

FOR LEASE

3,613 sq ft

350 Terry Fox Drive, Suite 225
Kanata, ON



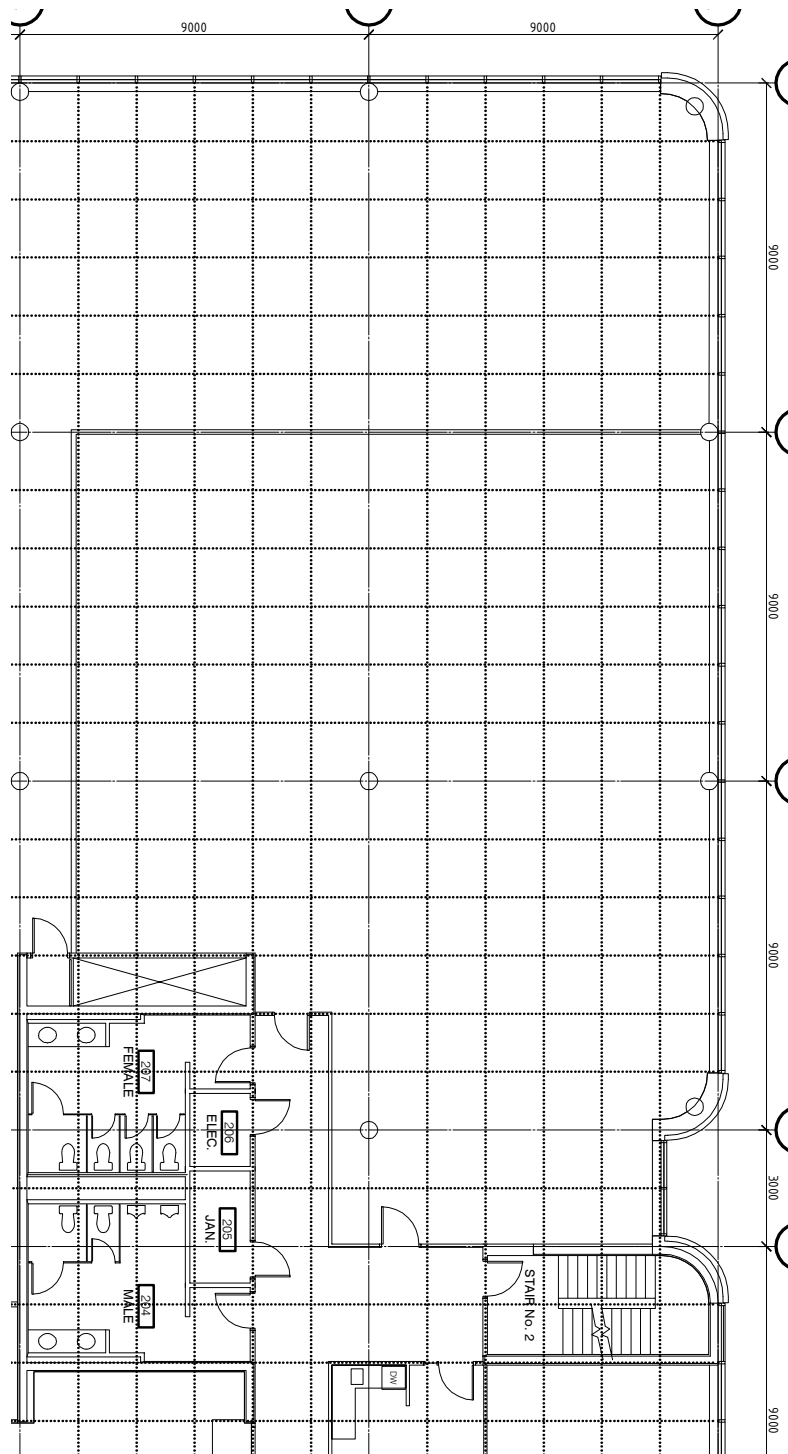
KRP Properties
555 Legget Drive, Suite 300
Ottawa, ON K2K 2X3

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

GREAT AMENITIES

3,613 sq ft

350 Terry Fox Drive, Suite 225
Kanata, ON



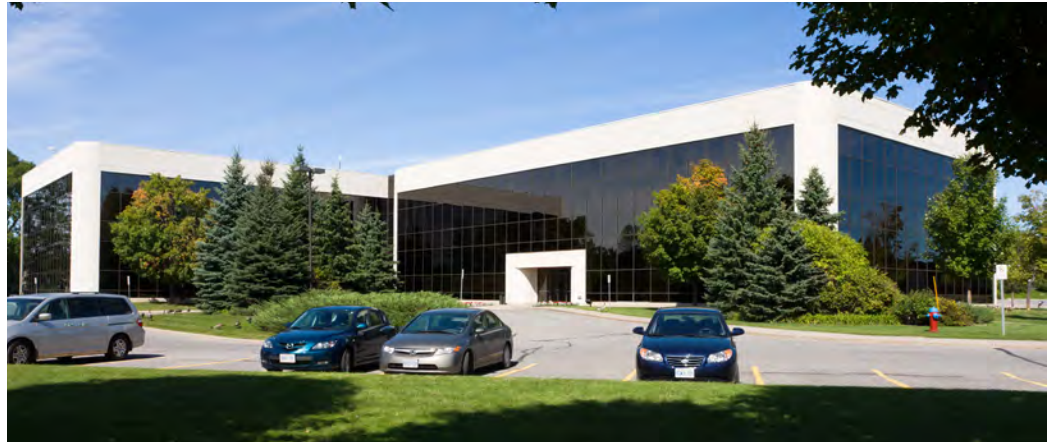
- > Large, open-concept area
- > Flexible space
- > Common washrooms nearby
- > Easy to customize and make your own

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

*operating costs and taxes: \$17.74 / sq ft (estimate for 2021)

PANORAMIC VIEWS

11,314 sq ft
555 Legget Drive, Suite 900
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



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