

FOR LEASE

**3,901 sq ft**

350 Terry Fox Drive, Suite 103  
Kanata, ON

More than just space.



**KRP Properties**

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

leasing@krpproperties.com | 613-591-0594

# GREAT LOCATION

**3,901 sq ft**

350 Terry Fox Drive, Suite 103  
Kanata, ON



## PROPERTY FEATURES

Six Private Offices

Large Boardroom

Open Concept Workspace

Contiguous With Suite 112 (3,675 sq ft)

Secured 24/7 Building and Suite Access

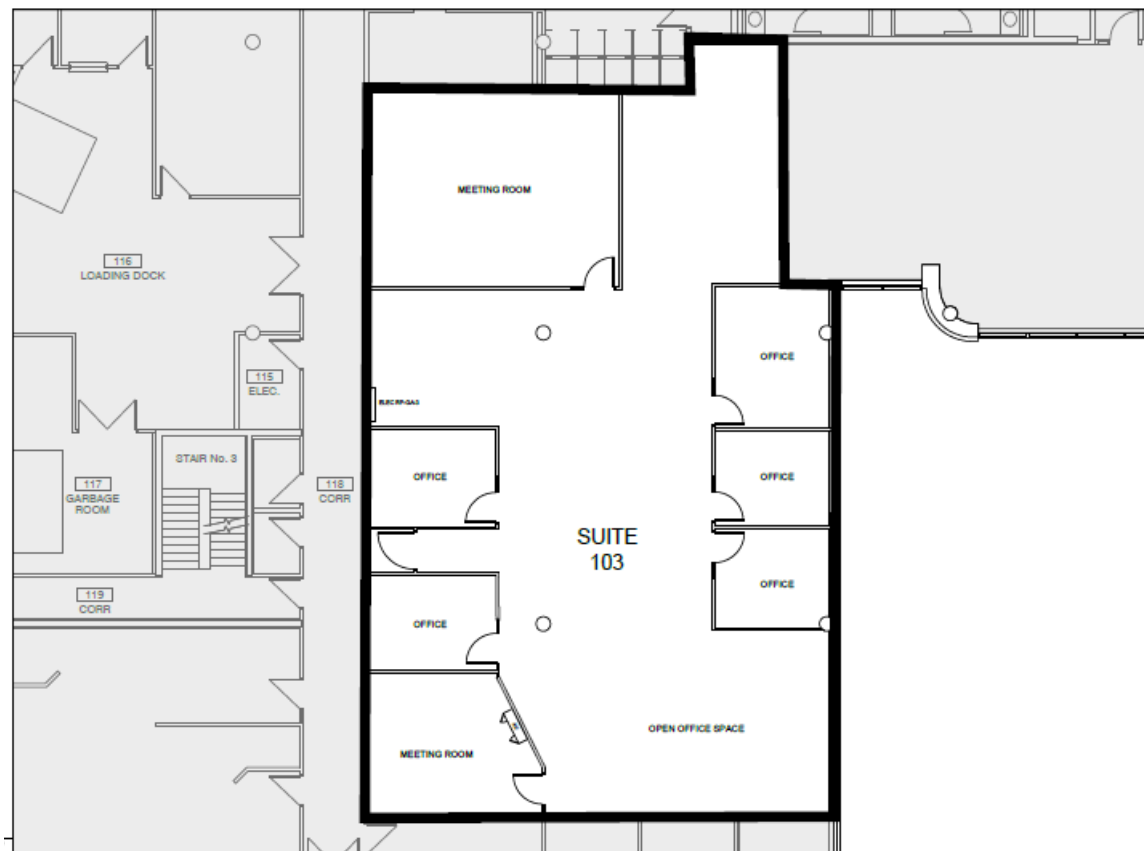
EV Charging Station Onsite

Common Shower Facilities on Site

Ample Onsite Free Parking

Pylon Signage Opportunities Available

Local Discounts with KRP Advantage Card



\*Operating costs and taxes: \$16.43 / sq ft (estimate for 2025)

# AMAZING POTENTIAL

**3,901 sq ft**

350 Terry Fox Drive, Suite 103  
Kanata, ON



NEW LOBBY CONCEPT - CONSTRUCTION SPRING 2025



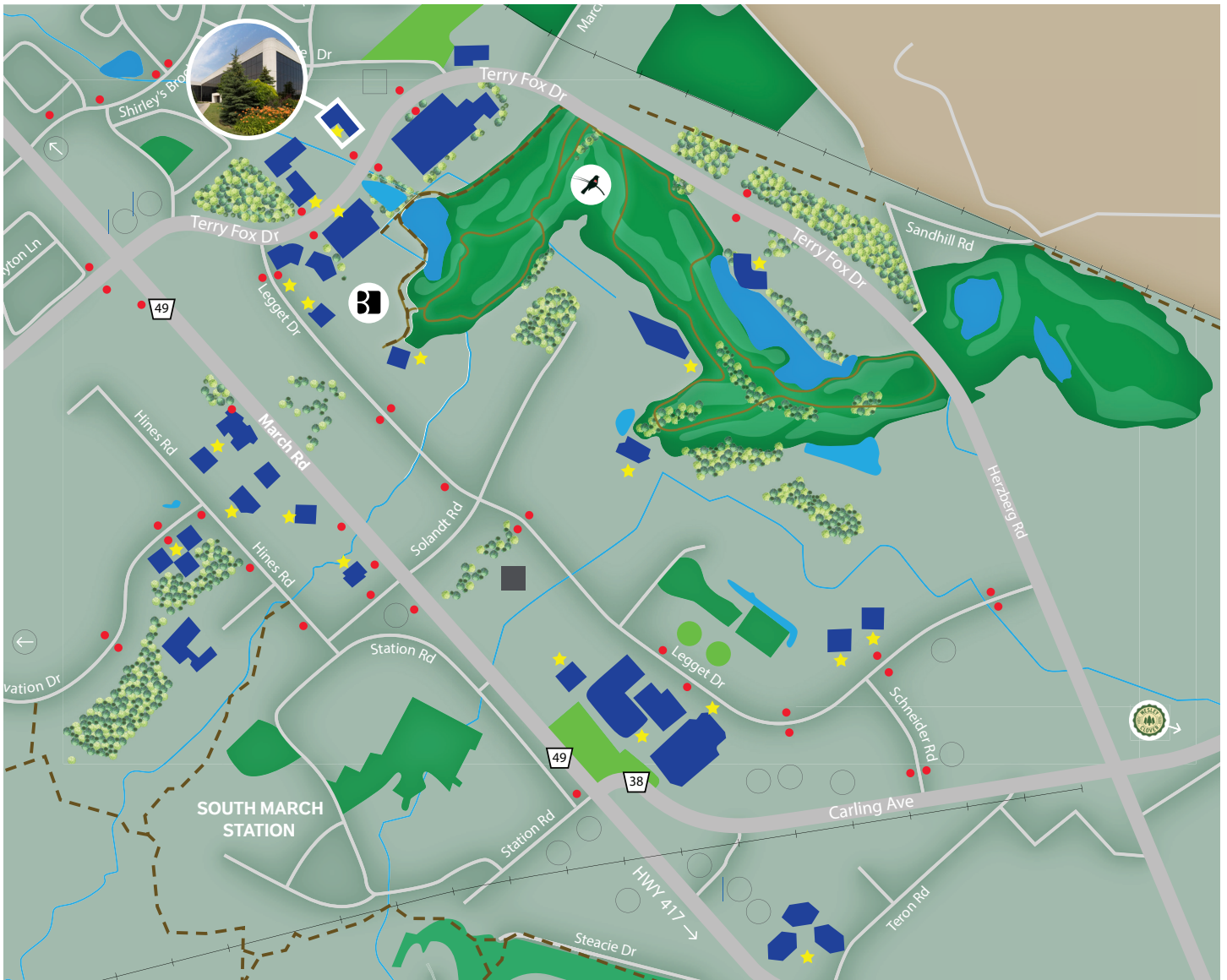
*This ground floor suite is perfect for any business seeking to be located in the heart of Kanata North. This building boasts a brand new lobby coming in spring 2025. Amazing potential!*















# SURROUNDING AMENITIES

**3,901 sq ft**

350 Terry Fox Drive, Suite 103  
Kanata, ON



## AMENITIES

- |  |   |  |
|--|---|--|
|  KRP Buildings                        |  KRP Family Centre       |  EV Charging Stations       |
|  The Marshes Golf Club                |  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          |