

# FOR LEASE

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**4,450 sq ft**

359 Terry Fox Drive, Suite 220  
Kanata, ON



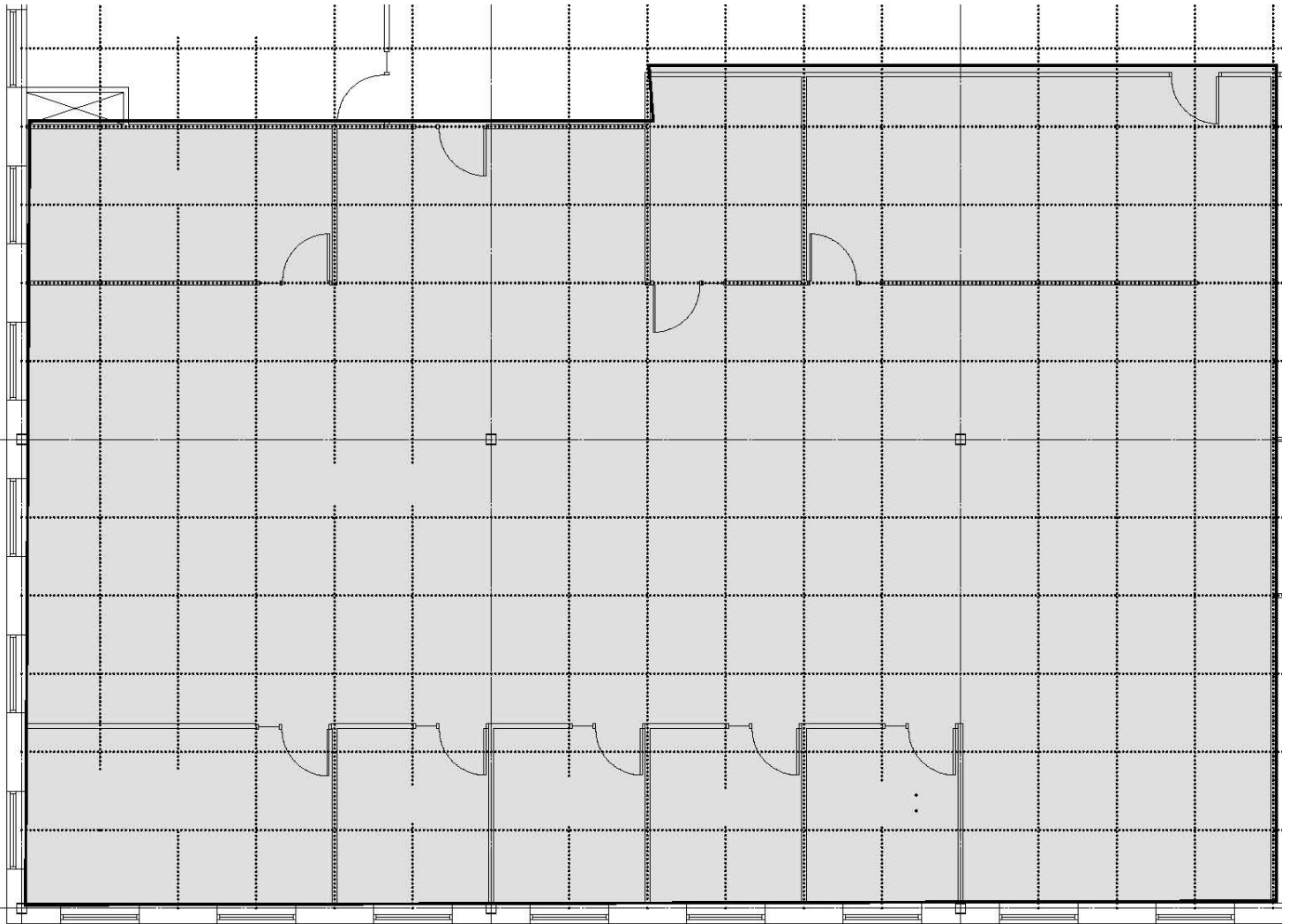
**KRP Properties**  
555 Legget Drive, Suite 300  
Ottawa, ON K2K 2X3

**Linda Sprung, Director of Leasing**  
[t] 613.591.0594 x3280  
[e] [lsprung@krpproperties.com](mailto:lsprung@krpproperties.com)

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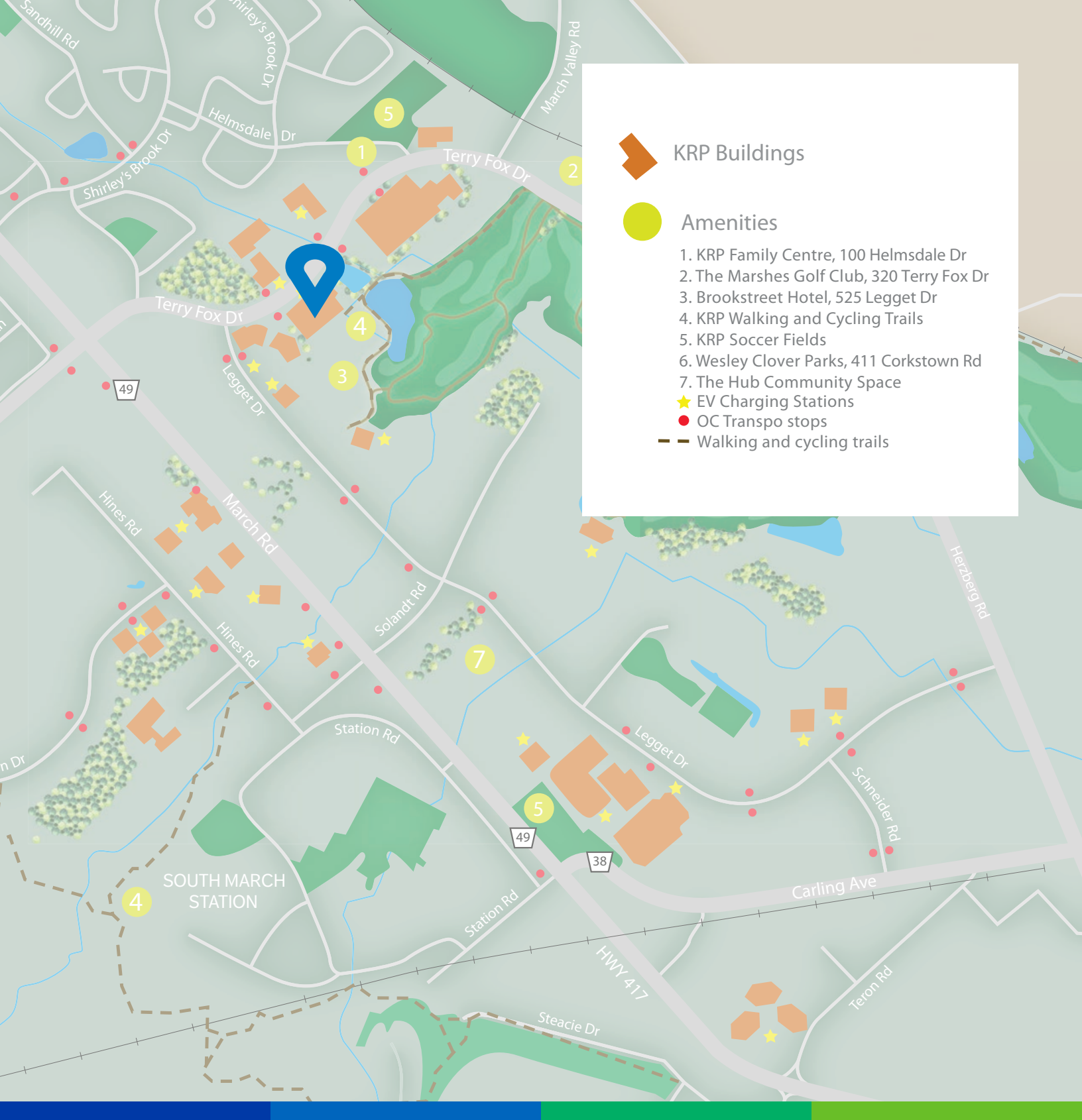
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- > Large open-concept office
- > Several small offices or boardrooms
- > Secured 24/7 building and suite access

\*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