

155 Terence Matthews Crescent Kanata, ON



Premier office opportunity
Property for **Sale** or **Lease** in Kanata South

For Sale - \$1,845,000.00
For Lease - \$11.50 psf

**AVISON
YOUNG**



Property Details

Zoning
IM - Mixed Industrial Zone

Available Area
7,200sf

PIN
154710001 & 154710008

Parking
15

Additional Rent
\$12.25 psf (Includes hydro, enbridge, condo fees, management fees, water/sewer and HVAC)

Occupancy
Immediate

Property Highlights

Prime location in Kanata South Business Park

Situated in one of Ottawa’s premier suburban business districts, the property offers immediate access to Highway 417 via Eagleson Road and is surrounded by a strong mix of technology and professional services. Convenient access to transit, amenities, and major employment hubs enhances accessibility for staff and clients alike.

Flexible office configuration

The property provides a versatile mix of office space suitable for a wide range of businesses. The functional layout supports operations requiring a blend of administrative, showroom, storage, or service-related uses.

Thriving business environment

Located within a well-established commercial campus, the property benefits from proximity to restaurants, retail services, hotels, fitness facilities, and other amenities that support daily business operations and employee satisfaction.

Ideal for owner-occupiers and investors

The property’s flexible design, desirable location, and strong market fundamentals make it an attractive opportunity for owner-users seeking long-term occupancy or investors looking to secure space within one of Ottawa’s most established business parks



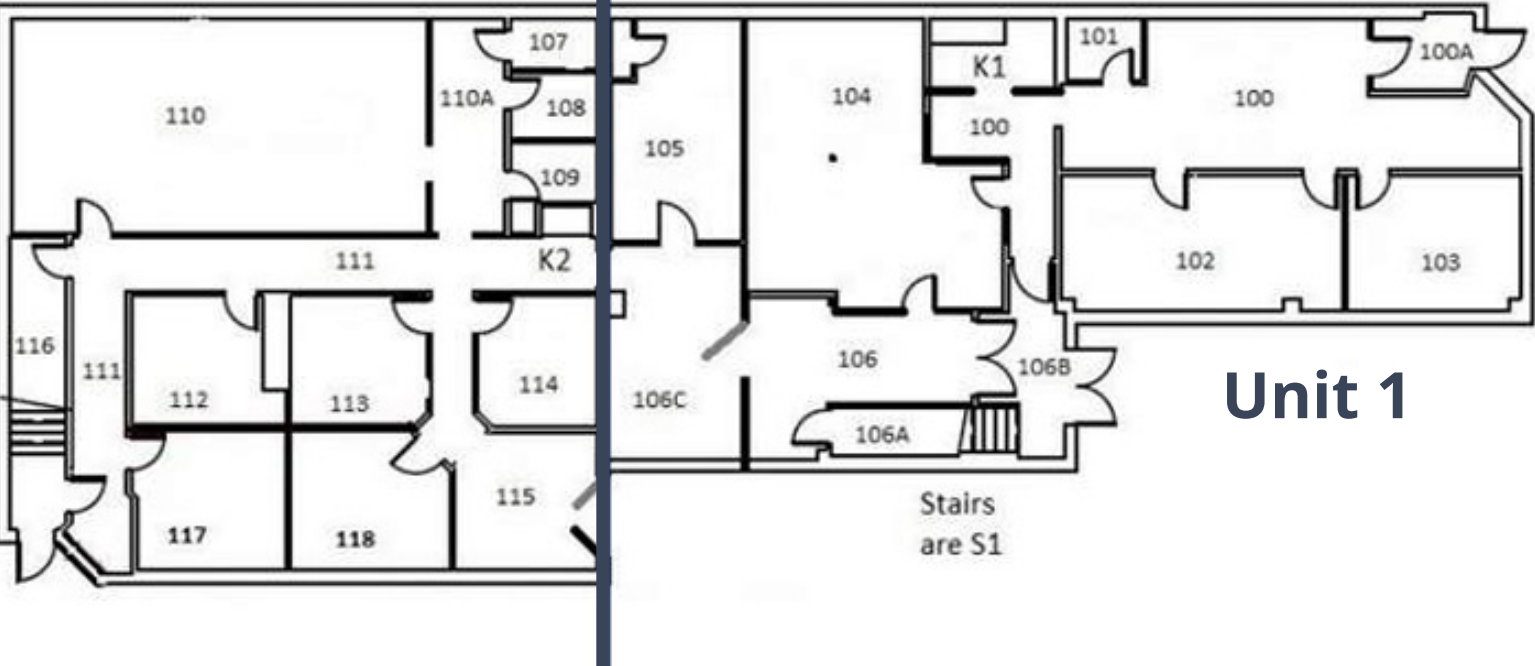
Tenant Spaces



Tenant Spaces

Availability

Unit 8

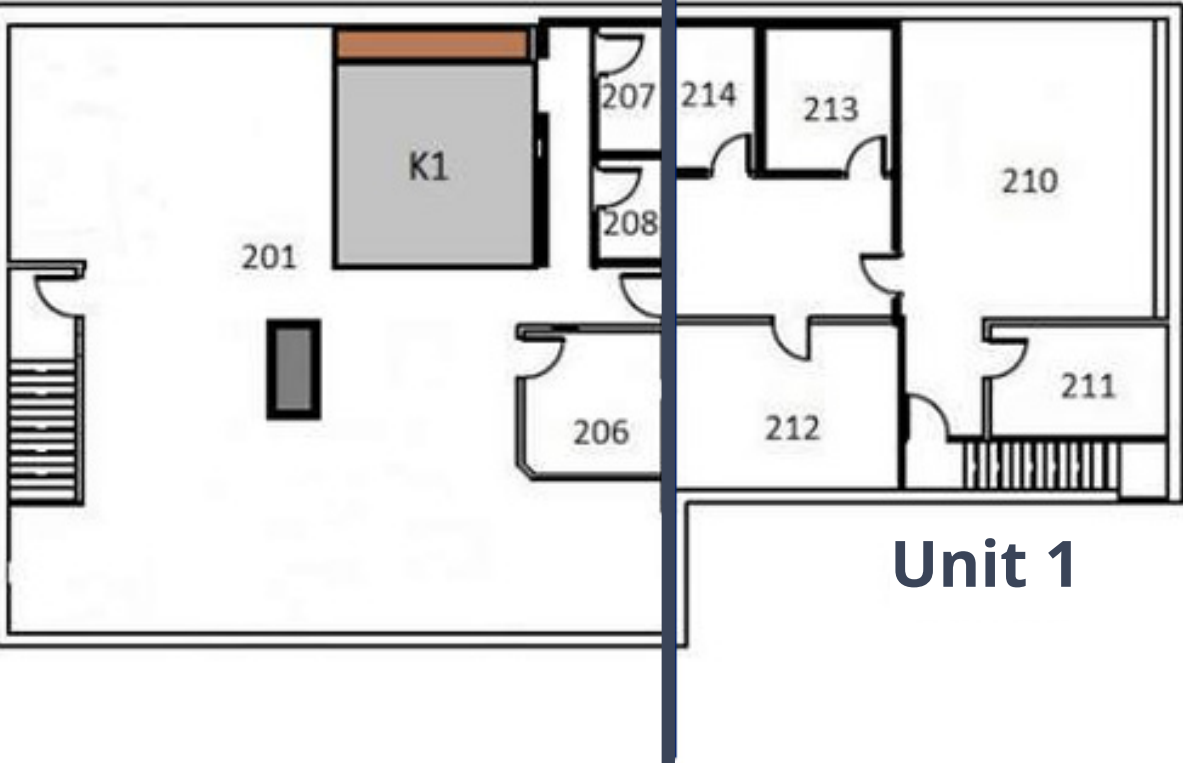


Unit 1

Level 1

Availability

Unit 8



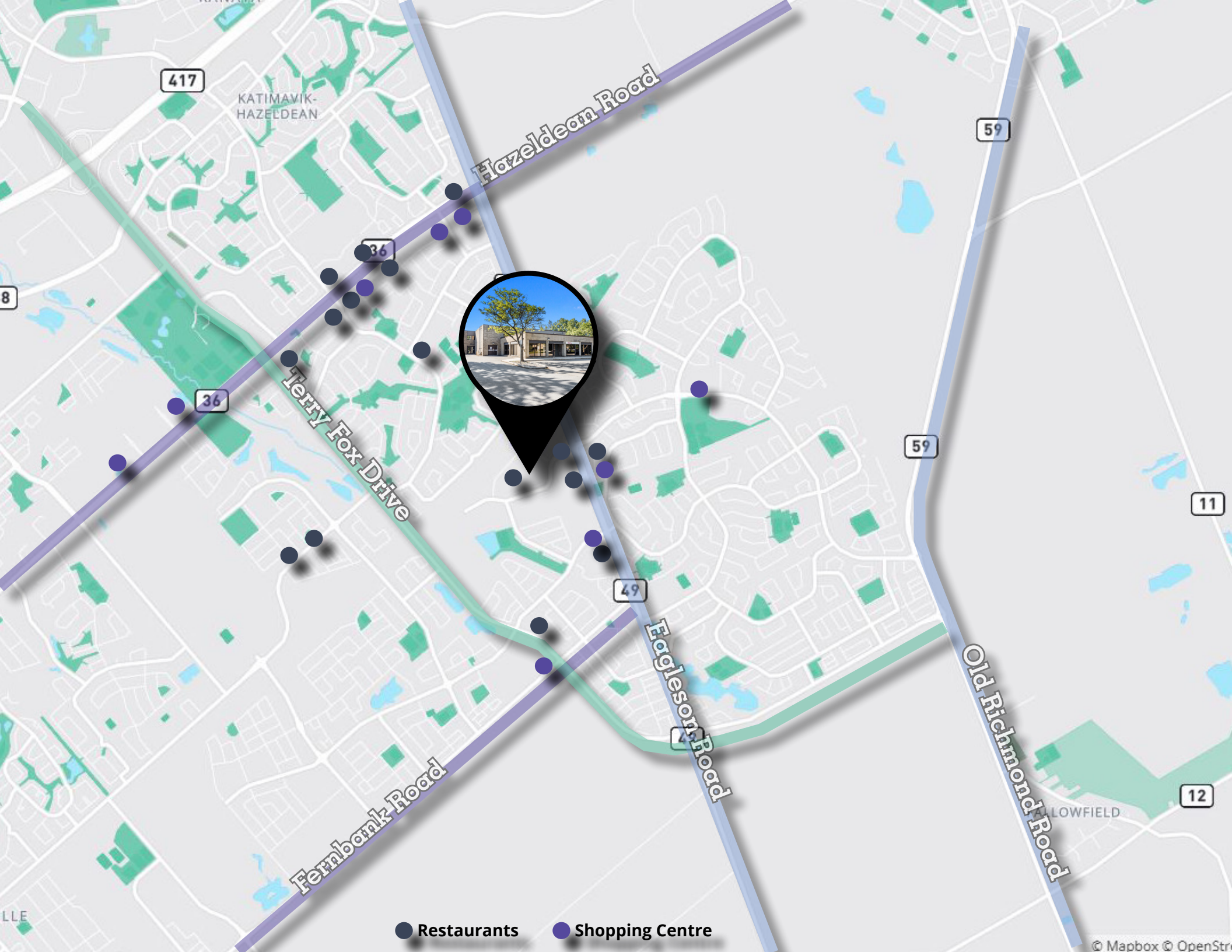
Unit 1

Level 2

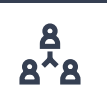
Location Highlights

Located in Ottawa’s highly sought-after Kanata South Business Park, the property offers excellent connectivity to Highway 417, major transit routes, and a wide range of nearby amenities. Surrounded by leading technology companies, retail services, restaurants, and recreational facilities, this strategic location provides an ideal environment for businesses looking to establish or expand their presence in Ottawa’s west end.

	Landmark	Distance
01	Eagleson Park & Ride Station	1.5 km
02	Highway 417 (Eagleson Interchange)	2.0 km
03	Kanata Centrum Shopping Centre	4.5 km
04	CTC / The Canadian Tire Centre	5.5 km
05	Bell Sensplex	5.8 km
06	Brookstreet Hotel & Conference Centre	6.0 km
07	Tanger Outlets Ottawa	6.5 km
08	Kanata North Technology Park	8.0 km
09	Costco Kanata	4.0 km
10	Ottawa International Airport	30 km



Demographics (5km radius)

-  **97,090**
Population (2023)
-  **112,462**
Population (2033 projection)
-  **2.9%**
Annual growth rate (2023-2033)
-  **\$131,401**
Average household income
-  **\$117,397**
Average household expenditure

Demographic data provided by CoStar Group.

AVISON YOUNG

For more information please contact:

David A. Macleod

Sales Representative, Vice-President

+1 613 220 8825

david.macleod@avisonyoung.com

Giorgio Dinardo

Sales Representative, Vice-President

+1 613 696 2763

giorgio.dinardo@avisonyoung.com



Platinum
member

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avisonyoung.com

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