OFFICE FOR SUBLEASE

303

TERRY FOX DRIVE

OTTAWA, ON • K2K 3J1



5TH FLOOR • 11,213 SF*

PREMIUM OFFICE SPACE ON THE TOP FLOOR WITH STUNNING VIEWS OVERLOOKING THE MARSHES GOLF COURSE

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303 Terry Fox Drive is a Class A office building completed in 2000/2001, distinguished by its sleek black glass curtain wall design and premium finishes throughout. The building offers expansive floorplates with flexible layouts and full-height windows providing abundant natural light and stunning views of the adjacent lake, The Marshes Golf Course, the Ottawa River, and the Gatineau Hills.

Ideally located in Kanata North with convenient access to Highway 417, the property features ample onsite parking and is surrounded by walking paths, green space, and nearby restaurants, retail, and fitness amenities.

Size:
11,213 SF* (5th Floor)

Net Rent:
Contact Listing Agent

Availability:
60 Days

Additional Rent:
$14.87 PSF (2026 est.)

Sublease Expiry:
February 28, 2029

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

Premium office space on the top floor with stunning views overlooking The Marshes Golf Course.

Layout:

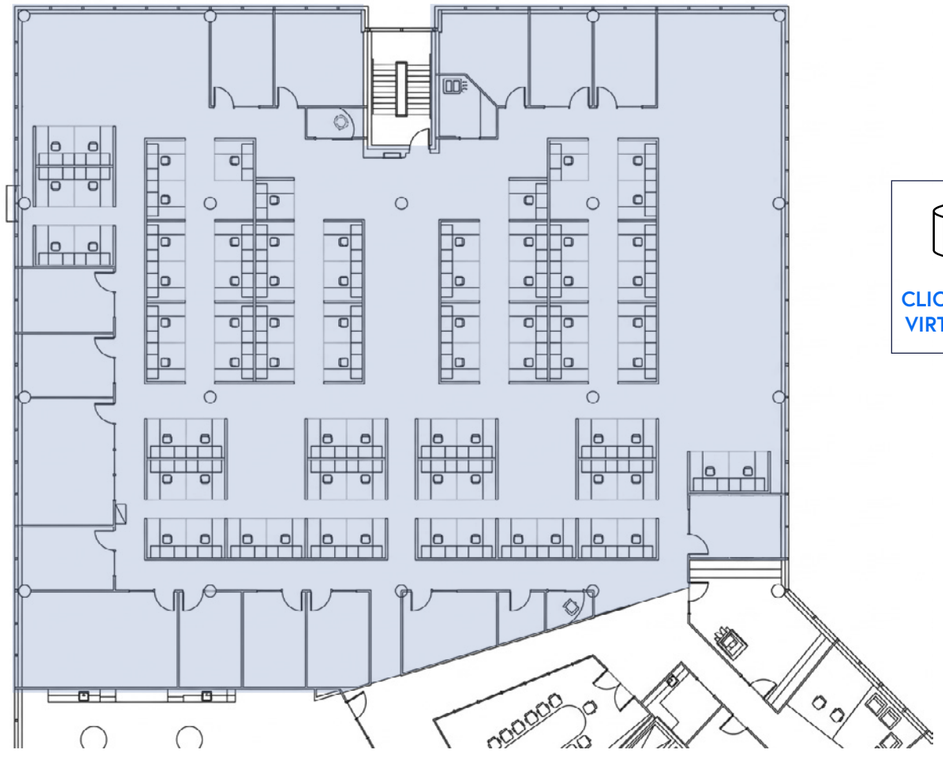
- 2 boardrooms
- 5 meeting rooms
- 6 offices
- 3 phone rooms
- 70+ existing workstations with expansion capacity

Additional amenities include multiple storage rooms, multiple phone rooms, and a dedicated printer room, creating a versatile and sophisticated professional environment.

**Subject to re-measurement*



FLOOR PLAN



CLICK TO VIEW VIRTUAL TOUR

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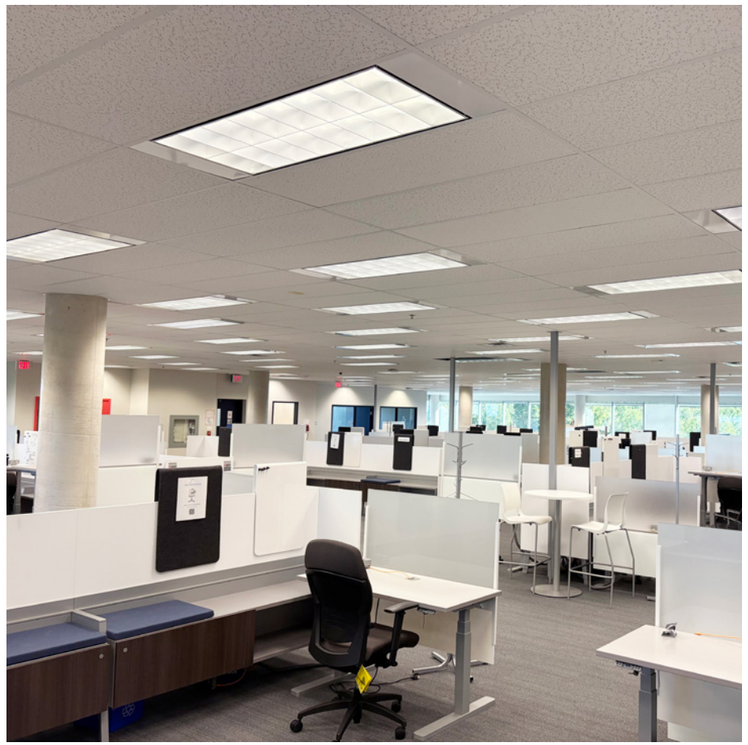
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