



## Well Appointed Office Condo

- Asking price: ~~\$925,000.00~~ **\$899,000.00**
- +/- 3,331 sf of available space
- Office condo consisting of two (2) open and (3) closed offices, (1) meeting room, (1) kitchen, (2) storage and (3) bathroom. Features finished second floor mezzanine area
- Eight (8) onsite parking available
- IP4 - Kanata South Business Park Zone
- Located in Kanata south with close proximity to Highway 417
- Walking distance to many amenities
- Minutes from Eagleson Park & Ride Station. Bus transit only steps away

## Get more information

### Giorgio DiNardo

Sales Representative, Vice-President  
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### David A. MacLeod

Sales Representative, Vice-President  
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david.macleod@avisonyoung.com



Platinum member

# Property

# For Sale

155 Terence Matthews, Unit 2  
Ottawa, ON



## Address

155 Terence Matthews, Unit 2, Ottawa, ON

## Year Built

1988

## Available Space

### Main Level

(1) Foyer, (2) bathrooms, (1) closed office,  
(1) open area offices, (1) meeting Room,  
(1) kitchen, (1) storage, and  
(1) bathroom

2,008 sf  
(As per MPAC)

### Second Level

(2) Closed offices, (1) bathroom,  
(1) storage, and  
(1) open area offices

1,323 sf  

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+/- 3,331 sf

### Total:

## Possession

60-90 days

## Parking

Eight (8) parking spots

## Legal Description

UNIT 2, LEVEL 1, CARLETON CONDOMINIUM PLAN  
NO. 471 PT E 1/2 LT 31 CON 10, PTS 1, 2 4R6842; S`T  
LT619492, LT619493, LT623667, LT700672 AS SCHEDULE  
"A" OF DECLARATION LT629690 KANATA

## PIN

154710002

## Zoning

IP4 - Kanata South Business Park Zone

## Power Supply

225 amp, 120/208 volt, 3 phase

## Expenses (2026 estimate)

<u>Property Tax</u> (2025 est.)	\$7,387.87/yr
<u>Condo fees</u> (2026 est.)	\$12,892.40/yr
<u>Enbridge</u>	\$2,321.62/yr
<u>Hydro</u>	\$3,233.82/yr

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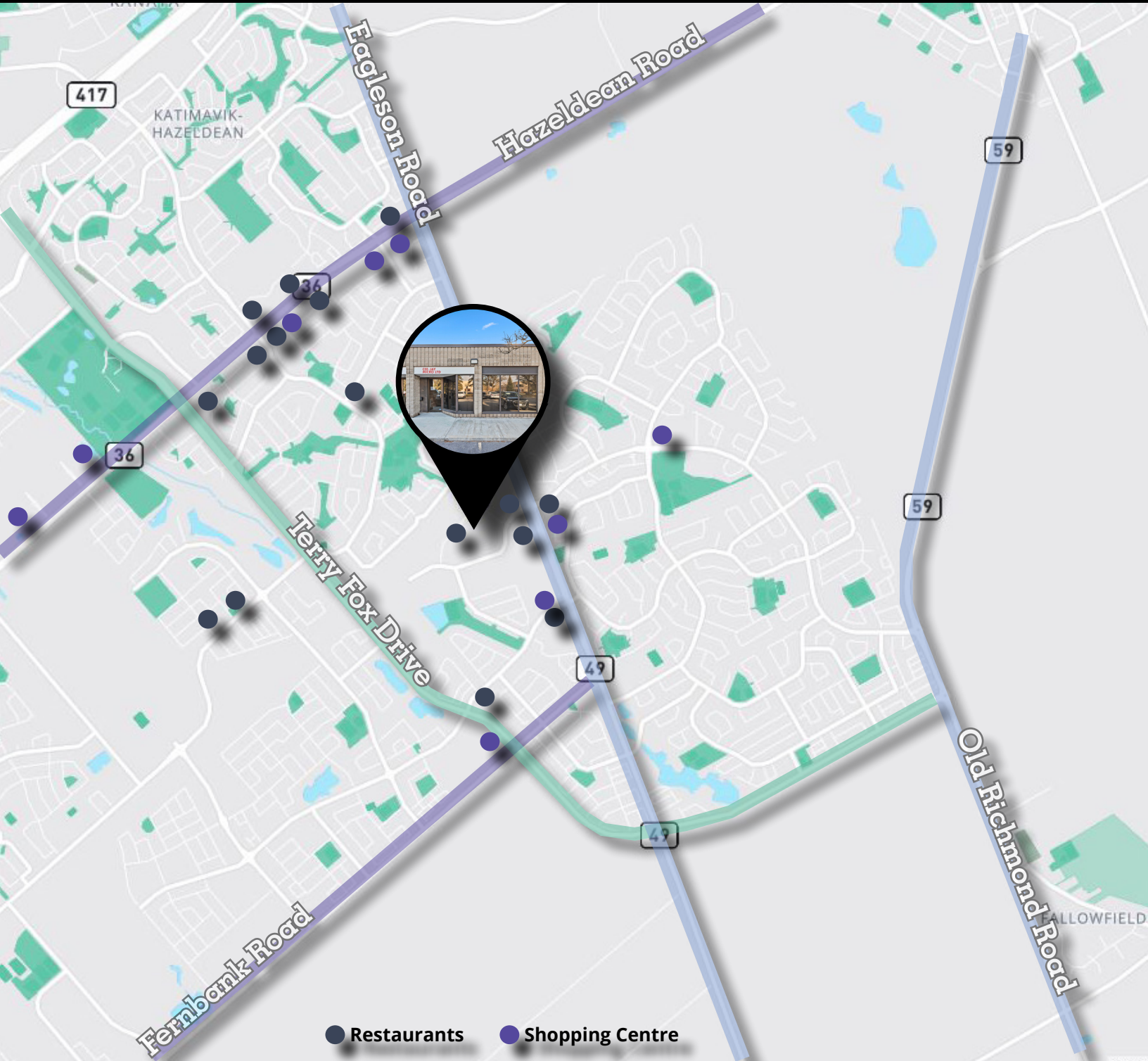
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# Location Map

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# Gallery

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# Gallery

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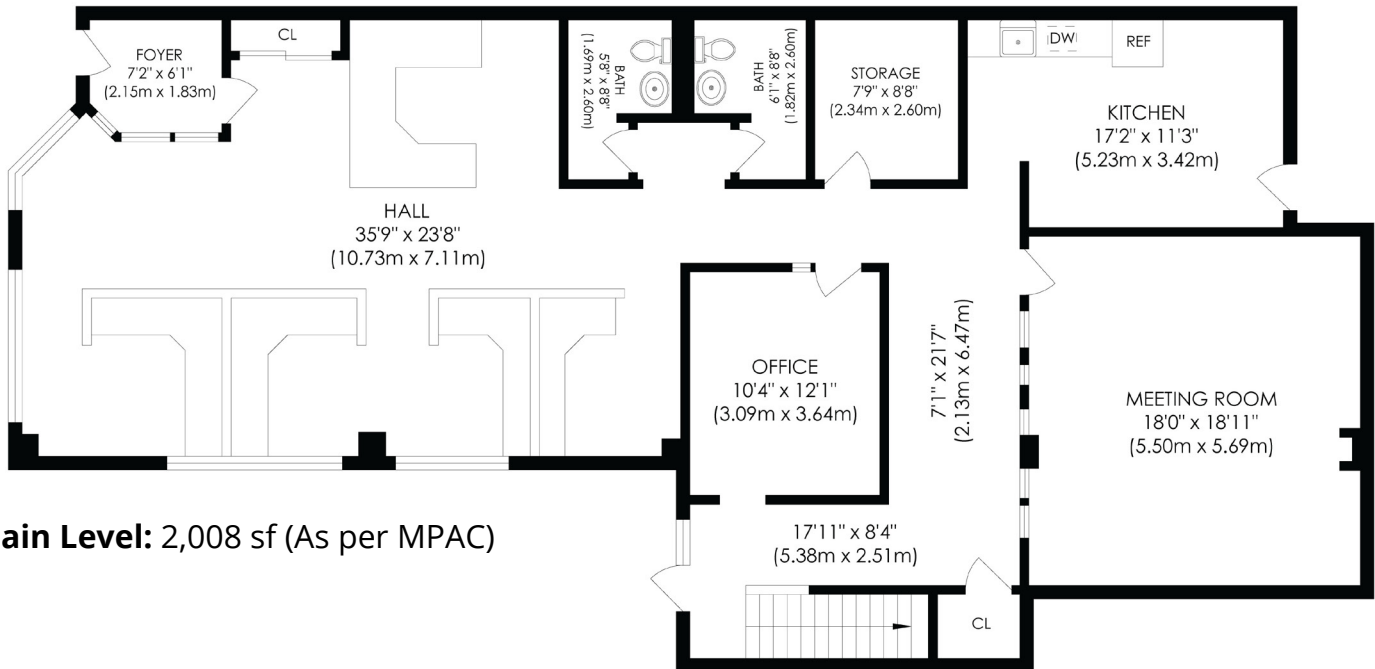
# Floor Plan

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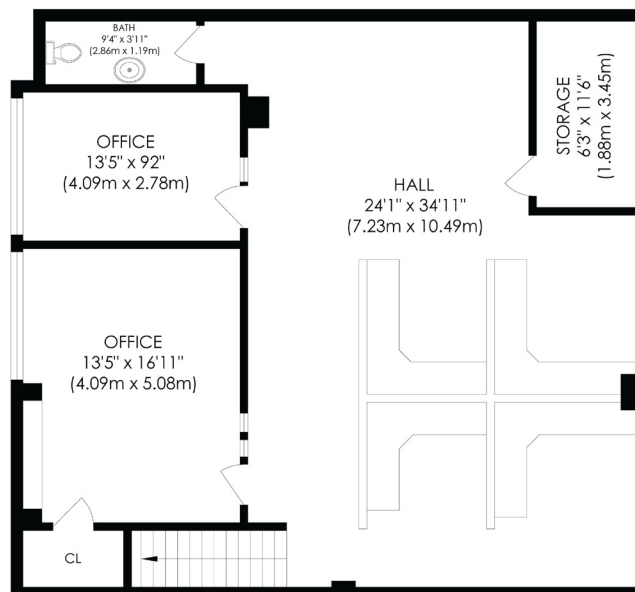


Virtual Tour



Main Level: 2,008 sf (As per MPAC)

Second Level: 1,323 sf



Total Available: 3,331 sf

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