

FOR LEASE

OFFICE / SHOWROOM / LIGHT-INDUSTRIAL SPACE



1240 TERON ROAD

2,450 - 3,710 SF AVAILABLE

FOR MORE INFORMATION CONTACT:

SCOTT MACKAY, Broker
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P- 613-723-8944 F- 613-244-1255
720 Belfast Road Suite 210, Ottawa, ON, K1G 0Z5

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LOCATION: Located in the Kanata North Business Park on the corner of Teron Road and Brewer Hunt Way. Quick access to highway 417, via March Road. Neighbours include HSBC, Deloitte, Halogen Software, CSC, Entrust Technologies, CAE, Cisco, HP, just to name a few. Amenities nearby are GoodLife Fitness, The Royal Oak, Metro, Tim Hortons, and medical centres.

SITE FEATURES: Single storey stand alone office/flex building – updated facade, building signage opportunities, free parking on site. Great access and exposure to March road.

ZONING: IG6 Zoning - Industrial General Subzone 6



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\$21.00/SF GROSS RENT

(Includes Net Rent, Operating Costs, CAM, taxes, and all utilities)

- UNIT 3 (2,450 SF) – Brand new build out of office/showroom space including three (3) offices, one (1) meeting room, large open concept area well suited for showroom, work stations or light assembly, accessible men's and women's washrooms and kitchenette.
- UNIT 4 (additional 630-1,250 SF) – Additional storage unit of 630SF OR total bay available of 1,250 SF to be combined with Unit 3 for a total of 3,710 SF
- Available immediately



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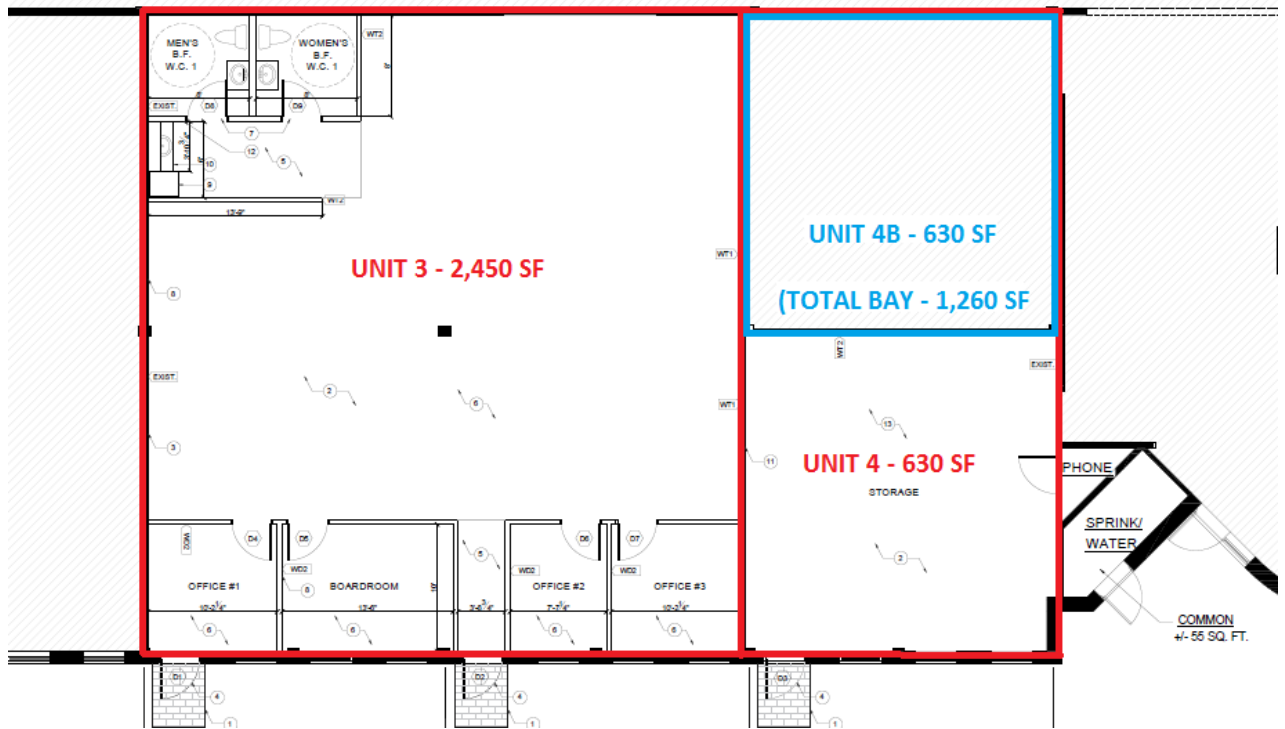
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FLOOR PLAN



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