



600 TERRY FOX DRIVE

KANATA, ONTARIO, CANADA

INVESTMENT SUMMARY

Marcus & Millichap

THE OFFERING

Marcus & Millichap, Brokerage (the “Advisor”) on behalf of the “Vendor” is pleased to offer for sale a 100% freehold interest in 600 Terry Fox Drive, Kanata, Ontario (the “Property”) on a free and clear basis.

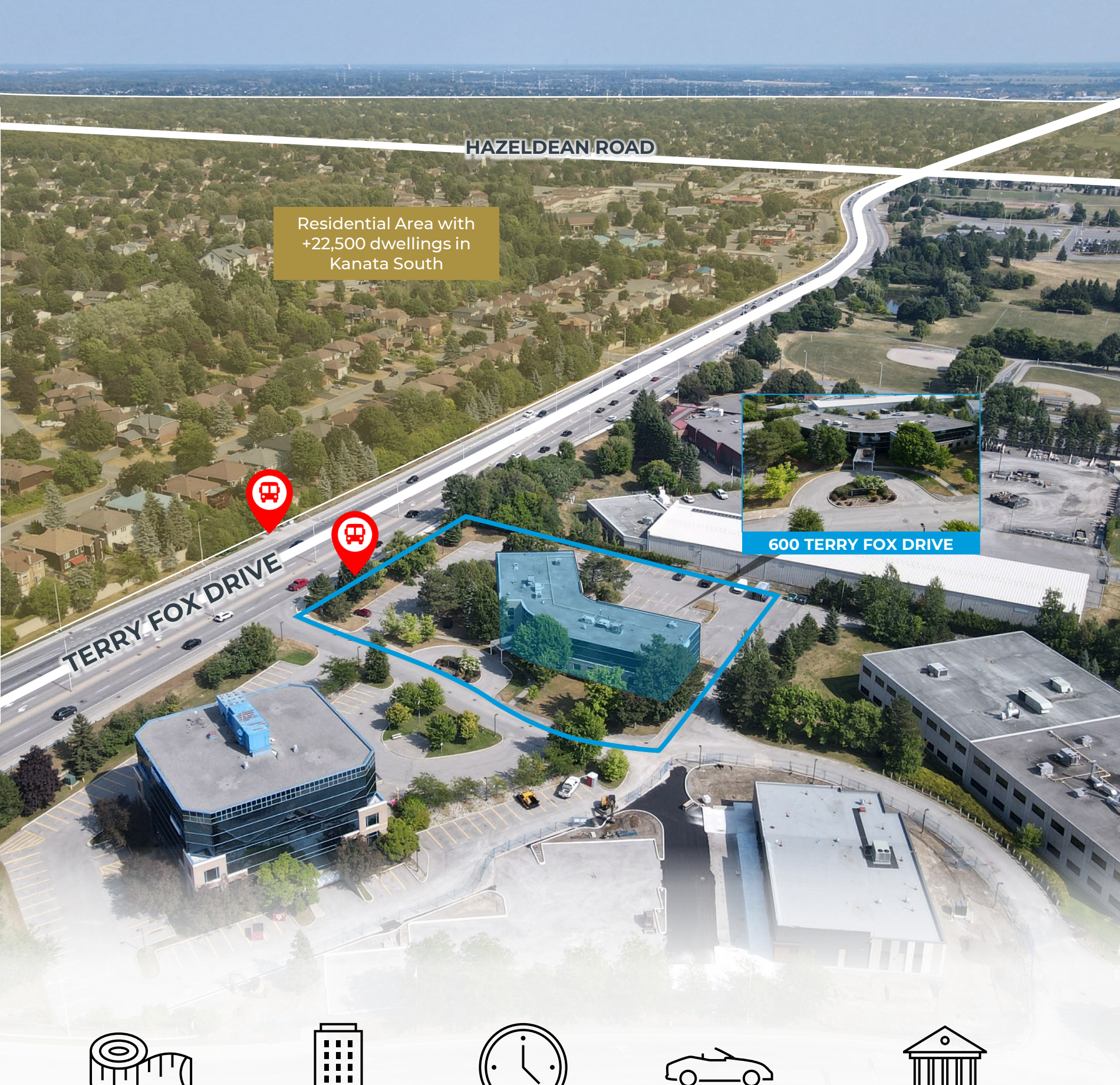
600 Terry Fox Drive presents a rare opportunity for an investor or owner/occupier to acquire an exceptionally well-located office building in the heart of Kanata, located less than 700 metres south of Highway 417 along Terry Fox Drive – Kanata’s major North-South corridor.

The Property is a two-storey office asset consisting of 22,133 SF of Gross Leasable Area (GLA) and currently occupied by 9 tenants. The Property is 89% occupied with a Weighted Average Lease Term (WALT) of 3.6 years. The site is approximately 82,872 SF (1.9 acres) and within Light Industrial Zone Five (5) zoning with a maximum building height of 22 metres.

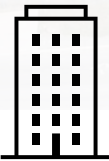
Potential for medium to long term redevelopment with enhancement of overall intensification of the Area.

SITE DYNAMICS

Municipal Address	600 Terry Fox Drive, Kanata, ON
Gross Leasable Area (GLA)	22,133 SF
Occupancy	~89%
No. of Tenants	Nine (9)
No. of Floors	Two (2)
Weighted Average Lease Term (WALT)	3.6 Years
Site Area	~1.9 AC (~82,872 SF)
Date Built	~1989
Frontage Terry Fox Drive	~254 Feet
Zoning	IL5 H(22)
Parking Stalls	100
Parking Ratio	4.52 per 1,000 SF
Property Identification Number	045090039



GLA (SF)
22,133



STOREYS
2



WALT (YRS)
3.6



HWY 417
>500m



CREDIT QUALITY TENANT
TD WATERHOUSE

PROPERTY HIGHLIGHTS

PROFESSIONAL-QUALITY OFFICE ASSET



600 Terry Fox Drive is a two-storey, professional office building offering 22,133 SF of GLA. The property is well-designed with flexible floorplates and modernized suites catering to a range of medical, professional services, and creative tenants. Its IL5 H(22) zoning provides a wide spectrum of permitted employment uses, enhancing both long-term stability and adaptability for future occupiers. The Property also features one (1) truck-level loading door in the rear.

DIVERSE & ESTABLISHED TENANCIES



The building features Fairhall Moffat & Woodland, occupying 6,218 SF, alongside a strong roster of tenants including TD Waterhouse, Terry Fox Dental and PiP Animation Studio. The tenant mix spans healthcare, financial services, professional offices, and creative industries, generating durable cash flow across varying lease maturities. Current occupancy demonstrates a balanced income stream with a weighted average lease term (WALT) of 3.6 years and an average rental rate of \$14.15 per square foot.

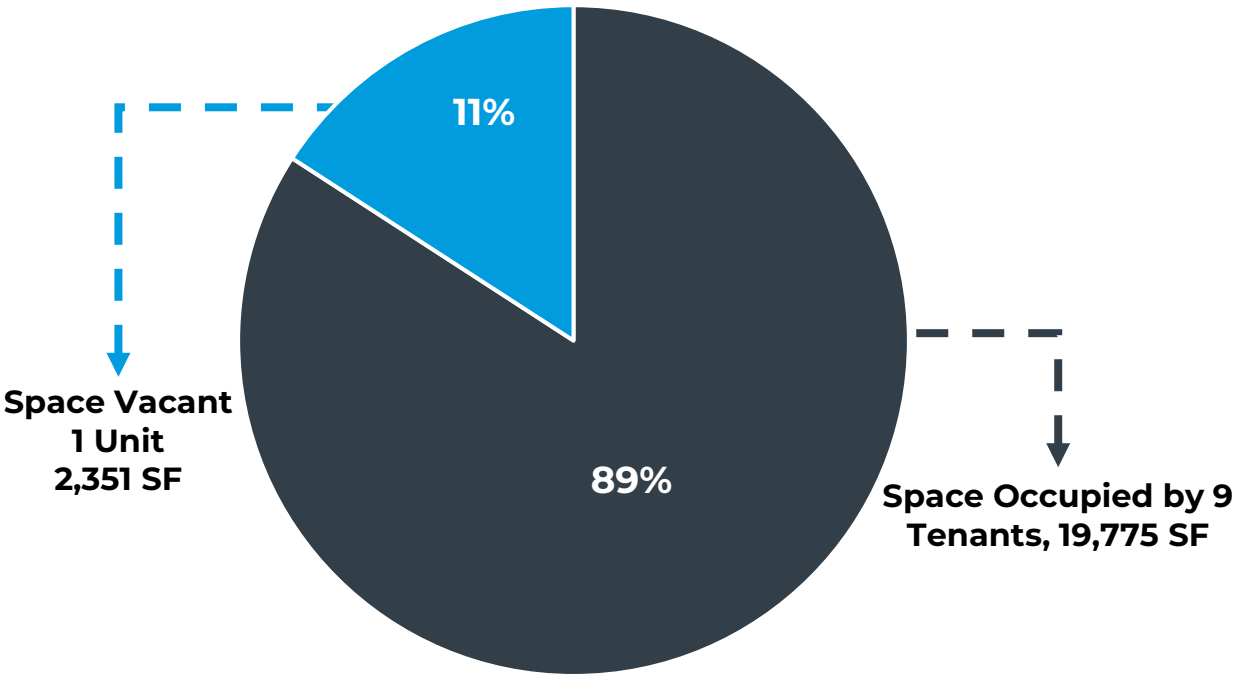
THRIVING KANATA BUSINESS CORRIDOR



Strategically located in the heart of Kanata's thriving business district, 600 Terry Fox Drive benefits from proximity to major arterial routes including Highway 417, as well as nearby retail, dining, and residential amenities. Kanata is home to Canada's largest technology park and a rapidly expanding residential base, ensuring strong demand from employers and employees alike. The building's accessible location, ample surface parking, and connectivity to the surrounding amenity base position it as a highly desirable office investment in one of Ottawa's strongest suburban nodes.



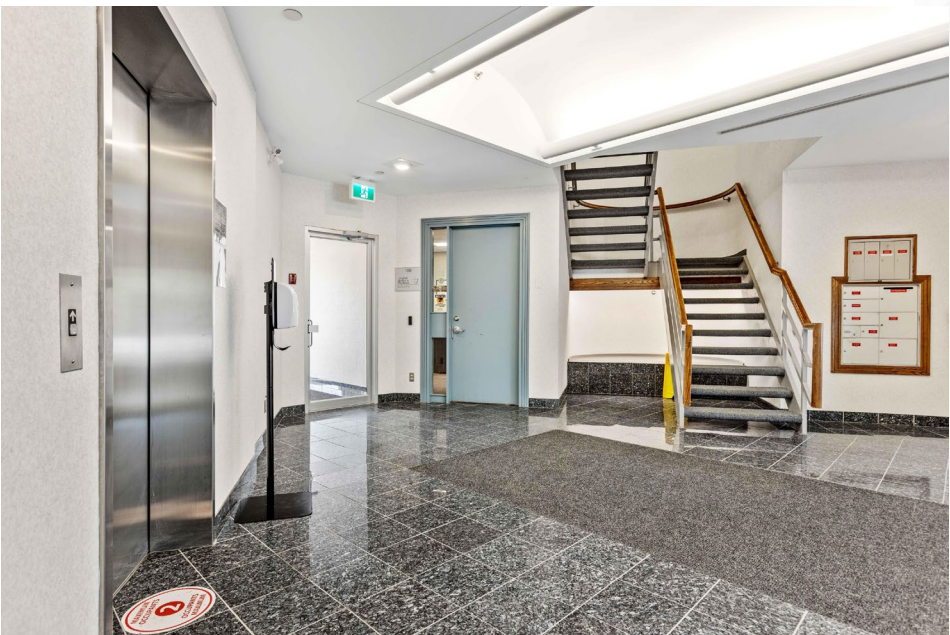
OCCUPANCY – ~89% LEASED TO 9 TENANTS



INTERIOR GALLERY



INTERIOR GALLERY (CONT'D)



LOCATION OVERVIEW

KANATA SOUTH

Located in Ottawa's Kanata South district, 600 Terry Fox Drive is strategically positioned within one of the city's most dynamic suburban office corridors. The property benefits from direct frontage on Terry Fox Drive, and indirect traffic from nearby Kanata main streets, Palladium Drive and Hazeldean Road. The Property also benefits from rapid access to Highway 417, providing tenants with convenient connections to downtown Ottawa, the airport, and the National Capital Region. Just 1.7 km west on Palladium Drive, is the Canadian Tire Centre – home of the Ottawa Senators NHL team which sees over 1 million spectators every year from hockey games and other concerts and events..

Kanata has established itself as Ottawa's technology hub, also known as Silicon Valley North, with global firms such as Nokia, Mitel, Ciena, and Ericsson anchoring the region. While Kanata North hosts the core tech cluster, Kanata South has grown into a complementary office market supported by a robust residential base. With over 40,000 residential dwellings within a 5km radius and adjacent box store retailers including Costco, Canadian Tire, and The Home Depot. This positioning gives office tenants access to a deep, highly skilled workforce while providing employees with the convenience of nearby housing, schools, and lifestyle amenities.

The property is surrounded by major retail and service nodes, including Kanata Commons, Signature Centre, and Hazeldean Mall, ensuring ample dining, shopping, and everyday conveniences for employees and supporting consistent traffic counts in the area where there was +20,000 vehicles per day reported in 2023 at the adjacent intersection of Katimavik Rd & Castlefrank Rd. Additionally, active lifestyles are heavily encouraged with several neighbourhood fitness centres including Altitude Gym, Xtreme Trampoline Park, DNA Genotek, and Movati Athletic.



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