

# Office / Lab for Sublease

1260 - 1280 Teron Road



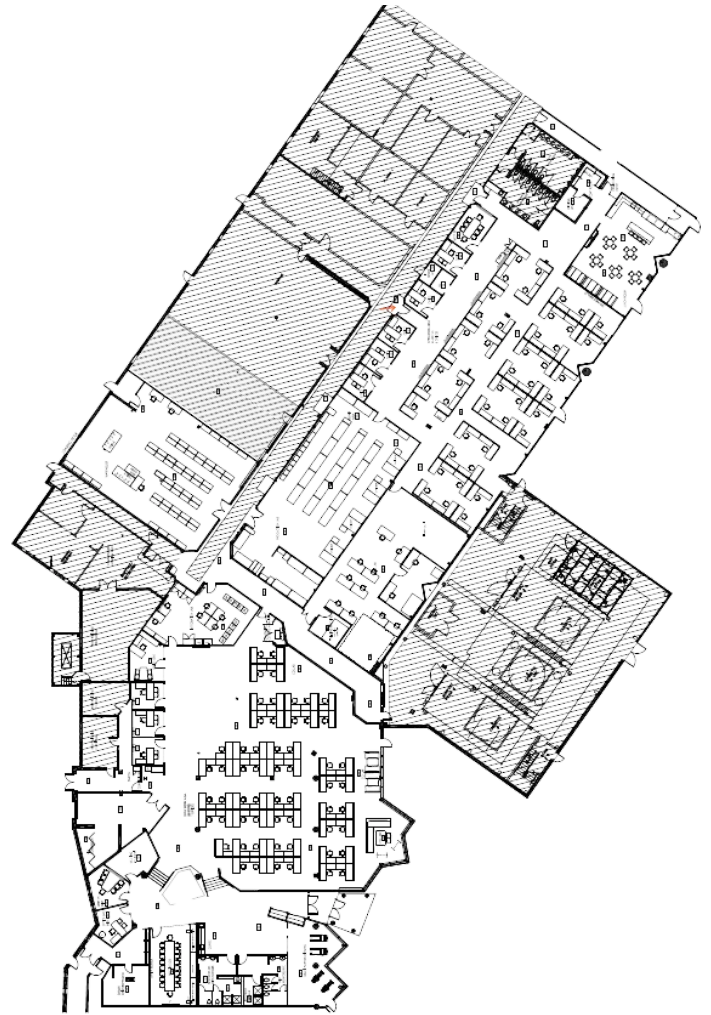
## Space **Highlights:**

<b>Size:</b>	33,764 SF   1 <sup>st</sup> Floor
<b>Availability:</b>	Immediate
<b>Expiry:</b>	February 28, 2030
<b>Net Rent:</b>	Contact Listing Agent
<b>Additional Rent:</b>	\$18.22 PSF (2025 est)

Premium flex office space with plenty of open collaboration areas.

- **Layout:**
  - 10 private offices
  - 20 person boardroom
  - 3 meeting rooms
  - 3 labs
  - Server room
  - In-Suite Showers
  - Large Kitchen / Lunchroom
  - Warehouse component (grade level loading)

## Floor Plan



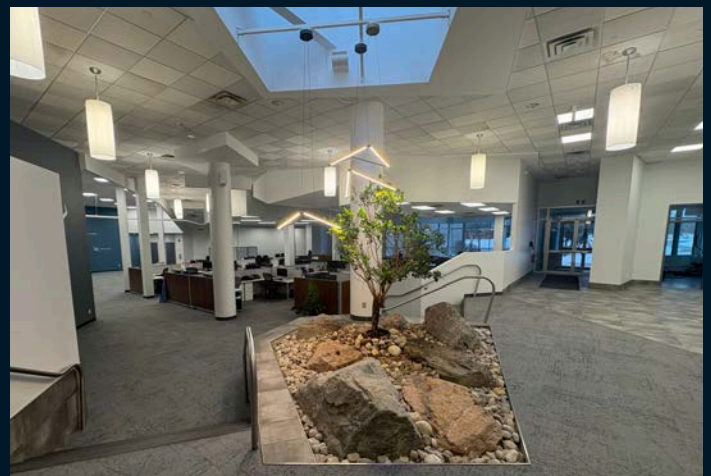
**ADDRESS**  
1260 -1280 Teron Road



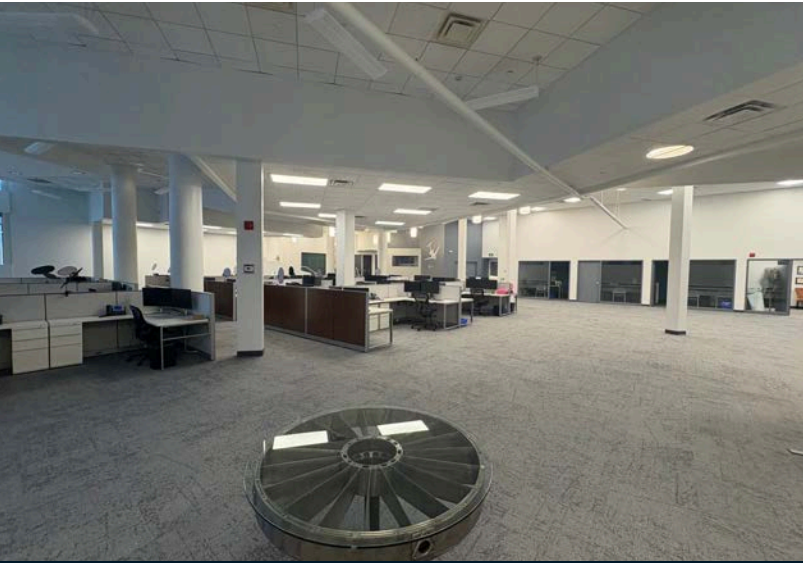
**3/1,000 SF**  
On-site Surface Parking

## Property **Highlights:**

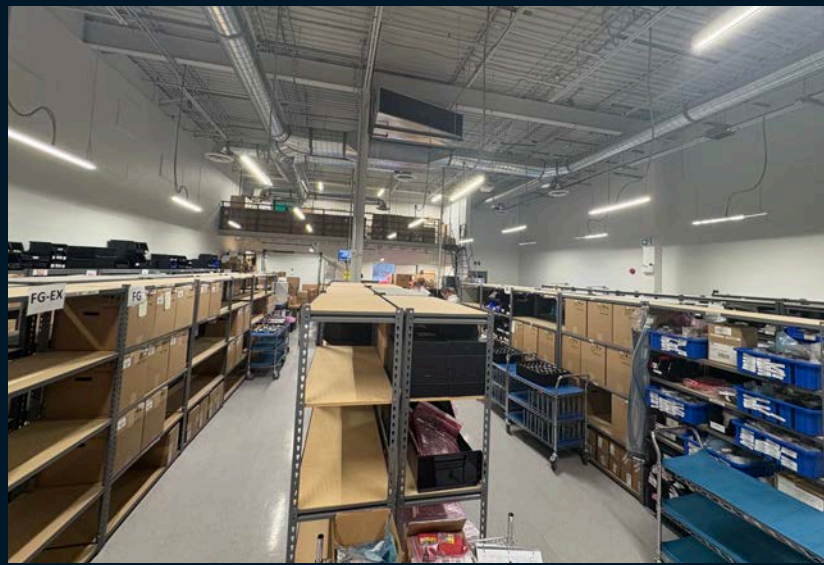
1260 - 1280 Teron Road is located on the north side of Teron Road between Carling Avenue and March Road in a mixed commercial and industrial sector of Kanata North. The property consists for the most part of a single storey multi-tenant complex



## Office Photos



## Lab/Warehouse Photos





## Contacts

**Steven Powell**  
Vice President  
[Steven.Powell@jll.com](mailto:Steven.Powell@jll.com)  
C: 613-656-0150

**Philippe Erdmann**  
Sales Associate  
[Philippe.Erdmann@jll.com](mailto:Philippe.Erdmann@jll.com)  
C: 613-400-6173

Jones Lang LaSalle Brokerage, Inc.