Legget Drive, Suite 300
Ottawa, ON K2K 2X3

Linda Sprung, Director of Leasing
[t] 613.591.0594 x3280
[e] lsprung@krpproperties.com

CLEAN SLATE

3,697 sq ft

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- > Large, open-concept area
- > Flexible space
- > Lots of opportunity for customization, just bring your colour swatches and samples

- > Natural setting walking distance to amenities such as restaurants, soccer field, golf club, daycare, bank etc.

**operating costs and taxes: \$16 / sq ft (estimate for 2023)*

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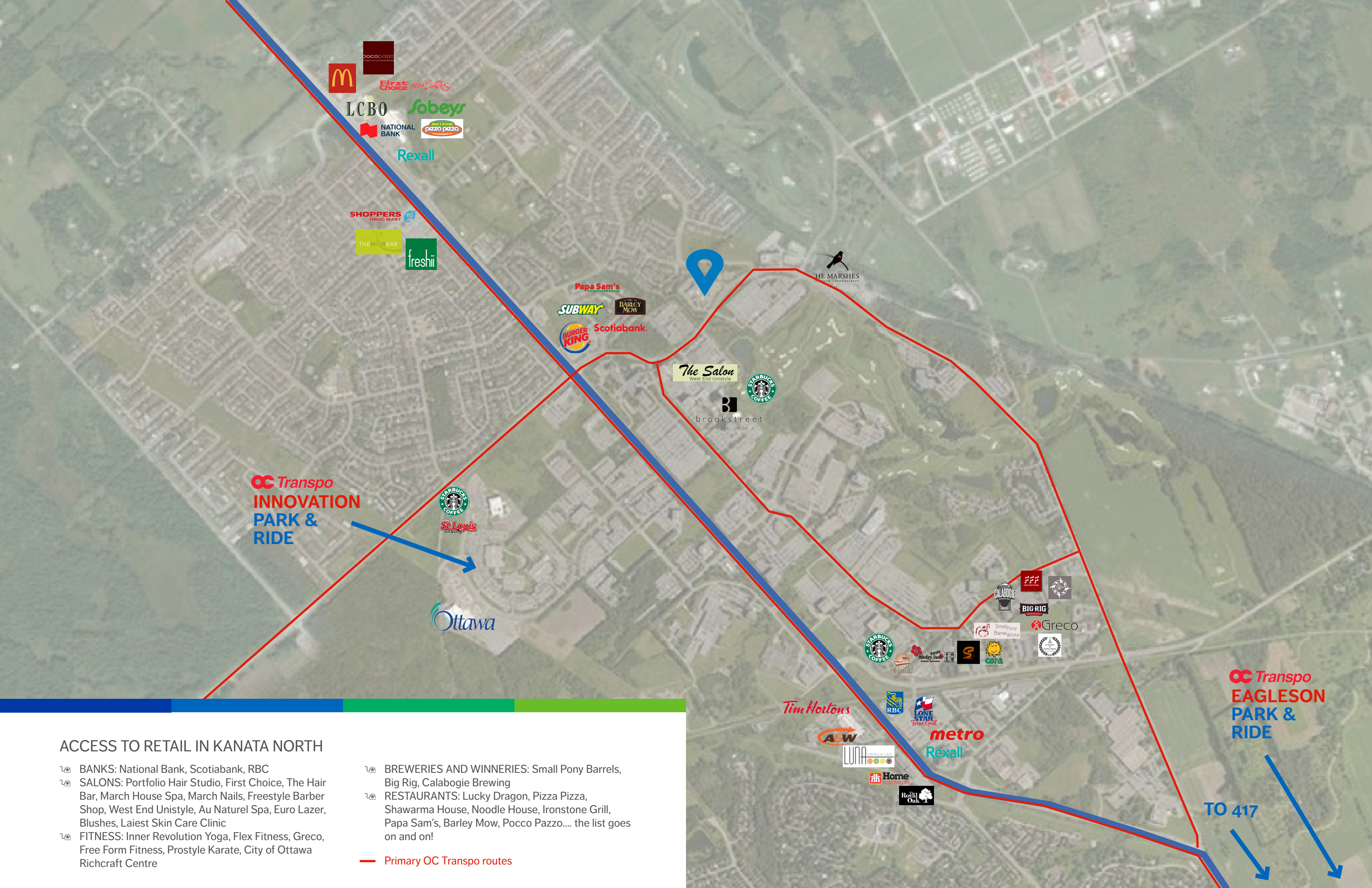


Amenities

- 1. KRP Family Centre, 100 Helmsdale Dr
- 2. The Marshes Golf Club, 320 Terry Fox Dr
- 3. Brookstreet Hotel, 525 Legget Dr
- 4. KRP Walking and Cycling Trails
- 5. KRP Soccer Fields
- 6. Wesley Clover Parks, 411 Corkstown Rd
- 7. The Hub Community Space
- ★ EV Charging Stations
- OC Transpo stops
- Walking and cycling trails

SUITE AND BUILDING HIGHLIGHTS

- ✓ Easy access to and from the 417
- ✓ On-street access to bus service (routes 63, 64, 66, 166, 266) and proximity to two OC Transpo Park and Rides
- ✓ Free on-site parking
- ✓ Outdoor picnic and BBQ areas
- ✓ Proximity to banks, grocery stores, fitness centres, restaurants and other retail
- ✓ Steps away from City of Ottawa and NCC-maintained cycling and walking trails
- ✓ Access to discounts at local businesses with a KRP Advantage Card



ACCESS TO RETAIL IN KANATA NORTH

- 📍 BANKS: National Bank, Scotiabank, RBC
- 📍 SALONS: Portfolio Hair Studio, First Choice, The Hair Bar, March House Spa, March Nails, Freestyle Barber Shop, West End Unistyle, Au Naturel Spa, Euro Lazer, Blushes, Laiest Skin Care Clinic
- 📍 FITNESS: Inner Revolution Yoga, Flex Fitness, Greco, Free Form Fitness, Prostyle Karate, City of Ottawa Richcraft Centre

- 📍 BREWERIES AND WINNERIES: Small Pony Barrels, Big Rig, Calabogie Brewing
- 📍 RESTAURANTS: Lucky Dragon, Pizza Pizza, Shawarma House, Noodle House, Ironstone Grill, Papa Sam's, Barley Mow, Pocco Pazzo.... the list goes on and on!

— Primary OC Transpo routes

OC Transpo
INNOVATION
PARK & RIDE

Ottawa

OC Transpo
EAGLESON
PARK & RIDE

TO 417