

FOR LEASE

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**3,435 sq ft**

359 Terry Fox Drive, Suite 230  
Kanata, ON



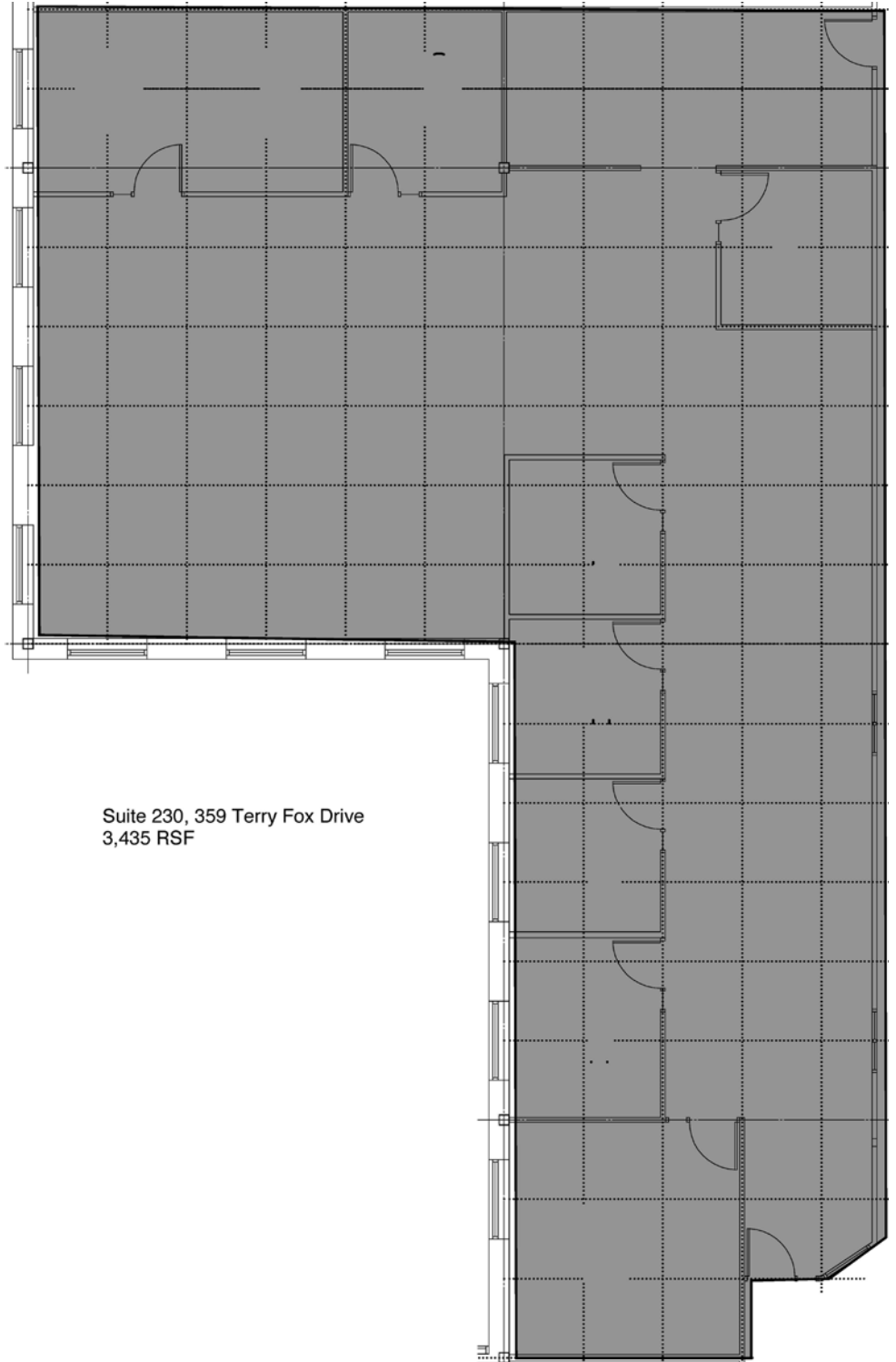
**KRP Properties**  
555 Legget Drive, Suite 300  
Ottawa, ON K2K 2X3

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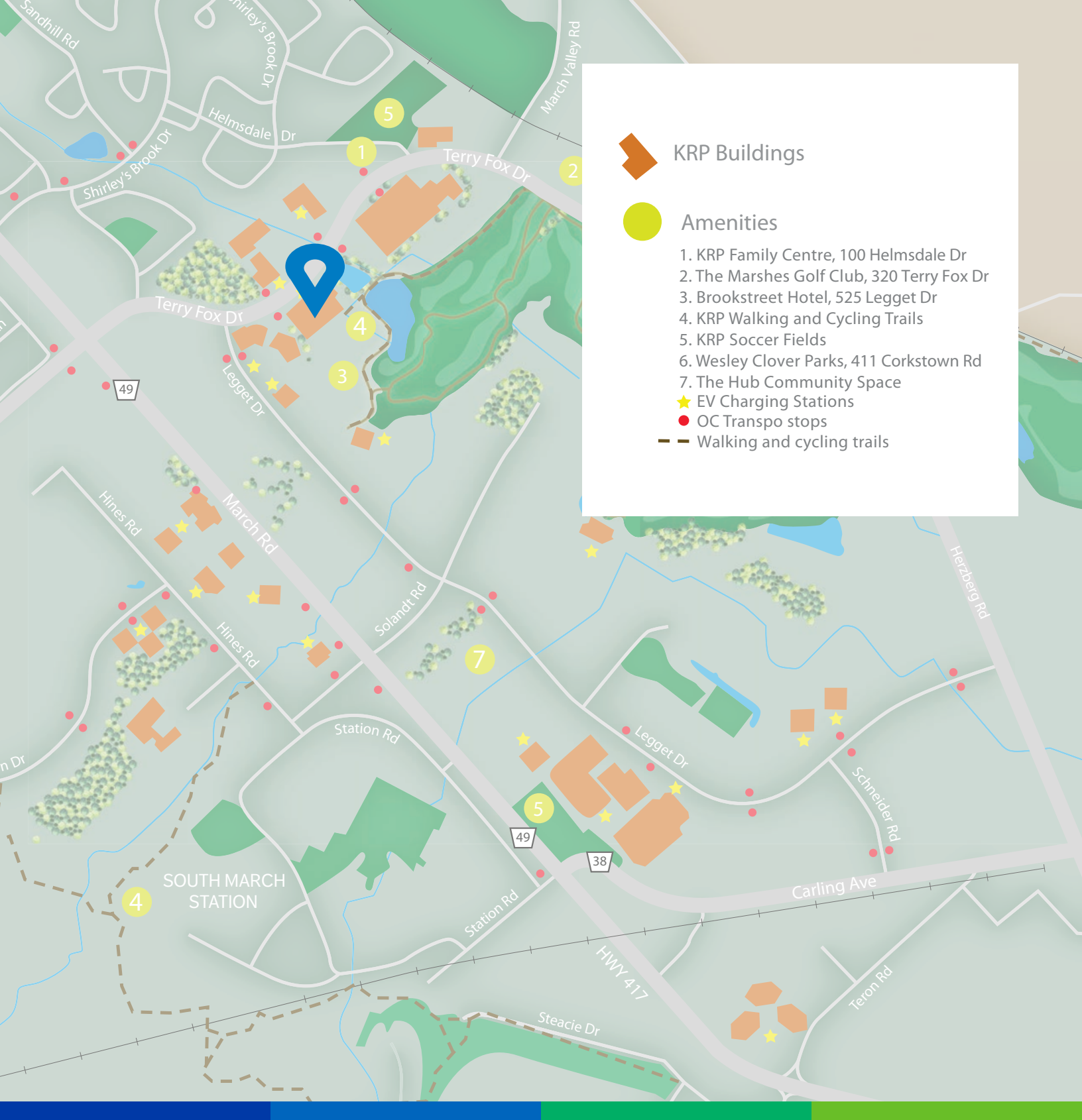
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Suite 230, 359 Terry Fox Drive  
3,435 RSF

- > Large open-concept office
- > Several small offices or boardrooms
- > Secured 24/7 building and suite access

\*operating costs and taxes: \$13.52 sq ft (estimate for 2023)



**KRP Buildings**

**Amenities**

1. KRP Family Centre, 100 Helmsdale Dr
2. The Marshes Golf Club, 320 Terry Fox Dr
3. Brookstreet Hotel, 525 Legget Dr
4. KRP Walking and Cycling Trails
5. KRP Soccer Fields
6. Wesley Clover Parks, 411 Corkstown Rd
7. The Hub Community Space

- ★ EV Charging Stations
- OC Transpo stops
- - - Walking and cycling trails

## SUITE AND BUILDING HIGHLIGHTS

- ✓ Easy access to and from the 417
- ✓ On-street access to bus service (routes 63, 64, 66, 166, 266) and proximity to two OC Transpo Park and Rides
- ✓ Free on-site parking
- ✓ Outdoor picnic and BBQ areas
- ✓ Proximity to banks, grocery stores, fitness centres, restaurants and other retail
- ✓ Steps away from City of Ottawa and NCC-maintained cycling and walking trails
- ✓ Access to discounts at local businesses with a KRP Advantage Card