

Office Property For Sale

# 1 Terence Matthews Crescent

Own And Occupy Your Space In The Kanata South Business Park



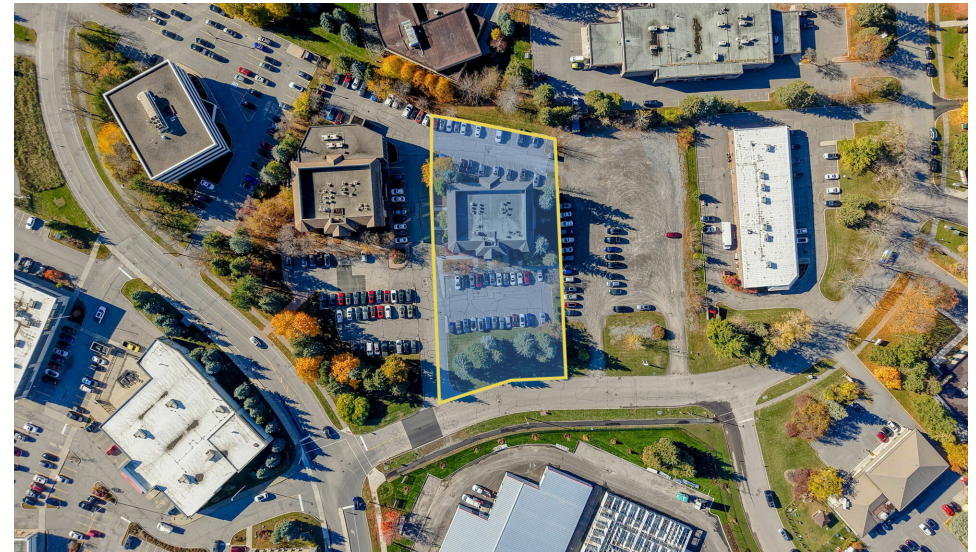
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# control your space, build your future



## PROPERTY DESCRIPTION

1 Terence Matthews Cres. in Kanata South gives business owners the chance to secure long-term stability and build equity while tailoring a professional office environment to their exact needs.

With modern construction, ample parking, and flexible layouts, it's perfectly suited for professional service firms, tech users, or light-lab operations seeking independence from landlords.

## OFFERING SUMMARY

Sale Price:	\$3,999,000
Lot Size:	1 Acre
Building Size:	17,373 SF
Price Per Foot:	\$230psf
Zoning	IP4

## PROPERTY HIGHLIGHTS

- 17,373SF across three full floors
- Vacant possession—ideal for owner-occupiers
- Flexible layout allows for phased occupancy or leasing of surplus space
- Configuration: Three-storey layout, demisable per floor
- Surface parking for 62 vehicles (~4/1,000 SF)
- Suitable for a range of professional or technology-focused uses
- Clean, built-out space requiring only light interior updates
- 1200 Amp, 120/208 Volt, 3-Phase power, suitable for high-demand users
- Server room and lab area with ESD flooring and 6.5 tons of cooling



# kanata south business park



## CONNECT WHERE IT COUNTS!

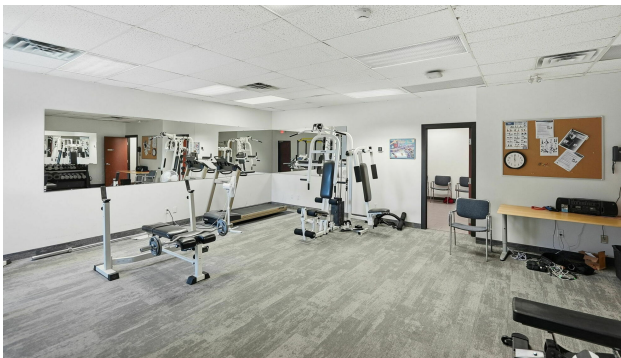
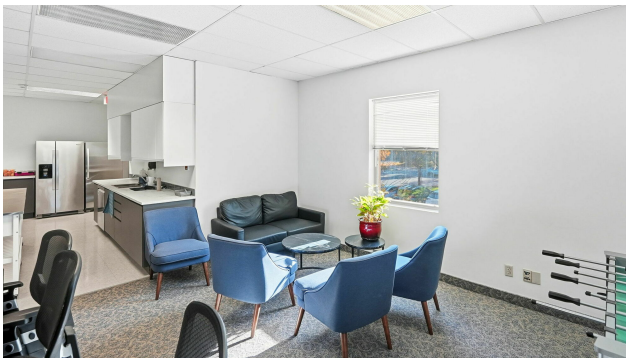
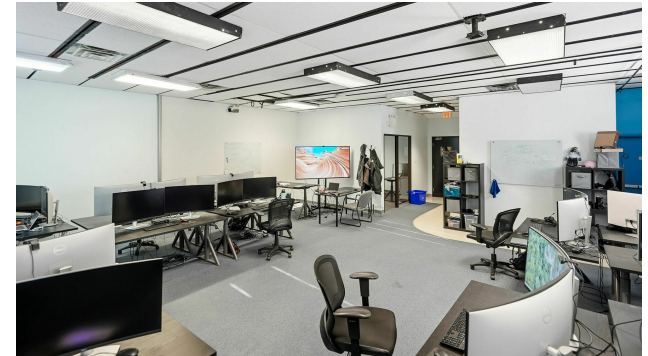
Positioned in the heart of Kanata South, the property benefits from proximity to a large and growing residential population, making it a convenient choice for companies looking to reduce commute times for their team. The surrounding area offers extensive retail, service, and food amenities, while Highway 417 provides direct access to Ottawa's core and west-end communities. The neighbourhood is home to a strong base of established tech and professional firms.

## LOCATION HIGHLIGHTS

- Prime Kanata South Business Park location surrounded by established tech and professional firms
- Minutes to Highway 417 via Terry Fox Drive — direct access to downtown and the airport
- Close to Stittsville and Bridlewood — strong local labour and employee base
- Quick link to Kanata North Technology Park, Ottawa's largest tech cluster
- Steps from everyday amenities — cafés, fitness, and dining along Terry Fox and Eagleson
- Five minutes to major retail on Hazeldean Road including Costco, Home Depot, Loblaws, and LCBO
- Near Kanata Centrum and Kanata Entertainment Centrum — with Best Buy, Sport Chek, Landmark Cinemas, and numerous restaurants
- Surrounded by new residential development supporting business growth and staff convenience
- Close to banks, medical clinics, salons, and daily-needs services on Eagleson and Hazeldean
- Excellent access via road, cycling routes, and OC Transpo service

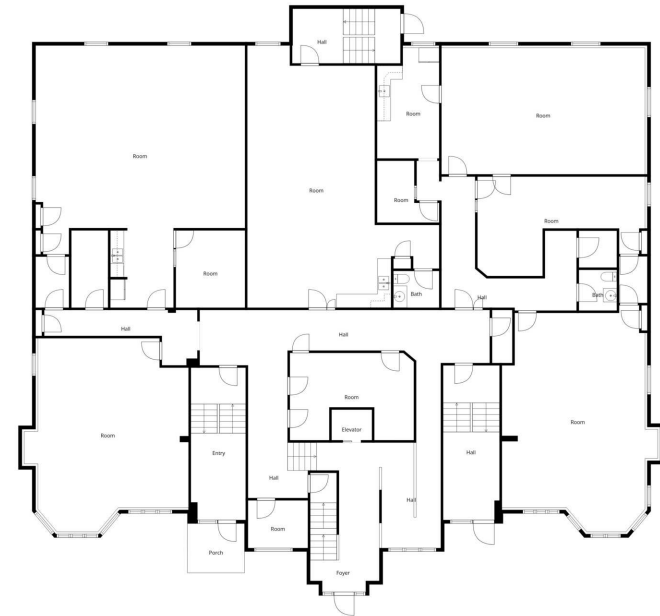


# interior photos





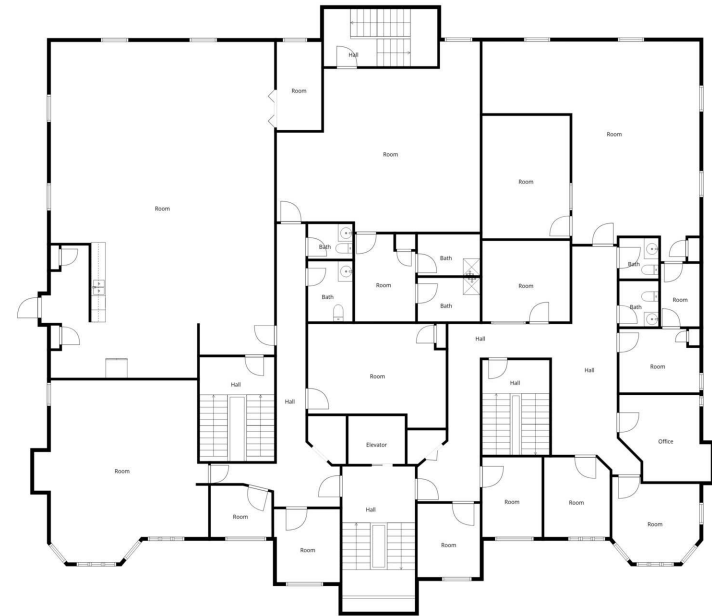
# ground floor



Measurements Are Deemed Highly Reliable But Not Guaranteed.



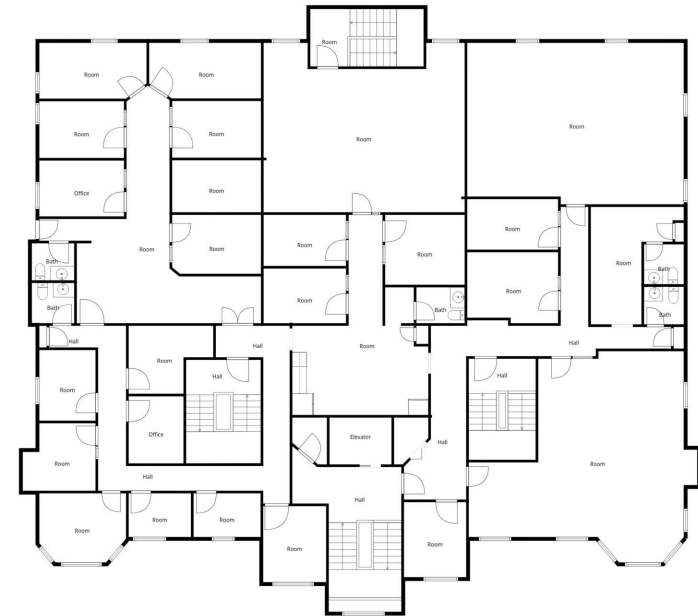
## 2nd floor



Measurements Are Deemed Highly Reliable But Not Guaranteed.



# 3rd floor



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# retailer map

