



**AVISON  
YOUNG**



LEASE OPPORTUNITY

1285 | TERON ROAD  
KANATA ON

Partnership. Performance.

- Brand new construction
- 5 units each at approx. 1,100 sf, contiguous units available
- Ample onsite parking at 4/1000
- In Kanata North Research Park



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**Location**

Minutes north of the 417 in the Kanata North Research Park (KRP)

**Opportunity**

- 2 x unfinished units at 1,122 sf
- 2x unfinished units at 1,133 sf
- 1x finished unit at 1,122 sf

Designed originally in the form of condo units, this new-build office space provides the flexibility of occupancy from one unit of approximately 1,122 sf up to two contiguous, or a full contiguous 'quad' of four units. New and modern, tenants can customize the space to suit. Positioned within the dynamic High Tech environment of Kanata North, tenants will benefit from the solid business environment, and a vibrant supportive Business Network ([www.kanatanorthbia.ca](http://www.kanatanorthbia.ca)).

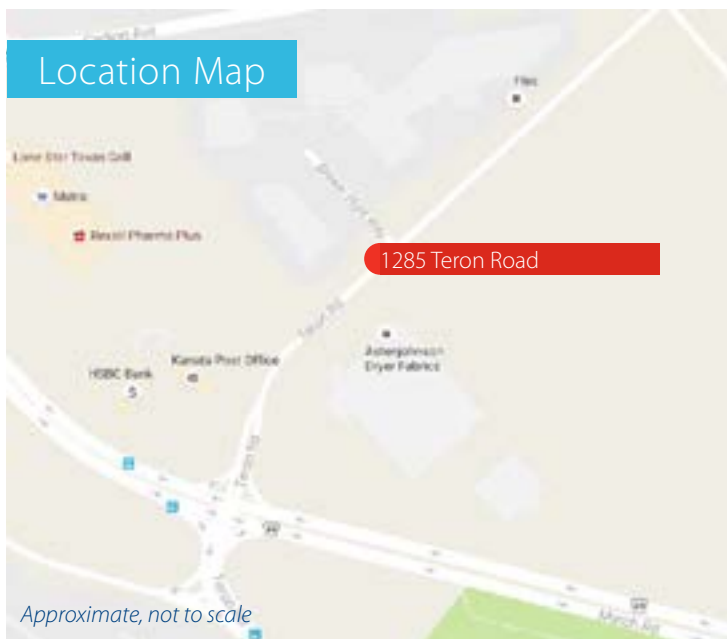
**Net Rental Rate**

\$25.00 psf + utilities including 2016 operating estimates

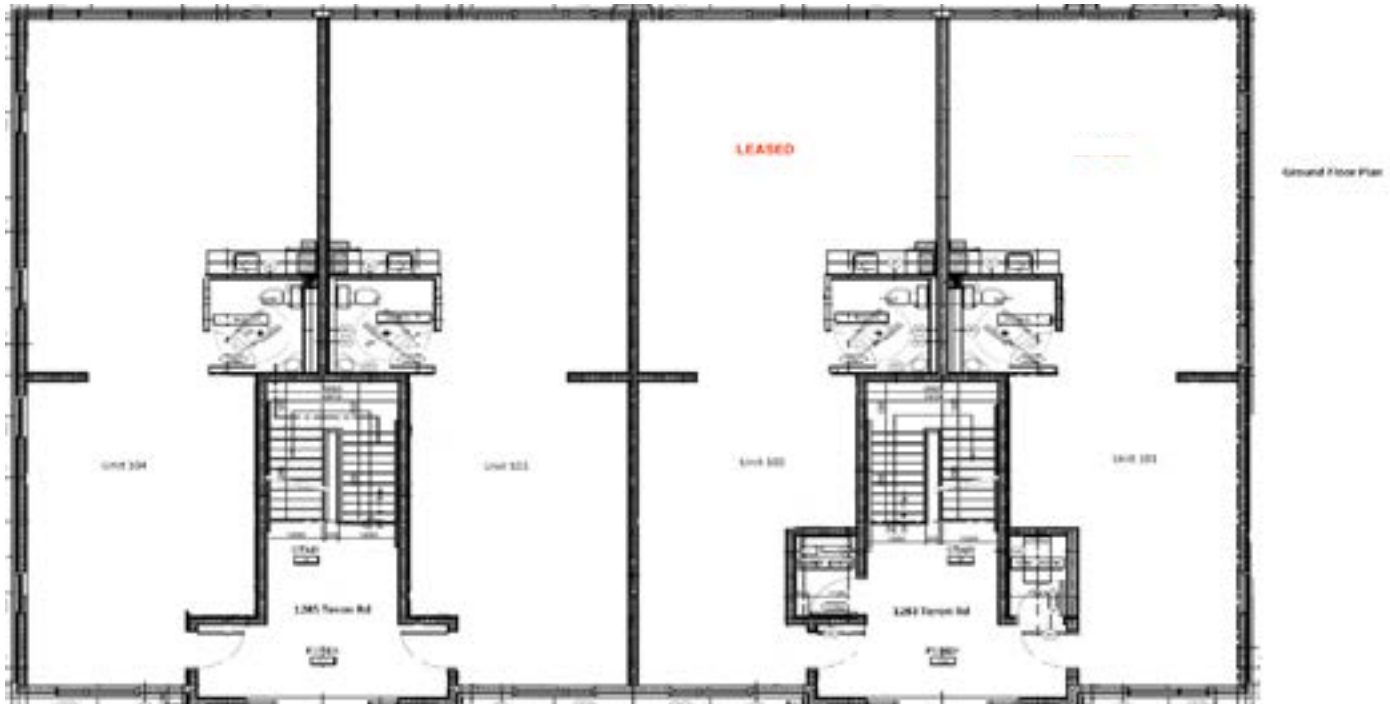
\$27.00 for finished unit

**Highlights**

- Fibre optics
- Shared Telco system
- Bright and modern facility



First Floor - 1285 Teron Road



Second Floor - 1285 Teron Road

