

FOR SUBLEASE

# Office & Lab Space Available

Bright, fully built-out



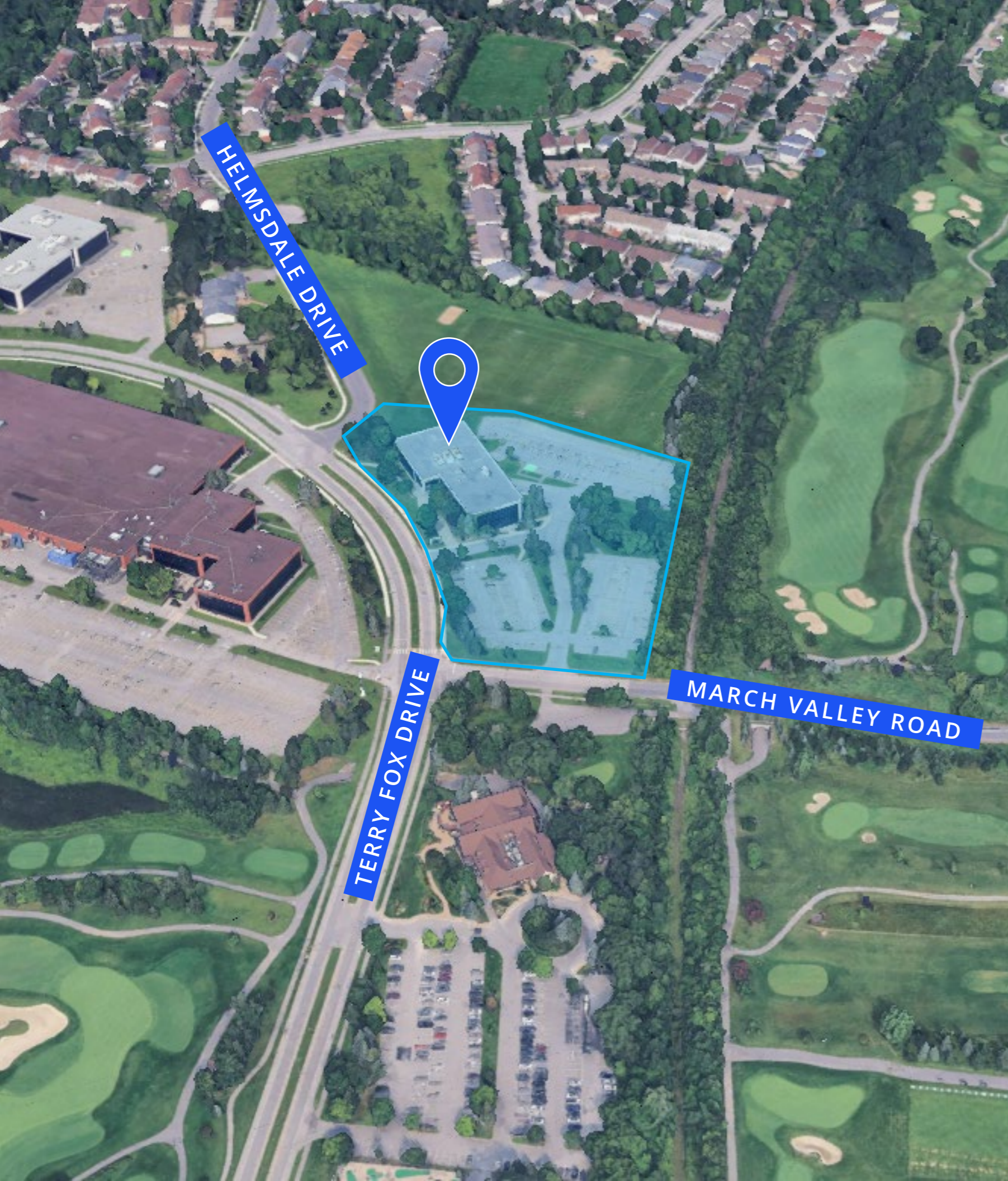
Accelerating success.



**Oliver Kershaw**  
Senior Vice President, SIOR  
+1 613 683 2200  
Oliver.Kershaw@colliers.com

**Sheila McKeen**  
Sales Representative  
+1 613 683 2238  
Sheila.McKeen@colliers.com

Colliers Macaulay Nicolls Inc.,  
Brokerage  
99 Bank Street, Suite 1005  
Ottawa, ON K1P 6B8

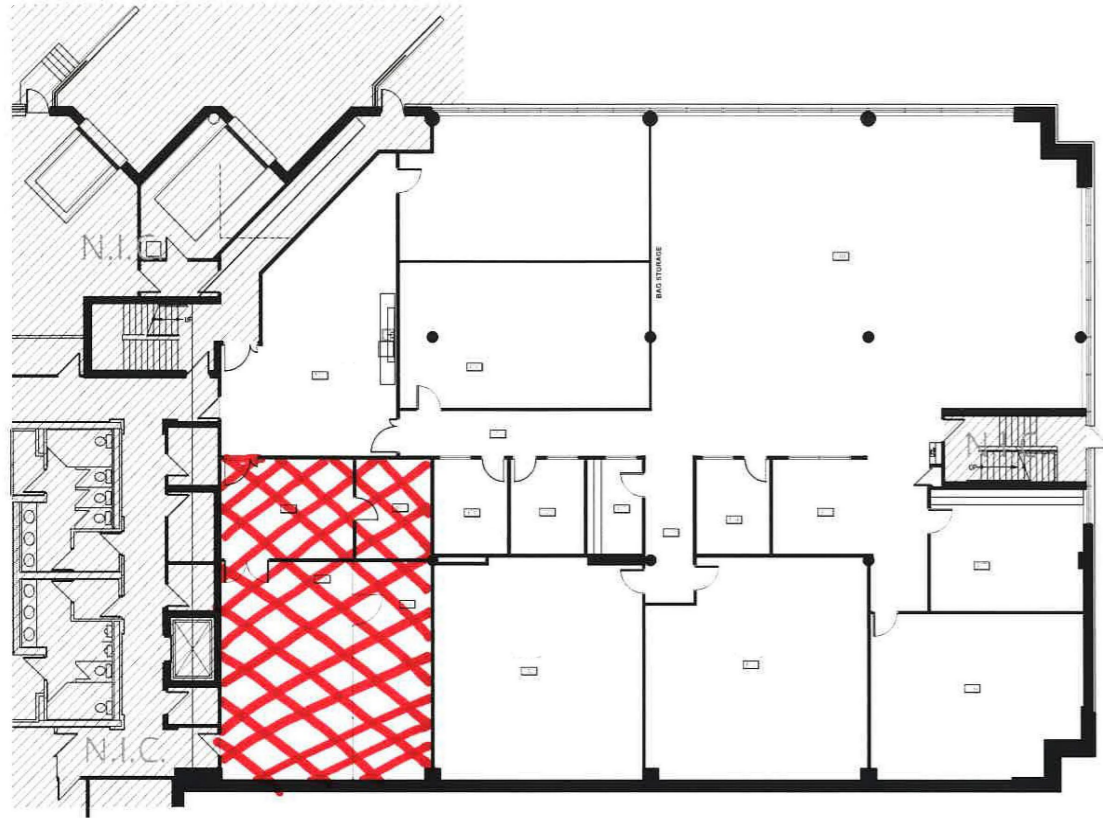


# Property Highlights

<b>Address</b>	340 Terry Fox Drive, Ottawa, ON		
<b>Rentable Area</b>	<b>Suite 100:</b> 9,000 SF	<b>Suite 300:</b> 11,522 SF	<b>Suite 320:</b> 7,426 SF
<b>Rental Rate</b>	Contact Listing Agent		
<b>Operating Costs</b>	\$17.87 PSF (2025)		
<b>Comments:</b>	<ul style="list-style-type: none"><li>➤ Prominently located in the Kanata North Technology Park</li><li>➤ The property offers exceptional visibility, strong traffic counts and convenient access to major transportation routes</li><li>➤ <b>Sublease Term:</b> March 31, 2035</li><li>➤ <b>Suite 100:</b> newly built-out ground floor flex space suitable for a wide range of users. The layout consists of a mix of open and enclosed workspaces, studio space, meeting rooms, and a modern kitchenette with a dining area. Enjoy direct street-level access from the parking lot into the suite and shipping/receiving access.</li><li>➤ <b>Suite 300:</b> bright and fully built-out space consists of a modern office space with a mix of open work areas, enclosed offices, meeting rooms, kitchenette, large lab space and storage room. Contiguous with Suite 320, offering flexibility for larger space requirements.</li><li>➤ <b>Suite 320:</b> bright and fully built-out space consists of a modern office space with a mix of open work areas, enclosed offices, meeting rooms, and a welcoming kitchen area upon entering. Contiguous with Suite 300, offering flexibility for larger space requirements.</li><li>➤ Expansive windows provide abundant natural light throughout</li><li>➤ Tenants will appreciate the brand-new washrooms throughout the building, scenic views of the Gatineau Hills, and proximity to the Marshes Golf Course Clubhouse</li><li>➤ Ample on-site parking</li><li>➤ Easy access to Highway 417</li><li>➤ Steps from many amenities</li><li>➤ Available immediately</li></ul>		

# Floor Plans

Suite 100



Suite 300



Suite 320





Suite 100



Suite 100



Suite 100



Suite 100



Suite 300



Suite 300



Suite 300



Suite 100



Suite 340



Suite 300



Suite 340



Suite 340



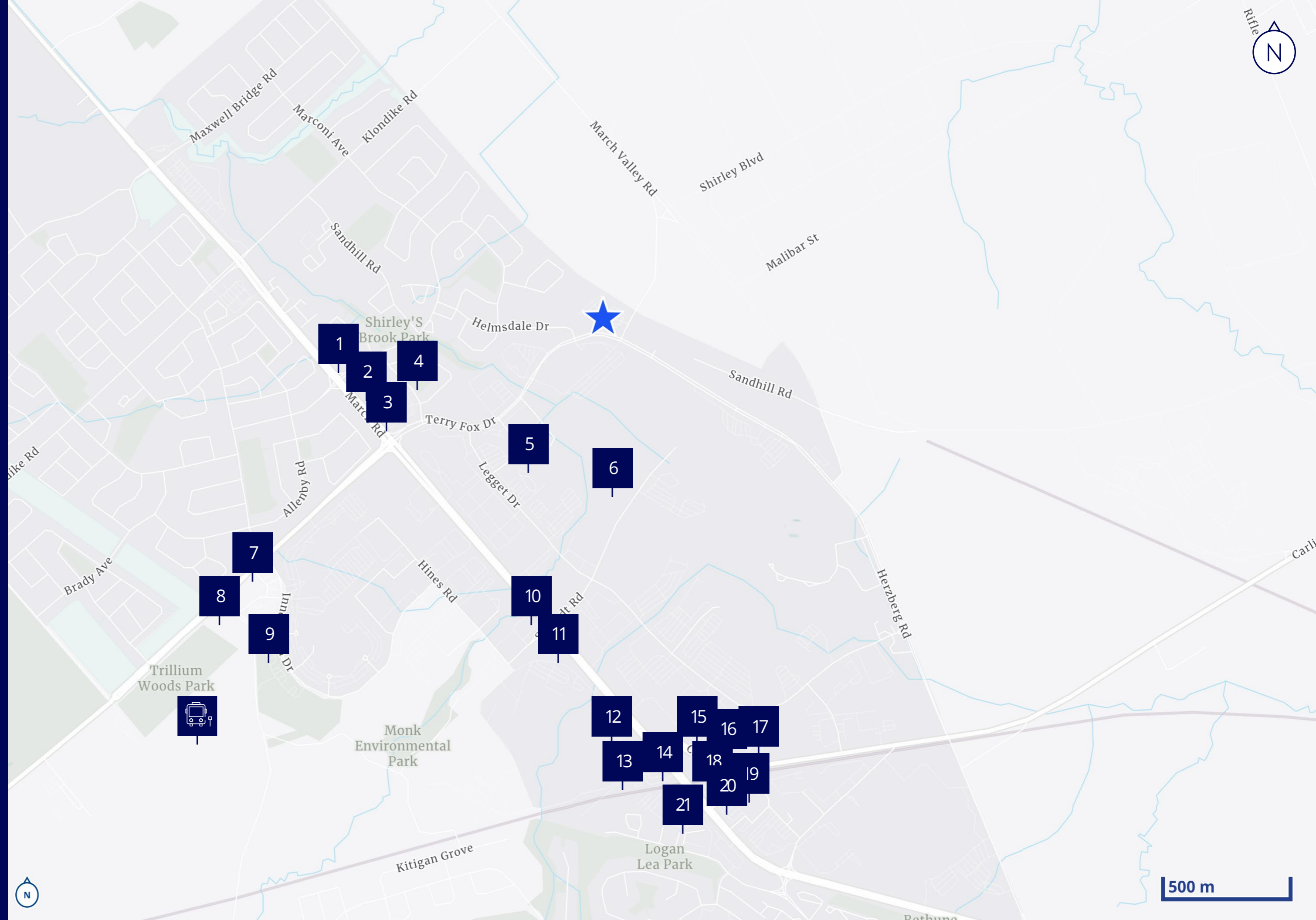
Suite 340



Suite 340

## Nearby amenities

1. Shell Gas Station
2. Burger King
3. Subway
4. The Barley Mow
5. Brookstreet Hotel
6. The Marshes Golf Course
7. Burrito Gringo
8. St. Louis Bar & Grill
9. Starbucks
10. Tim Hortons
11. Esso Gas Station/Circle K
12. A&W
13. Ultramar Gas Station
14. Tim Hortons
15. Starbucks
16. Cora Breakfast and Lunch
17. Big Rig Brewery
18. Tim Hortons
19. Lone Star
20. Metro
21. The Royal Oak



**Oliver Kershaw**

Senior Vice President, SIOR

+1 613 683 2200

Oliver.Kershaw@colliers.com

**Sheila McKeen**

Sales Representative

+1 613 683 2238

Sheila.McKeen@colliers.com



**Colliers Macaulay Nicolls Inc.,  
Brokerage**

99 Bank Street, Suite 1005  
Ottawa, ON K1P 6B8

Accelerating success.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

[www.colliers.com](http://www.colliers.com)

