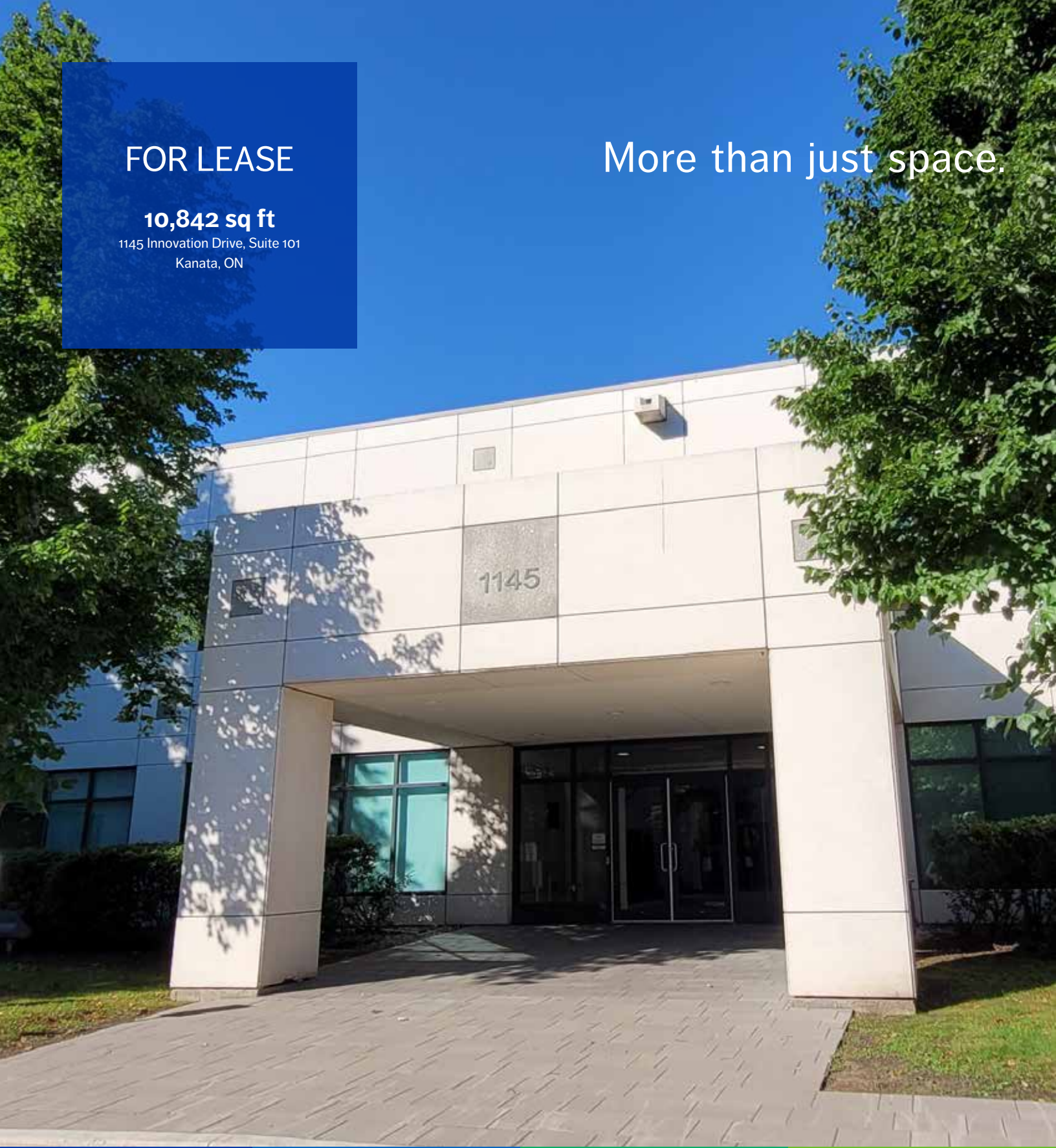


FOR LEASE

10,842 sq ft

1145 Innovation Drive, Suite 101
Kanata, ON

More than just space.



KRP Properties

555 Legget Drive, Suite 300, Ottawa, ON K2K 2X3
leasing@krpproperties.com | 613-591-0594

TURNKEY READY

10,842 sq ft

1145 Innovation Drive, Suite 101
Kanata, ON



PROPERTY FEATURES

Bright Inviting Space

Ground Floor Entrance from Lobby

Exterior Access at Grade

Several Private Offices

Spacious Kitchen & Dining Area

Private Boardroom with Kitchenette Access

Secured 24/7 Building and Suite Access

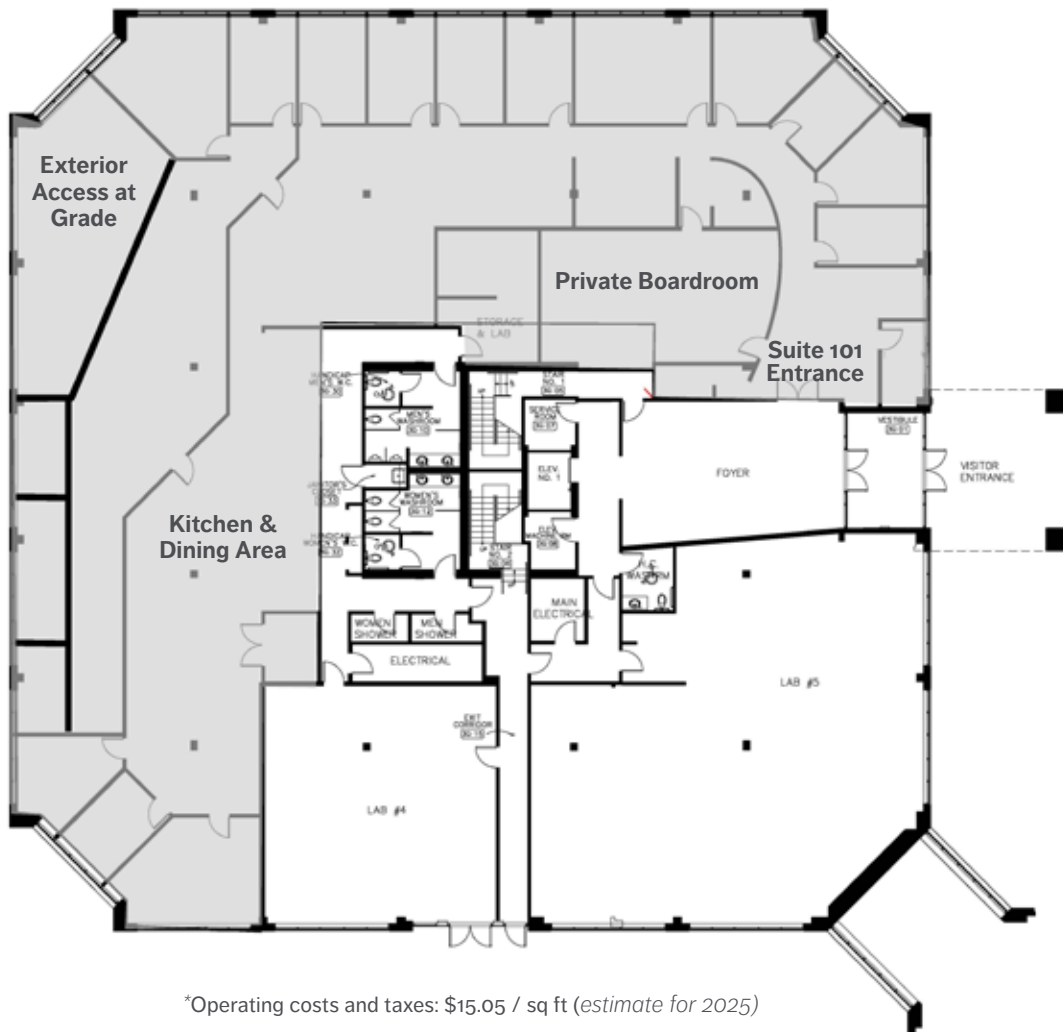
EV Charging Station Onsite

Common Shower Facilities on Site

Ample Onsite Free Parking

Pylon & Building Signage Opportunities Available

Local Discounts with KRP Advantage Card



*Operating costs and taxes: \$15.05 / sq ft (estimate for 2025)

GREAT LOCATION

10,842 sq ft

1145 Innovation Drive, Suite 101
Kanata, ON

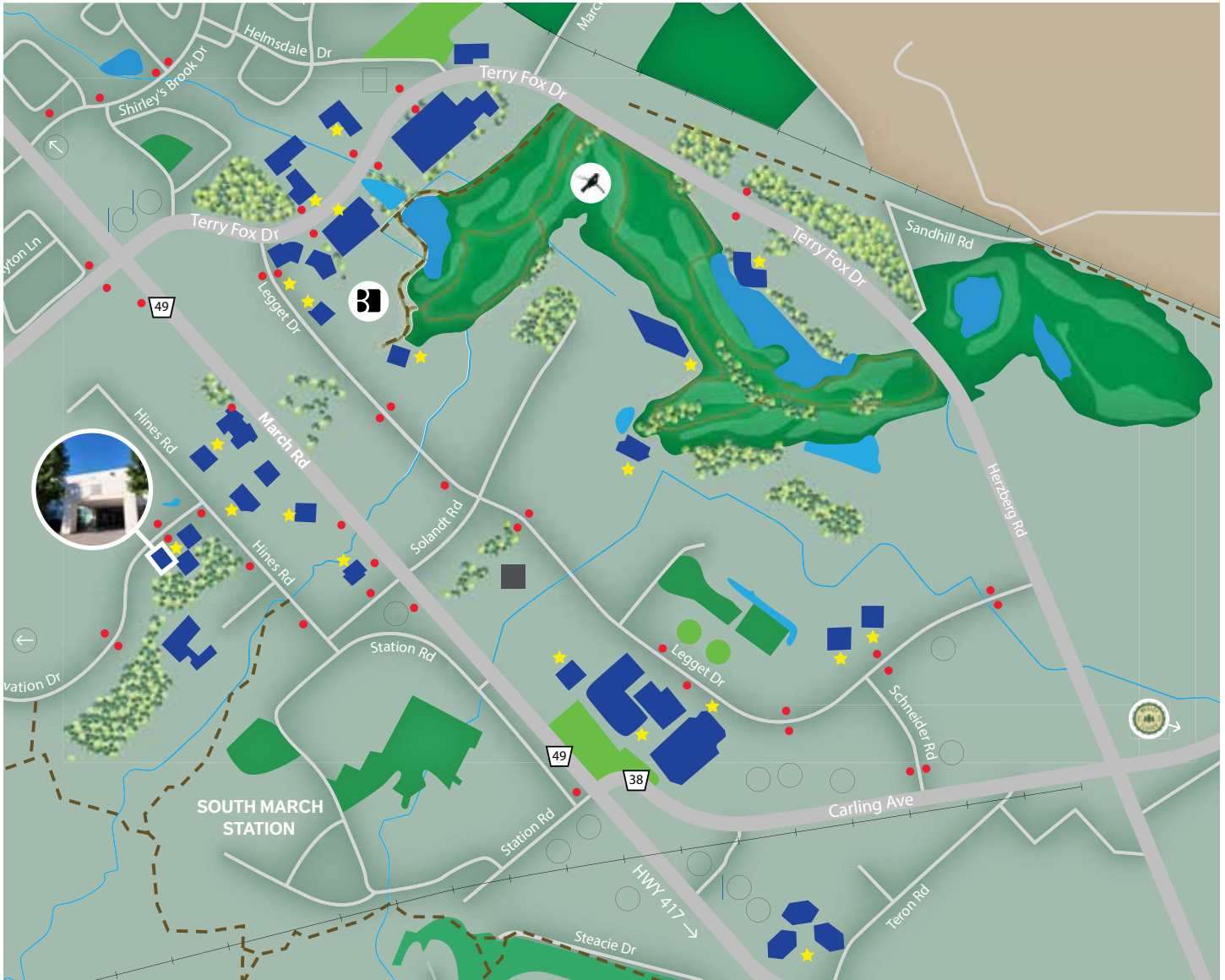
Newly renovated ground-floor suite with direct exterior and lobby access. Bright, modern space with private offices, a boardroom, and kitchen—ideal for businesses seeking visibility and convenience.















SURROUNDING AMENITIES

10,842 sq ft

1145 Innovation Drive, Suite 101
Kanata, ON



AMENITIES

- | | | |
|---|---|--|
|  KRP Buildings |  KRP Family Centre |  EV Charging Stations |
|  The Marshes Golf Club & Pickelball Courts |  KRP Soccer Fields |  OC Transpo Stops |
|  Brookstreet Hotel and Au Naturel Spa |  KRP Volleyball Courts |  Walking and Cycling Trails |
|  Wesley Clover Parks |  The Hub Community Space |  Local Restaurants |