

# 450 MARCH ROAD

Kanata, Ontario

102 - 3,261 sq.ft.

550 - 2,159 sq.ft.

**BRENT ARSENEAU**

Real Estate Broker of Record

Colonnade BridgePort Realty Inc., Brokerage

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**COLONNADE  
BRIDGEPORT**

Realty Inc., Brokerage

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## LEASE DETAILS

**Rental Rate:** \$15.00/sq.ft.

**Taxes & Operating:** \$17.20/sq.ft.

Operating costs, tax estimates and rental ranges are based on 2025 figures and are subject to change.



## OPPORTUNITY

**102 - 3,261 sq.ft.**

**550 - 2,159 sq.ft.**

Top floor built-out premises with furniture included.

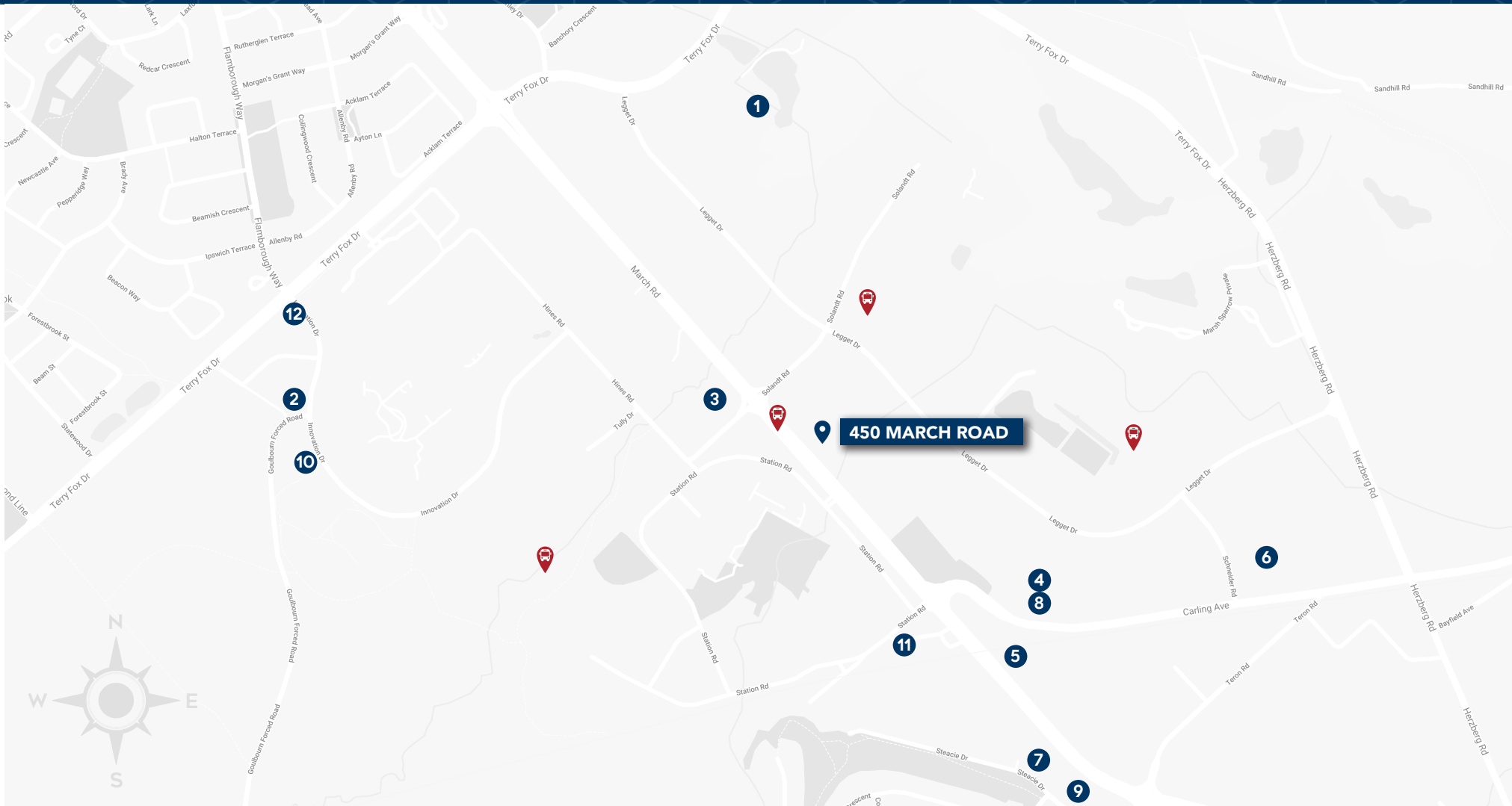
[HVAC Replacement Earns Zero Carbon Building - Performance Standard Certification](#)



## HIGHLIGHTS

- ✓ Easily accessible via public transit
- ✓ Close to HWY 417
- ✓ Parking ratio of 3.8 per 1000 sq. ft.
- ✓ Close to Lone Star Texas Grill, Big Rig Brewery, Luna Crepes & Cafe, and many more
- ✓ Main lobby exposure and branding opportunities
- ✓ Outdoor greenspaces available for tenants of the building

# AREA MAP



## 450 MARCH ROAD

Kanata, Ontario

- |                                       |                    |                       |                                |
|---------------------------------------|--------------------|-----------------------|--------------------------------|
| 1 Brookstreet Hotel                   | 4 Hockey Sushi     | 7 The Royal Oak       | 10 Richcraft Recreation Centre |
| 2 OC Transpo Innovation Park and Ride | 5 Lone Star        | 8 Kanata Noodle House | 11 A&W                         |
| 3 Tim Hortons                         | 6 Big Rigs Brewery | 9 Subway              | 12 Starbucks                   |

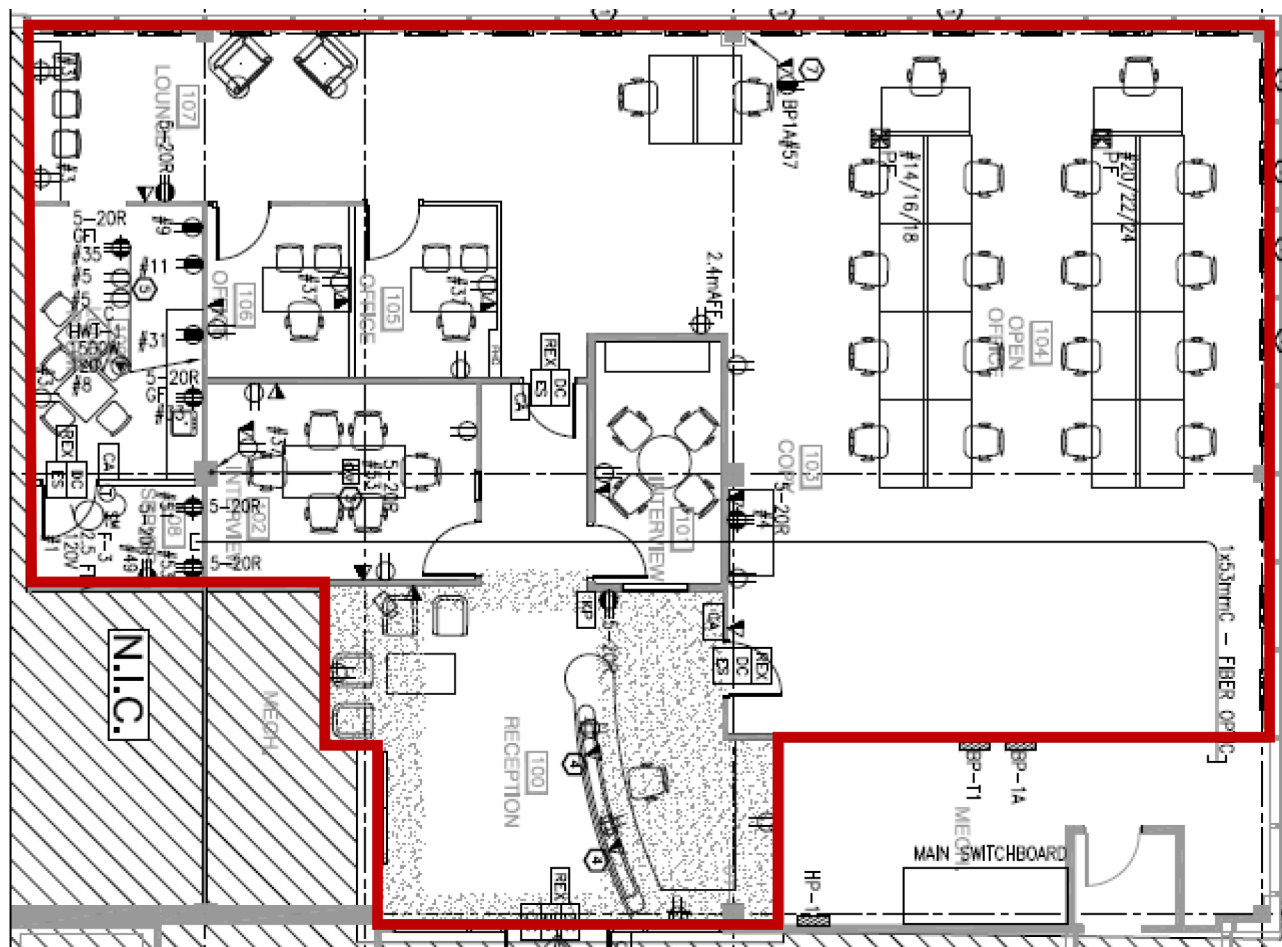


# 450 MARCH ROAD

Kanata, Ontario

## UNIT 102

3,261 sq.ft.



# 450 MARCH ROAD

Kanata, Ontario

## UNIT 550

2,159 sq.ft.

