

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

613.225.8118

OFFICE SPACE
FOR LEASE



 **COLONNADE
BRIDGEPORT**
Realty Inc., Brokerage

450 MARCH ROAD

Kanata, Ontario

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.

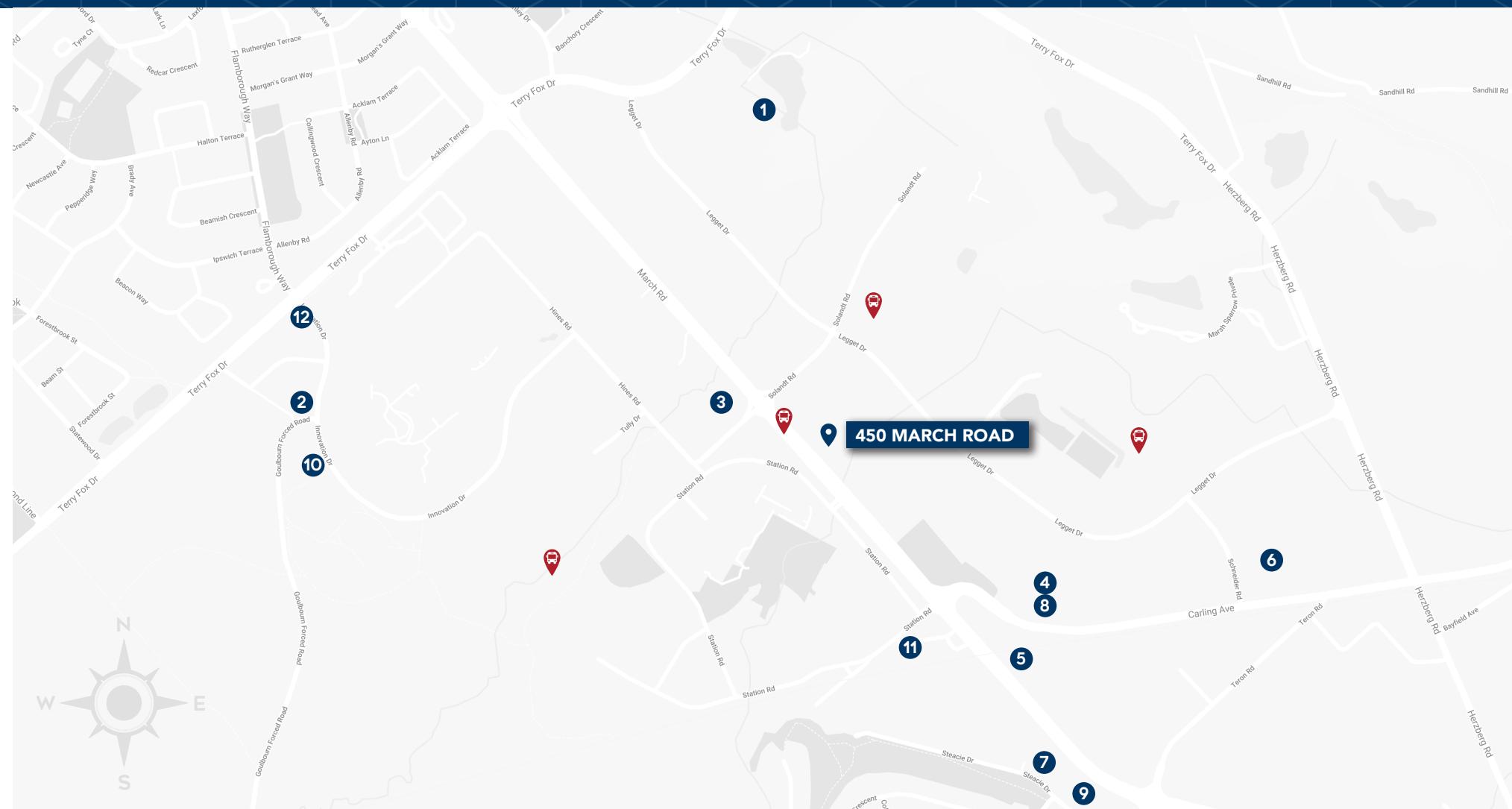
HIGHLIGHTS

- 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

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



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

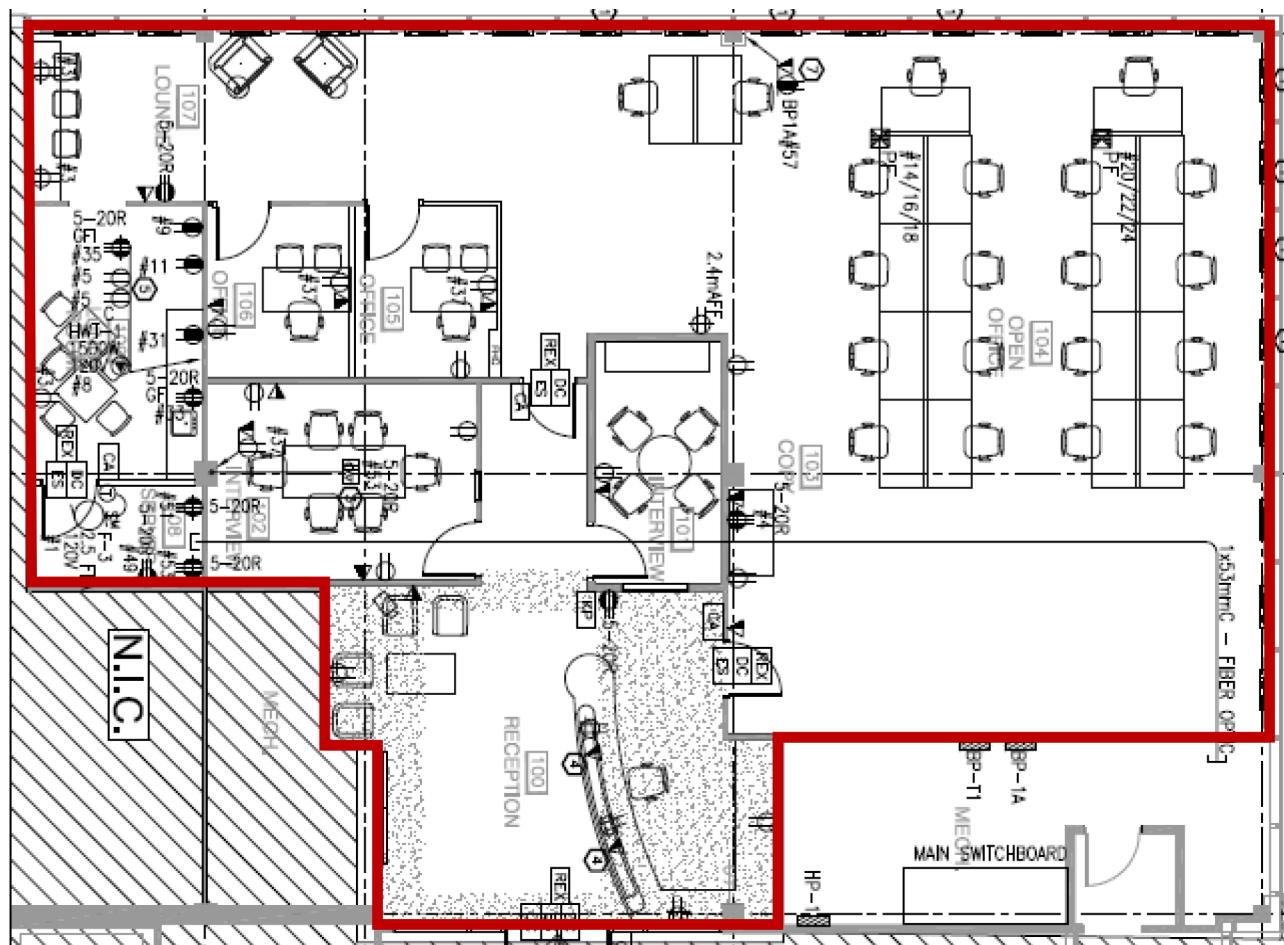


450 MARCH ROAD

Kanata, Ontario

UNIT 102

3,261 sq.ft.



450 MARCH ROAD

Kanata, Ontario

UNIT 550

2,159 sq.ft.

