



OFFICE CONDOMINIUM FOR SALE & LEASE

Unit B2

130 Terence Matthews
Crescent | Ottawa, ON

Ian Woodhead

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Property Overview

This second-level office condo in Kanata offers approximately 1,400 SF within a well-established condominium complex. Designed to accommodate professional service firms, the layout includes an entry foyer, reception area, four separate offices, a kitchen, storage and utility spaces, as well as a private, accessible washroom. The interior boasts hardwood floors, high 10-foot ceilings, and large window that allow ample natural light throughout.

The space is well-suited for businesses such as legal, medical, technology, consulting, or similar professional services. With proximity to the 417, this space is also close to a variety of amenities, green spaces, and services that are located within walking distance.

Highlights

- Premium, quality finishes throughout
- Boardroom, Kitchenette and Utility Room
- Private in-suite washroom
- Prominent signage available on both the pylon and building entrance
- 10-Foot ceilings and large windows offering abundant natural light.

Address

130 Terence Matthews, Ottawa

Suite

B2

Listing Price

\$469,000

Net Rent

\$16.00psf

Additional Rent

\$13.01psf

Availability

30-60 Days

Parking

3 Parking Spaces

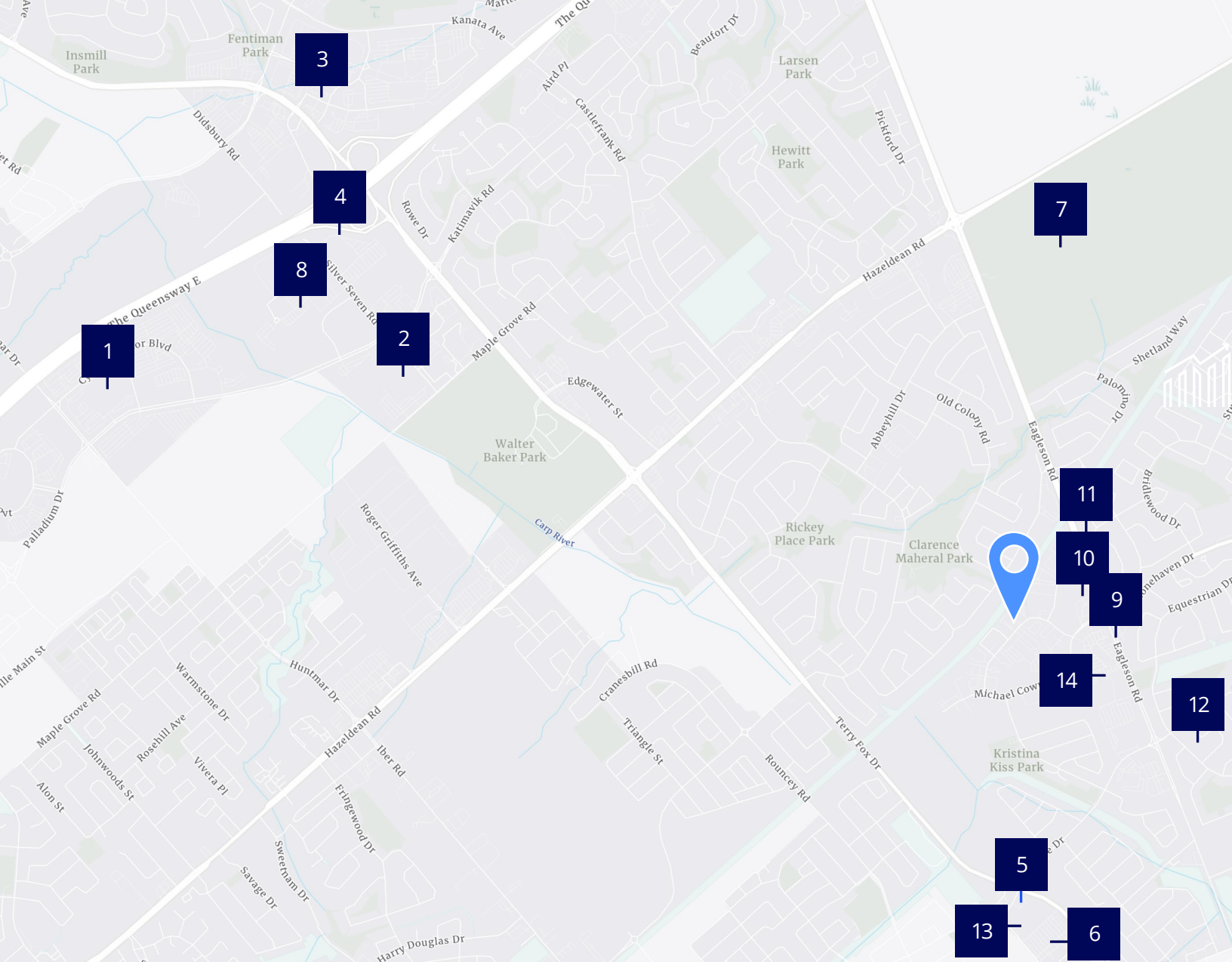
Signage

Pylon Signage



Back of Building





130 Terence Matthews

1 Canadian Tire Centre

2 Bell Sensplex

3 Kanata Centrum

4 Costco

5 Walmart

6 CIBC

7 Fit4Less

8 Movati Athletic

9 Starbucks

10 Tim Hortons

11 A&W

12 Metro

13 McDonalds

14 Kettleman's Bagel

Walk
score
78

Bike
score
74

Transit
score
38

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