

FOR SUBLEASE

Office & Lab Space Available

Bright, fully built-out



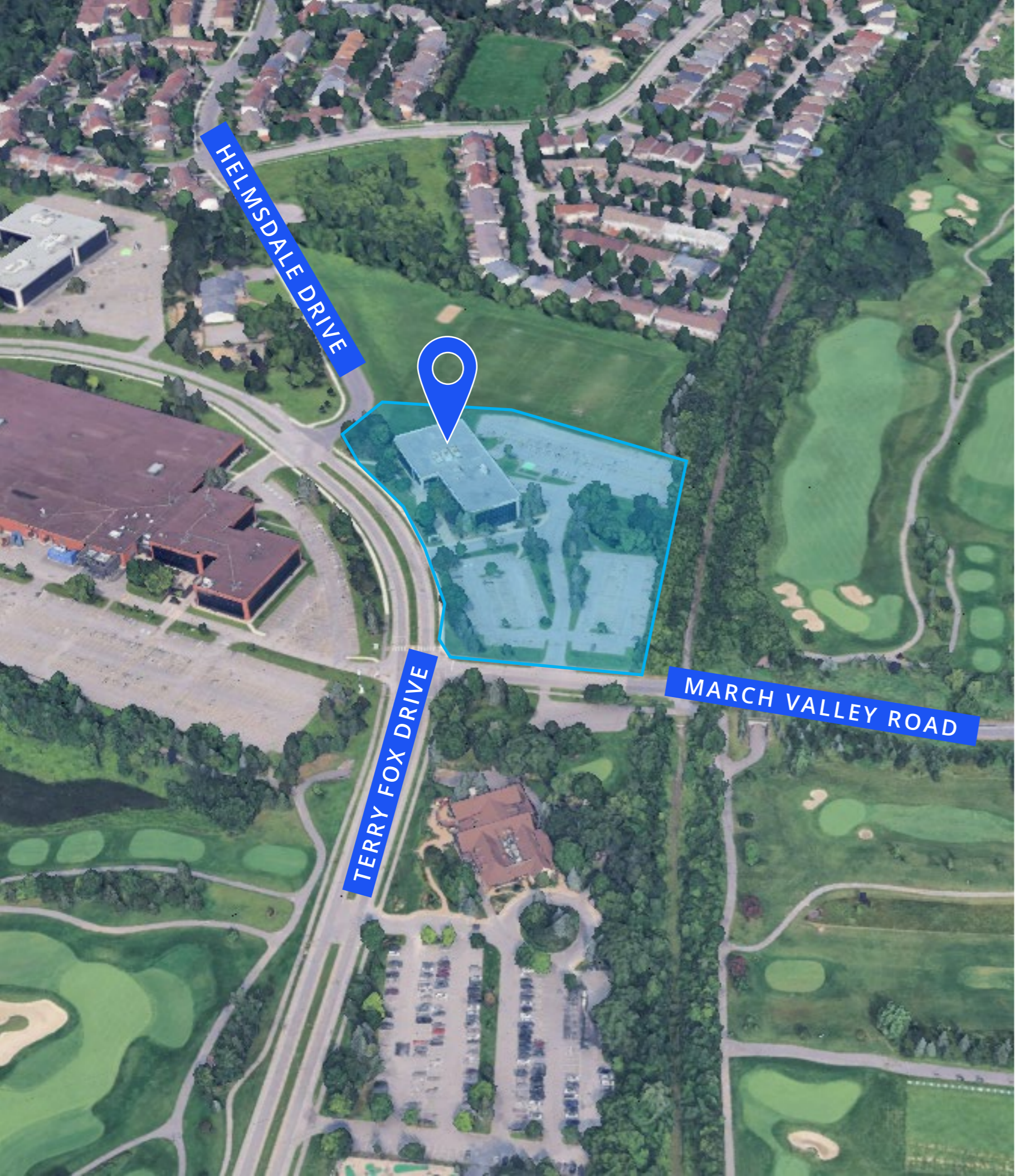
Accelerating success.



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Property Highlights

Address 340 Terry Fox Drive, Ottawa, ON

Rentable Area

- Suite 100:** 9,000 SF
- Suite 300:** 11,522 SF
- Suite 320:** 7,426 SF

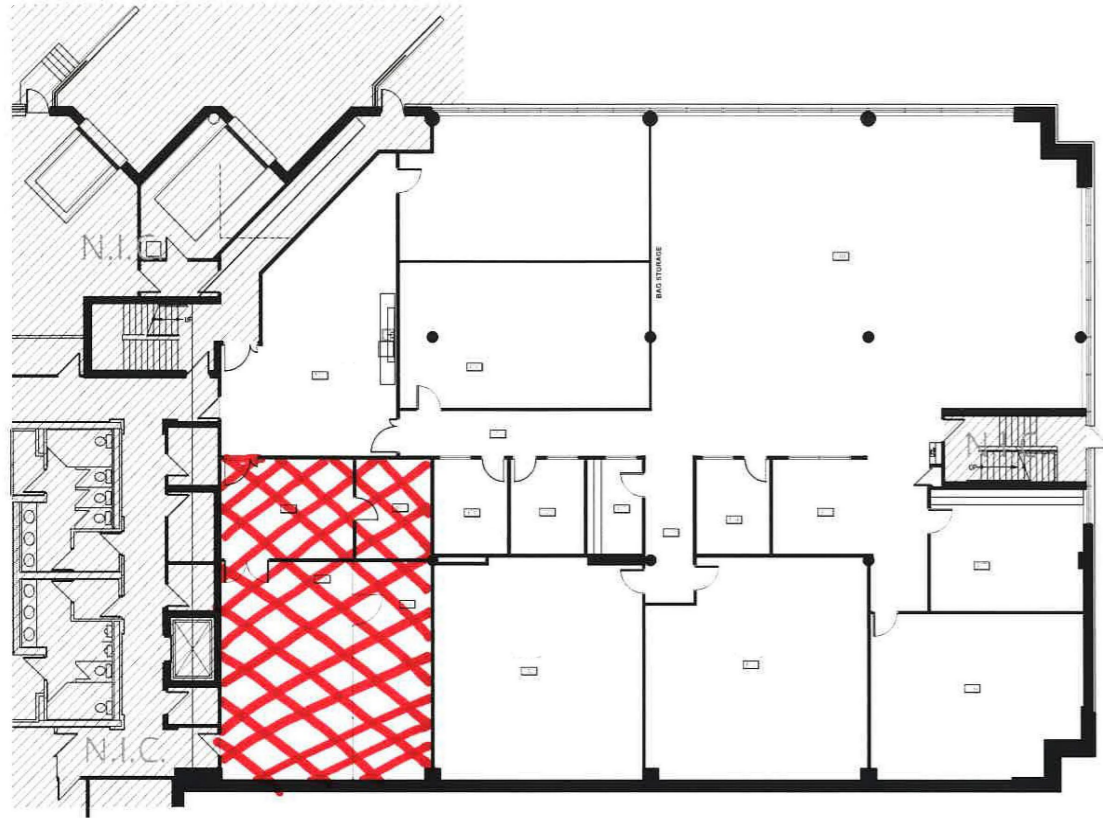
Rental Rate Contact Listing Agent

Operating Costs \$17.87 PSF (2025)

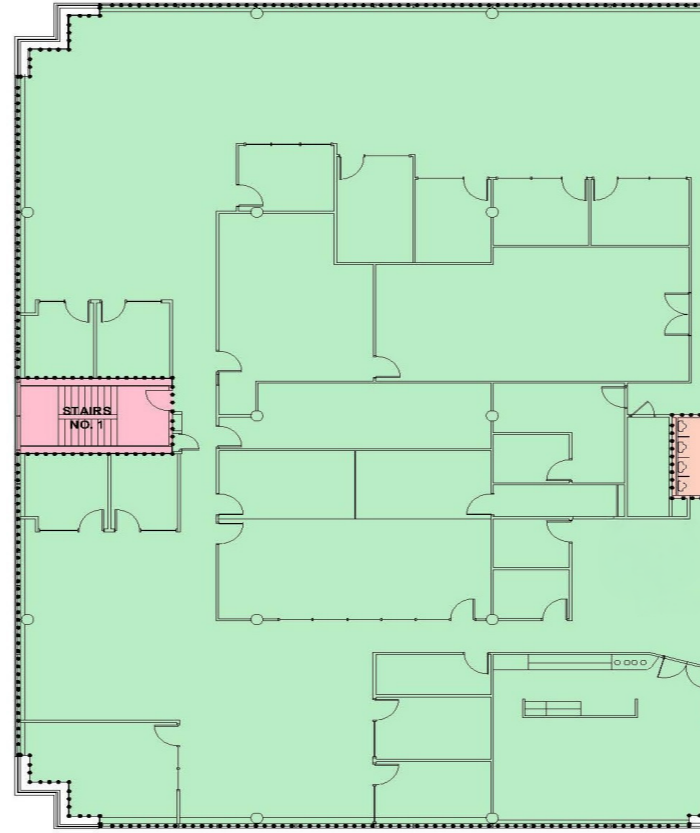
- Comments:**
- Prominently located in the Kanata North Technology Park
 - The property offers exceptional visibility, strong traffic counts and convenient access to major transportation routes
 - **Sublease Term:** March 31, 2035
 - **Suite 100:** newly built-out ground floor flex space suitable for a wide range of users. The layout consists of a mix of open and enclosed workspaces, studio space, meeting rooms, and a modern kitchenette with a dining area. Enjoy direct street-level access from the parking lot into the suite and shipping/receiving access.
 - **Suite 300:** bright and fully built-out space consists of a modern office space with a mix of open work areas, enclosed offices, meeting rooms, kitchenette, large lab space and storage room. Contiguous with Suite 320, offering flexibility for larger space requirements.
 - **Suite 320:** bright and fully built-out space consists of a modern office space with a mix of open work areas, enclosed offices, meeting rooms, and a welcoming kitchen area upon entering. Contiguous with Suite 300, offering flexibility for larger space requirements.
 - Expansive windows provide abundant natural light throughout
 - Tenants will appreciate the brand-new washrooms throughout the building, scenic views of the Gatineau Hills, and proximity to the Marshes Golf Course Clubhouse
 - Ample on-site parking
 - Available immediately
 - Landlord is willing to offer an improvement allowance to qualified tenants

Floor Plans

Suite 100



Suite 300



Suite 320





Suite 100



Suite 100



Suite 100



Suite 100



Suite 300



Suite 300



Suite 300

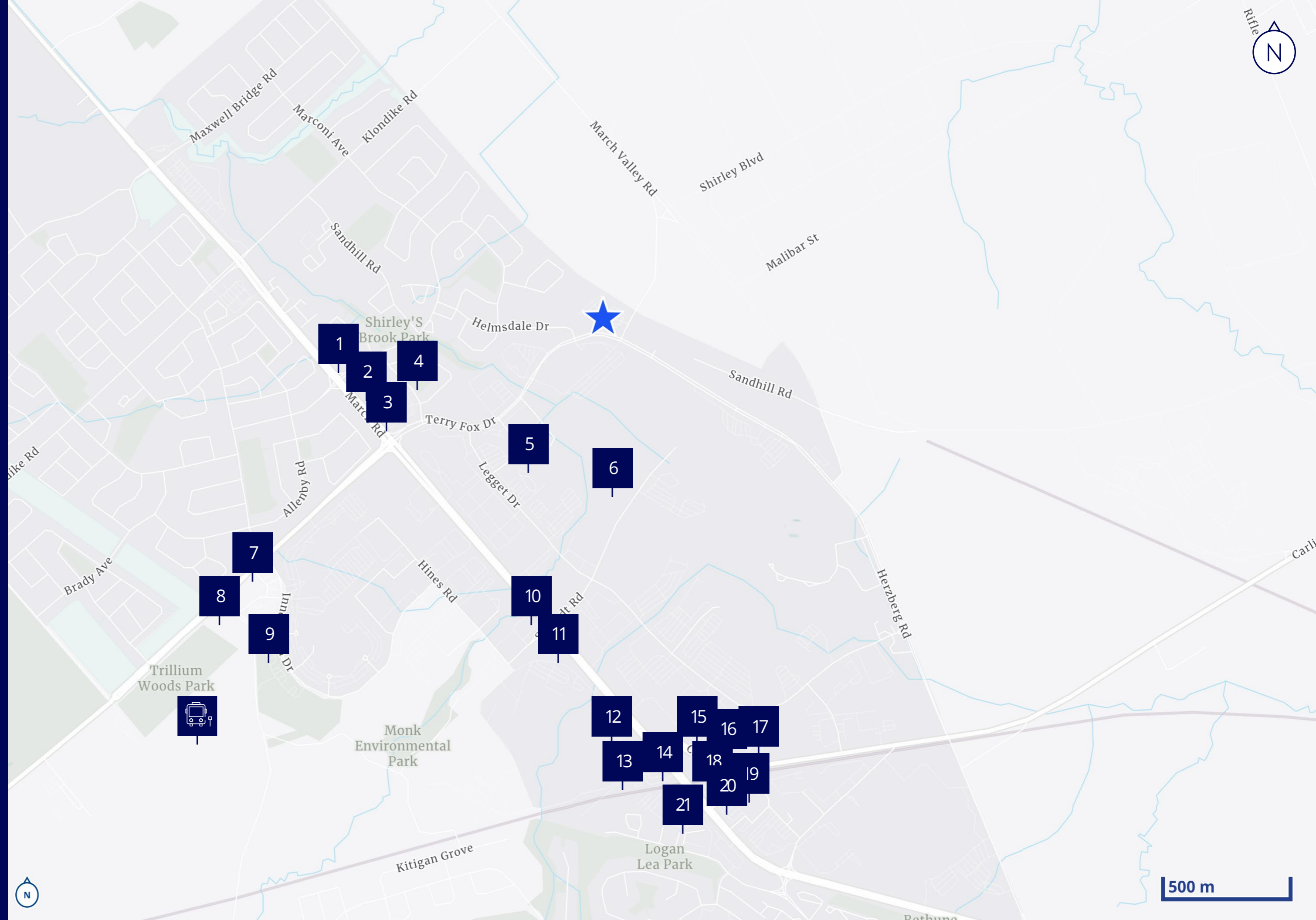


Suite 100



Nearby amenities

1. Shell Gas Station
2. Burger King
3. Subway
4. The Barley Mow
5. Brookstreet Hotel
6. The Marshes Golf Course
7. Burrito Gringo
8. St. Louis Bar & Grill
9. Starbucks
10. Tim Hortons
11. Esso Gas Station/Circle K
12. A&W
13. Ultramar Gas Station
14. Tim Hortons
15. Starbucks
16. Cora Breakfast and Lunch
17. Big Rig Brewery
18. Tim Hortons
19. Lone Star
20. Metro
21. The Royal Oak



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