

600

TERRY FOX DRIVE
KANATA, ON

Medical/Office
Space For
Sublease

Oliver Kershaw

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

Sheila McKeen

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



Property Overview



Medical/Office Space For Sublease

Address: 600 Terry Fox Drive, Kanata, ON

Rentable Area: Suite 100 - 6,218 SF

Net Rent: Inquire through agent

Additional Rent: \$18.03 PSF (2025)

Sublease Term: December 31, 2029

Available: Q4 2025

- Comments:**
- » Prominent medical/office building located in Kanata near the corner of Terry Fox Drive and Palladium Drive
 - » Spacious and well-appointed office suite offers a highly functional layout featuring eight (8) enclosed offices, a large boardroom, reception area, expansive open workspace, storage room, two (2) kitchenettes, a lunchroom and private washrooms
 - » Furniture may be available
 - » Access to convenient loading door
 - » Signage opportunities
 - » Ample parking on-site
 - » Lots of amenities nearby such as Costco, Kanata Centrum Shopping District, East Side Mario's, Swiss Chalet, A&W and more
 - » Ideal space for medical professionals



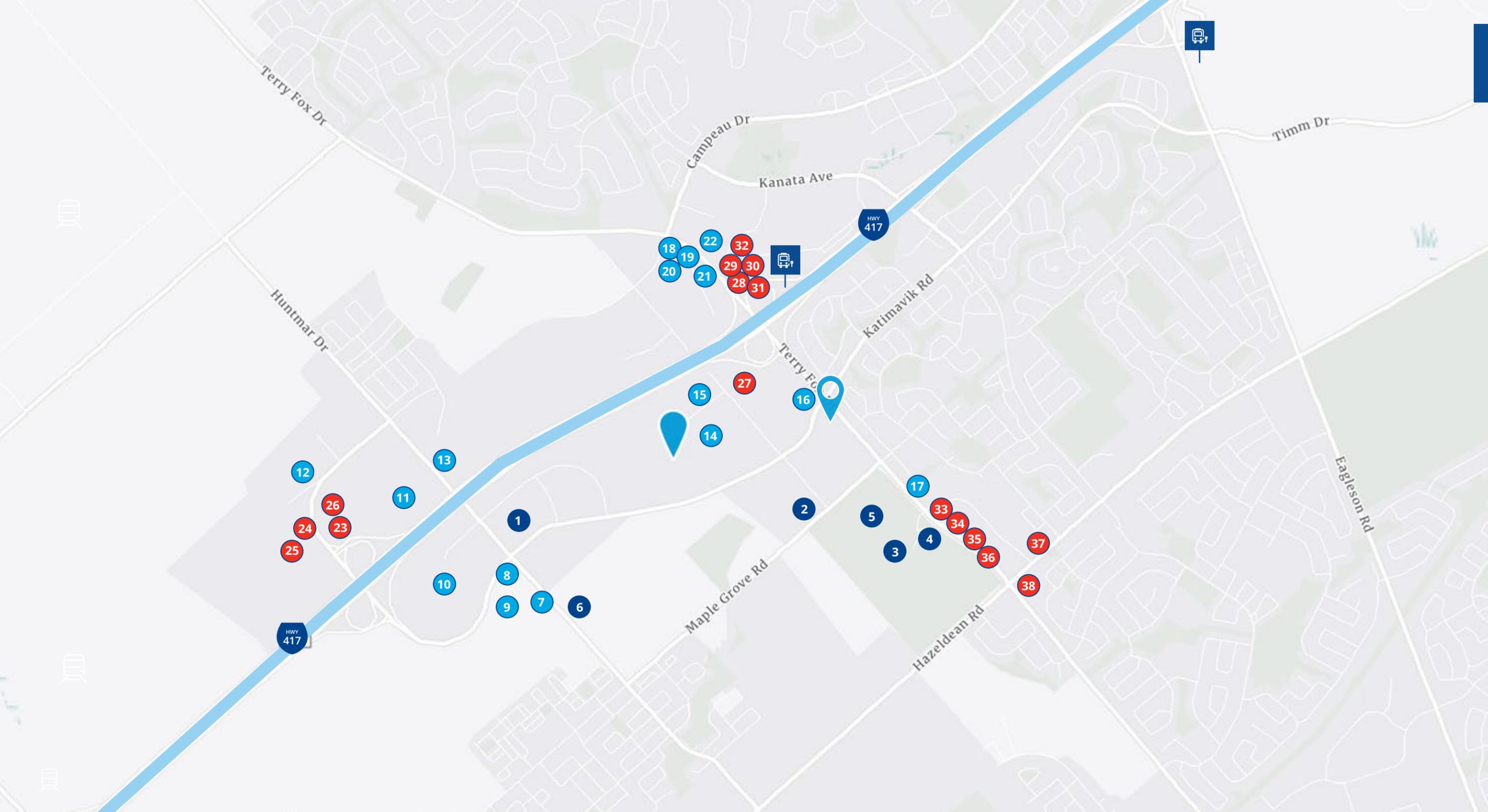
The Location

600 Terry Fox Drive in Kanata offers a prime location for businesses seeking office space in one of Ottawa's most vibrant communities. Positioned in a bustling commercial area, this building is surrounded by a diverse mix of businesses, retail centers, and residential neighbourhoods, making it a strategic hub for both local and regional operations.

The property benefits from excellent accessibility, with direct connections to Highway 417 and Terry Fox Drive, ensuring smooth travel to downtown Ottawa, the Ottawa International Airport, and other key destinations within the National Capital Region. Public transit options are also readily available, enhancing convenience for employees, clients, and suppliers.

Kanata is renowned as a technology hub, home to major firms like Nokia, Ericsson, and Kinaxis, as well as a thriving network of startups and SMEs. This dynamic business environment fosters innovation and provides ample opportunities for growth and collaboration. Companies at 600 Terry Fox Drive can tap into this vibrant ecosystem, benefiting from the area's robust commercial presence.

Amenities



Highway 417

Transit Station/Park & Ride

Landmarks

1. Canadian Tire Centre
2. Bell Sensplex Complex
3. Kanata Recreation Centre
4. Ron Maslin Playhouse
5. Walter Baker Park
6. Kanata Academy Private School

Services & Shops

7. Ottawa Police Service
8. Ultramar Gas Station
9. Enterprise Rent-A-Car
10. Palladium Auto Park
11. Tanger Outlets
12. Wingate by Wyndham
13. Microtel Inn & Suites
14. Movati Athletic
15. Home Depot
16. Fairfield Inn & Suites
17. ESSO Gas Station
18. Scotiabank
19. Canadian Tire
20. Staples
21. Petro Canada
22. Loblaws

Restaurants

23. Starbucks
24. McDonald's
25. Tim Horton's
26. Chick-fil-A
27. Costco
28. Montana's
29. Crazy Horse
30. Boston Pizza
31. Kelsey's
32. Harvey's
33. A&W
34. East Side Mario's
35. Swiss Chalet
36. Darcy McGee's
37. Wendy's/Tim Horton's
38. McDonald's

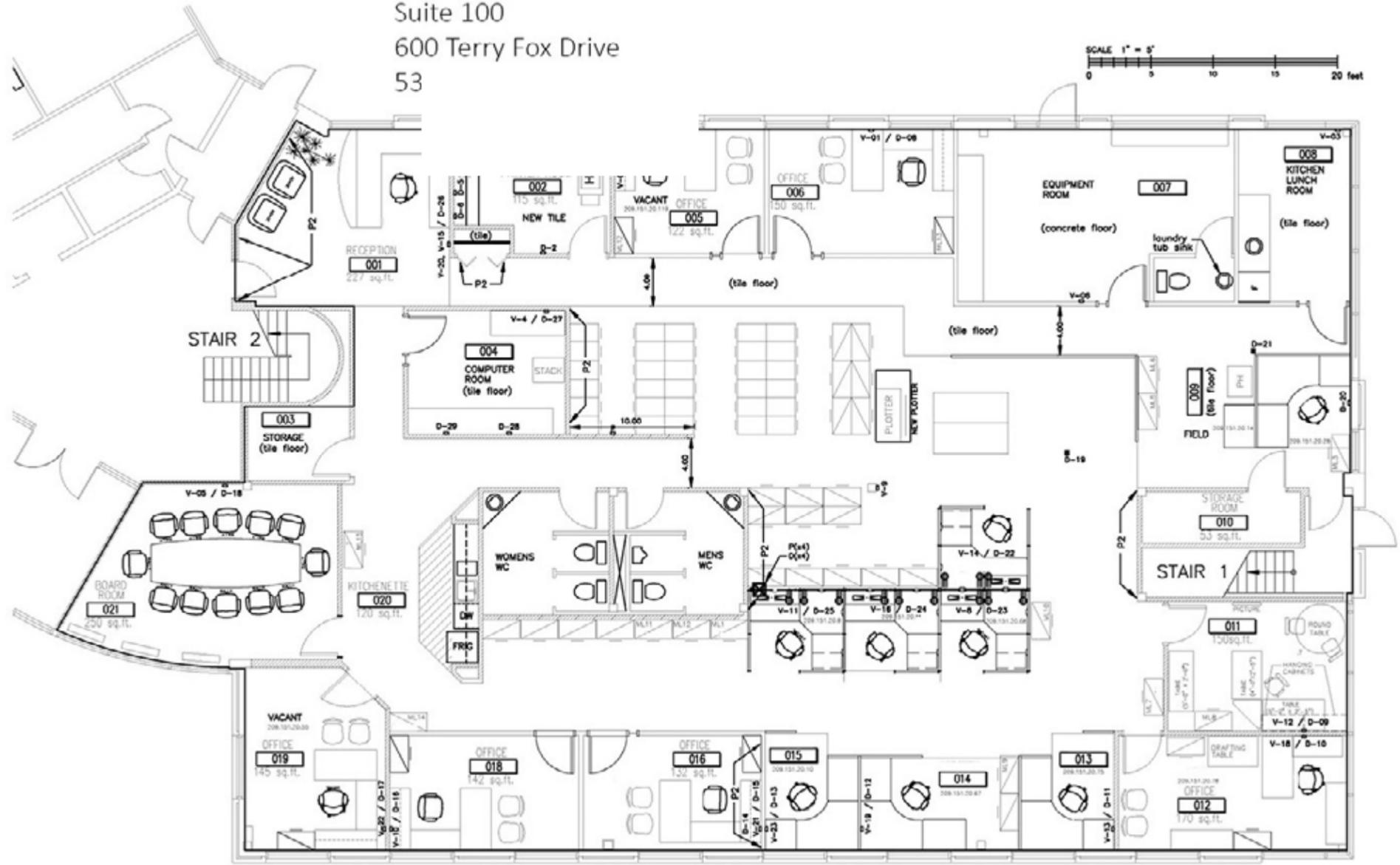
Subject Property



Floor Plan

Suite 100
600 Terry Fox Drive
53

SCALE 1" = 5'
0 5 10 15 20 feet





Colliers Ottawa
99 Bank Street, Suite 1005
K1P 6B9 | Ottawa, ON

Oliver Kershaw
Senior Vice President, SIOR
+1 613 683 2200
oliver.kershaw@colliers.com

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