

FOR LEASE

**19,250 sq ft**

350 Terry Fox Drive, Suite 200  
Kanata, ON

More than just space.



**KRP Properties**

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

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# GREAT LOCATION

**19,250 sq ft**

350 Terry Fox Drive, Suite 200  
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## PROPERTY FEATURES

Updated Modern Design

Open Concept Workspace

Private Meeting Rooms

Large Insuite Kitchen & Dining Area

Two Large Lab Spaces

Furnished With Solar Roller Blinds

Secured 24/7 Building and Suite Access

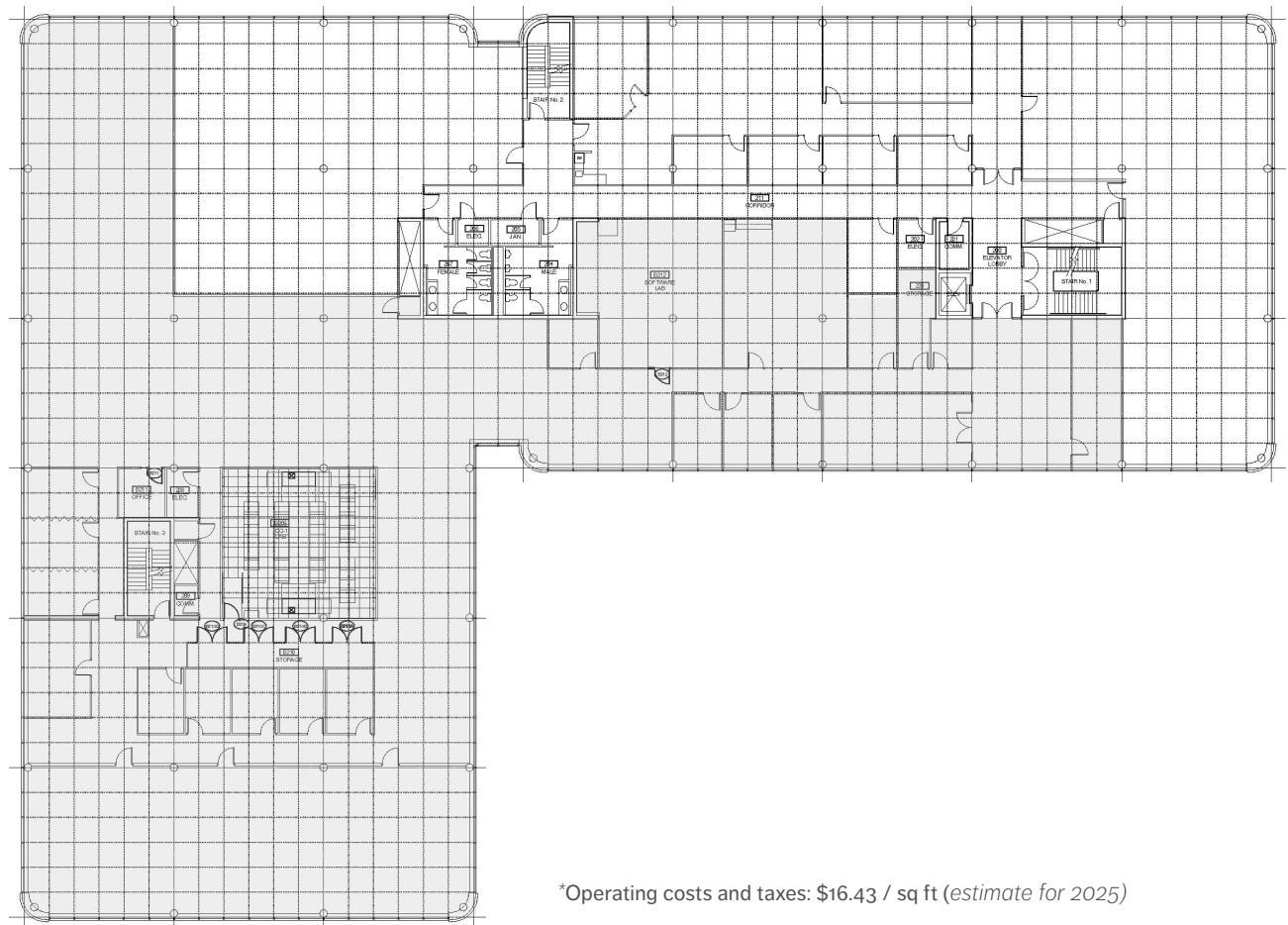
EV Charging Station Onsite

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

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*This modern second floor suite is perfect for any large business seeking to be located in the heart of Kanata North. The building now features a newly completed lobby, offering a fresh and professional welcome for tenants and visitors alike. A must-see opportunity!*















# SURROUNDING AMENITIES

**19,250 sq ft**

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## 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          |