450 MARCH ROAD

102 - 3,261 sq.ft. 550 - 2,159 sq.ft.

Kanata, Ontario

COLONNADE BRIDGEPORT

BRENT ARSENEAU

Real Estate Broker of Record

Colonnade BridgePort Realty Inc., Brokerage

613.225.8118

450 MARCH ROAD Kanata, Ontario

LEASE DETAILS

Rental Rate: \$15.00/sq.ft. **Taxes & Operating:** \$16.66/sq.ft.

Operating costs, tax estimates and rental ranges are based on 2024 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 accesible 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

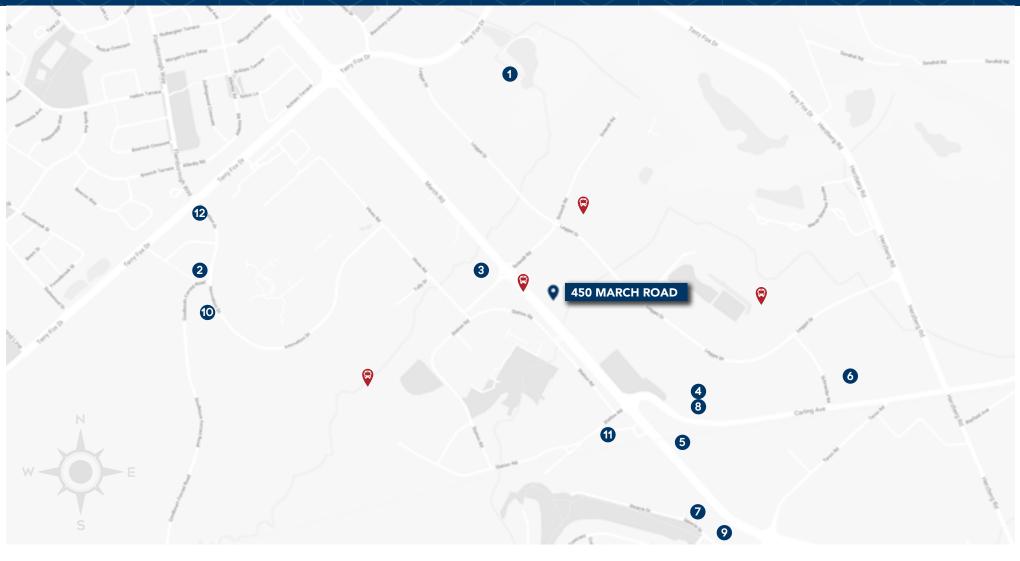
HVAC Replacement Earns Zero Carbon
Building - Performance Standard CertifiCation







AREA MAP



450 MARCH ROAD Kanata, Ontario

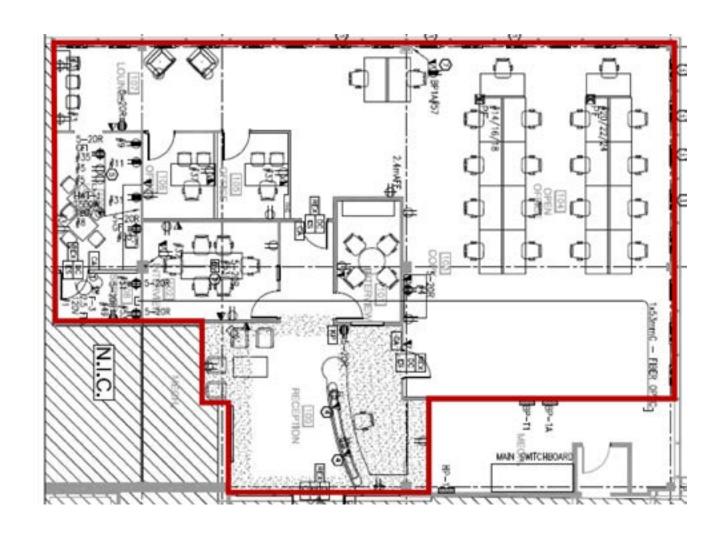
- Brookstreet Hotel
- OC Transpo Innovation Park and Ride
- 3 Tim Hortons
- 4 Hockey Sushi
- 5 Lone Star
- 6 Big Rigs Brewery
- 7 The Royal Oak
- 8 Kanata Noodle House
- 9 Subway
- Richcraft Recreation Centre
- **11** A&W
- 12 Starbucks



450 MARCH ROAD Kanata, Ontario

UNIT 102

3,261 sq.ft.





450 MARCH ROAD Kanata, Ontario

UNIT 550

2,159 sq.ft.

