

FOR SUBLEASE 70,562 SF OF OFFICE SPACE

365 March Road

Ottawa, ON



Furnished Office Space – 25,000 to 70,562 Square Feet

Located in the Kanata North Technology Park

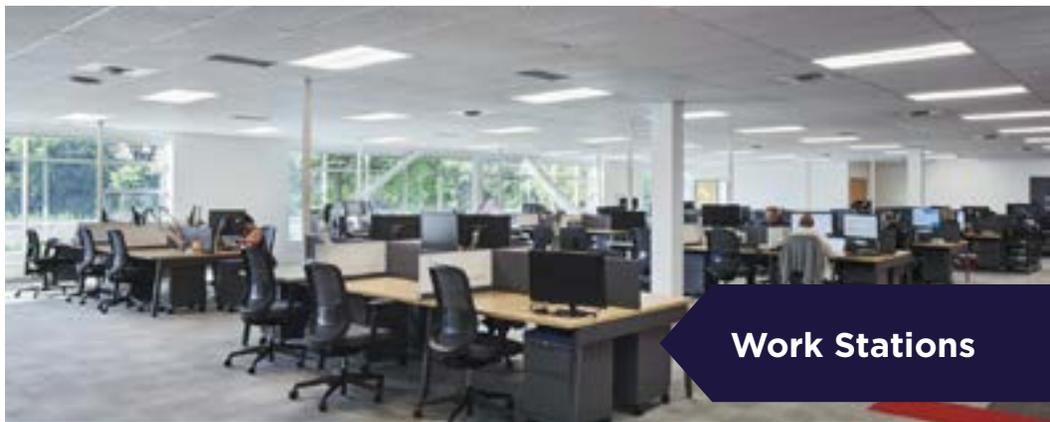




Reception



Meeting Spaces



Work Stations

FULLY FURNISHED PLUG & PLAY OFFICE SPACE

Discover Modern Office Space in the Kanata North Technology Park

Unlock your business's potential with 70,562 square feet of state-of-the-art, Class A office space in a highly visible location along March Road as you enter the Kanata North Technology Park.

- Sleek and contemporary interior designed for productivity and comfort.
- Plug & Play Efficiency: Optimal layout to maximize workflow and collaboration.
- 407 free parking spaces with hassle-free access to Hwy 417.
- Conveniently surrounded by many restaurants and food amenities within walking distance, public transit, the Brookstreet Hotel and the Marshes Golf Club.

BUILDING HIGHLIGHTS

AVAILABLE SPACE	70,562 SF of Fully Furnished Plug & Play Space
SUSTAINABILITY	BOMA BEST Silver
CONVENIENCE	Close to walking paths, restaurants, Brookstreet Hotel & Marshes Golf Club
BRIGHT	Abundant natural light including skylights
TEAMWORK	Large Town Hall Area, Cafeteria and Multiple Boardrooms
FREE PARKING	407 Spaces (5.75 per 1,000 SF)
VISIBILITY	Prominent Signage along March Road and on Building
BACKUP POWER	350 KW Generator on-site
AVAILABLE	June 2026
SUBLEASE	Term Ends November 30, 2028
NET RENT	Contact Agent
ADDITIONAL RENT	\$17.14 (2025 est.)



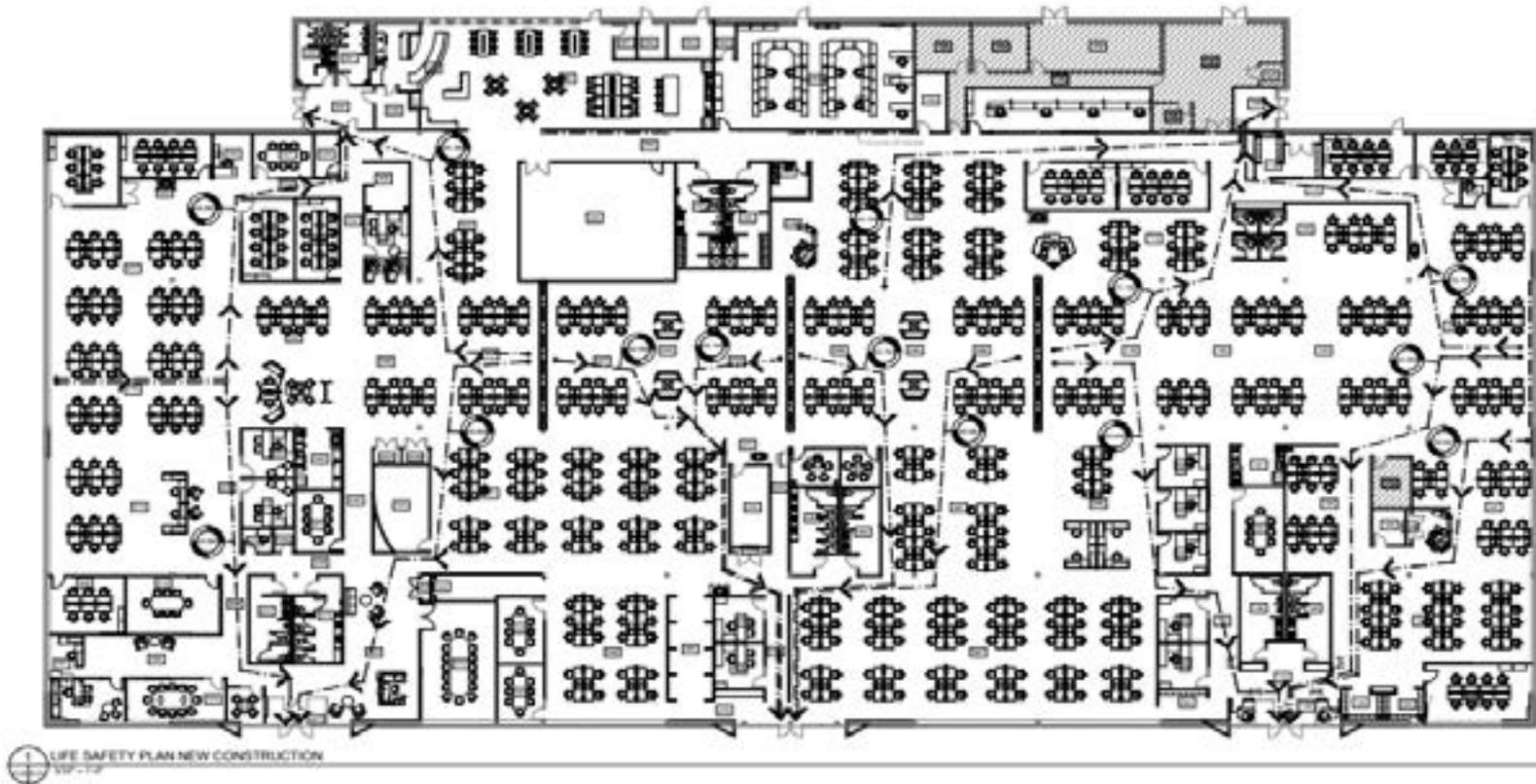
THE FLOOR PLAN

530+
WORKSTATIONS

Multiple
MEETING ROOMS



Virtual Tour



ONE (1)
TOWN HALL

TWO (2)
KITCHENS

LARGE
**CAFETERIA/
OUTDOOR PATIO**

RAISED FLOOR
LAB

SHOWER
AND LOCKER
FACILITIES

THE LOCATION



Brookstreet Hotel

Marshes Golf Club

Legget Drive

Soldant Road

March Road



365 MARCH ROAD



FOR MORE INFORMATION, PLEASE CONTACT:

Alain Desmarais
Executive Vice President | Broker of Record
+1 613 780 1566
adesmarais@cwottawa.com

55 Metcalfe Street
Suite 400
Ottawa, ON K1P 6L5 | CANADA
www.cwottawa.com

Brokerage, Independently Owned and Operated



©2025 Cushman & Wakefield Ottawa. Brokerage, Independently Owned and Operated. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

