



130 Terence Matthews Crescent, Unit G1, Kanata, ON

# Well Appointed Office Condominium For Lease

**Sheila McKeen**

Sales Representative  
+1 613 683 2238  
sheila.mckeen@colliers.com

**Oliver Kershaw**

Senior Vice President, SIOR  
+1 613 683 2200  
oliver.kerhsaw@colliers.com



# Property Overview

Civic Address	130 Terence Matthews Crescent, Unit G1, Ottawa, ON
Total SF	Approximately 1,400 SF
Zoning	IP4[1752] - Kanata South Business Park Zone
Availability:	60 - 90 days
Rental Rate:	\$3,750 Gross Monthly (hydro and gas are not included)
Parking	3 parking spots



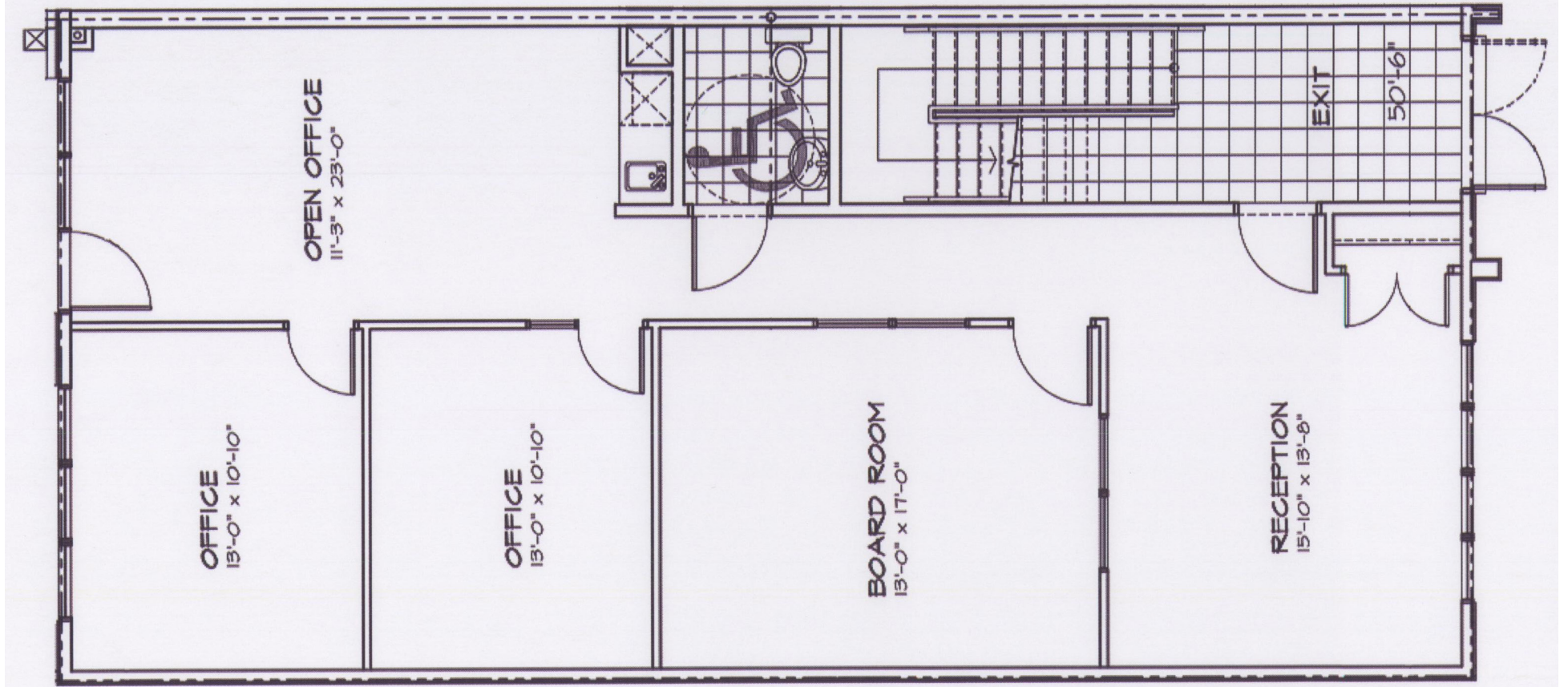
## Key Highlights

Located near Eagleson Road and Michael Cowpland Drive, 130 Terence Matthews Crescent is situated in Kanata South, within close proximity to Glen Cairn and Bridlewood. Minutes to Hwy 417. Public transportation at the doorstep, and just minutes from the Eagleson Park & Ride Station. Walking distance to many amenities including Starbucks, Tim Hortons, Shoppers Drug Mart, Real Canadian Superstore, Kettleman's, and Subway.

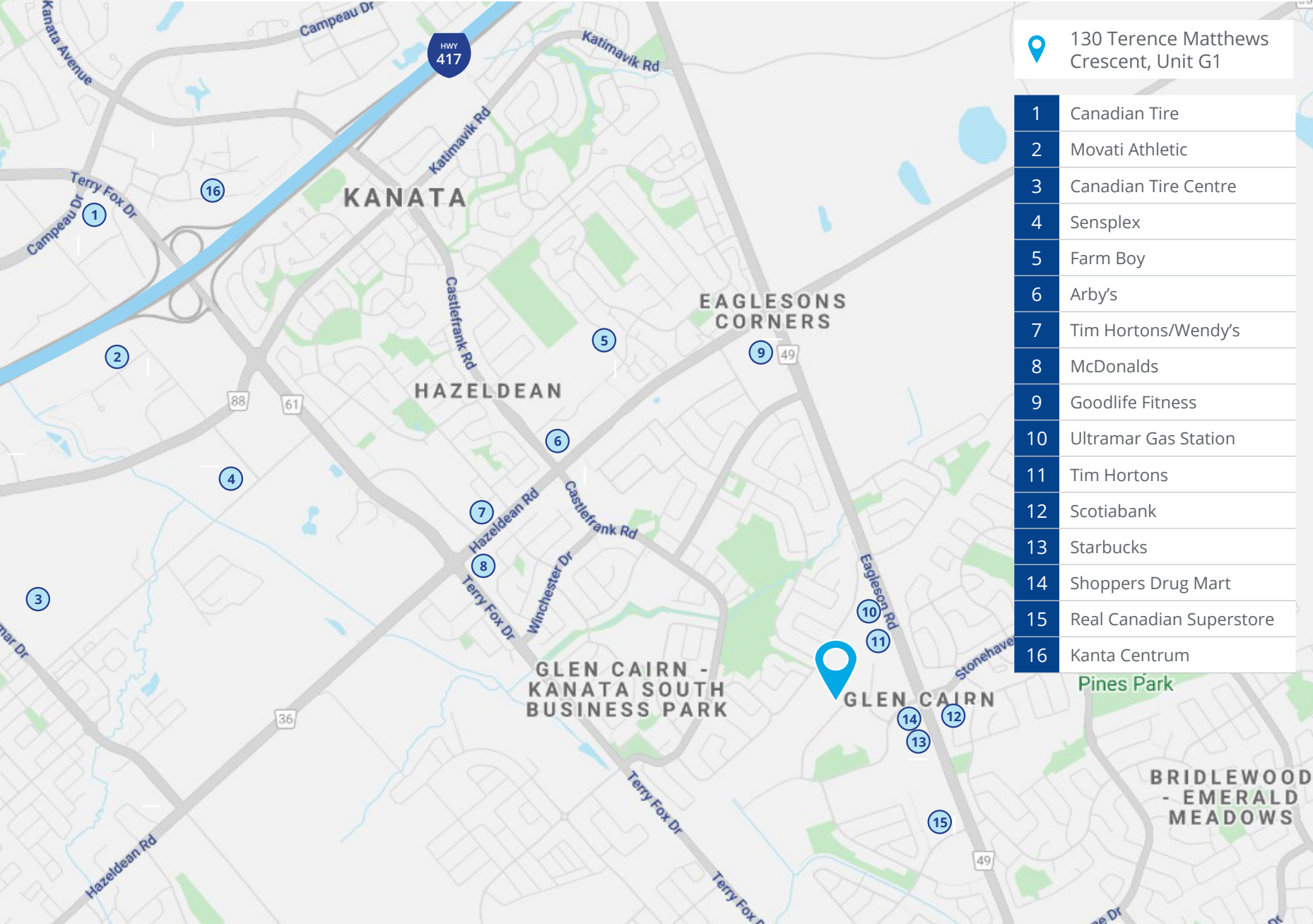
- High level of finish throughout
- Welcoming reception area
- 2 enclosed offices
- 1 open workspace
- Boardroom, kitchenette, storage, utility room
- Private washroom
- Open concept vestibule at entrance
- Signage on pylon and main entrance
- 10 foot ceilings and tall transom windows creating a bright and inviting workspace



# Typical Floor Plan For Building



# Nearby Amenities





99 Bank Street, Suite 1005  
Ottawa, ON  
K1P 6B9 Canada  
Main: +1 613 567 8050  
collierscanada.com

**Sheila McKeen**

Sales Representative  
+1 613 683 2238  
sheila.mckeen@colliers.com

**Oliver Kershaw**

Senior Vice President  
+1 613 683 2200  
oliver.kerhsaw@colliers.com