

OFFICE SPACE
FOR LEASE

580

TERRY FOX DRIVE

Kanata, Ontario

Suite 110
3,965 SF

Suite 130
1,893 SF



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**COLONNADE
BRIDGEPORT**
Realty Inc., Brokerage

580 TERRY FOX DRIVE

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LEASE DETAILS

Rental Rate: \$14.50/SF

Taxes & Operating: \$15.99/SF

Operating costs, tax estimates and rental ranges are based on 2025 figures and are subject to change.



OPPORTUNITY

Suite 110 - 3,965 SF

Suite 130 - 1,893 SF

AVAILABLE IMMEDIATELY

- Prime ground floor space
- Ideal for office and service uses
- High ceilings, open concept design
- Extensive window exposure
- Prominent exterior signage (building front, and Palladium/Terry Fox corner)
- Generous lease incentives for fit-up and/or rent



HIGHLIGHTS



Ample parking on-site

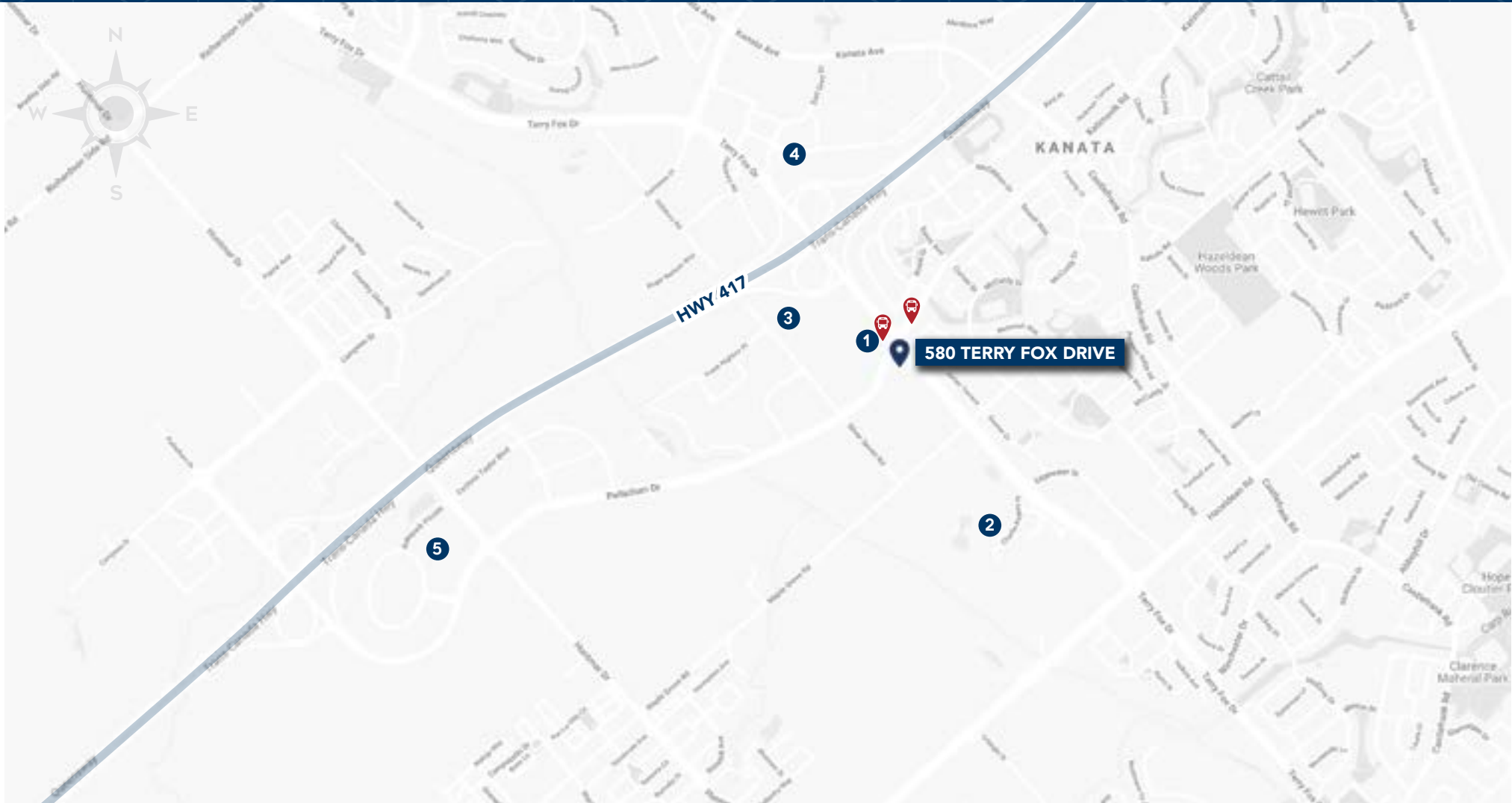


Close to HWY 417, Kanata Centrum, Tanger Outlets and other retail amenities



Convenient access to public transportation

AREA MAP



580 TERRY FOX DRIVE

Kanata, Ontario

- 1 Fairfield Inn and Suites
- 2 Walter Baker Park
- 3 Costco
- 4 Kanata Centrum
- 5 Canadian Tire Centre

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