

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: \$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.

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Top floor built-out premises with furniture included.

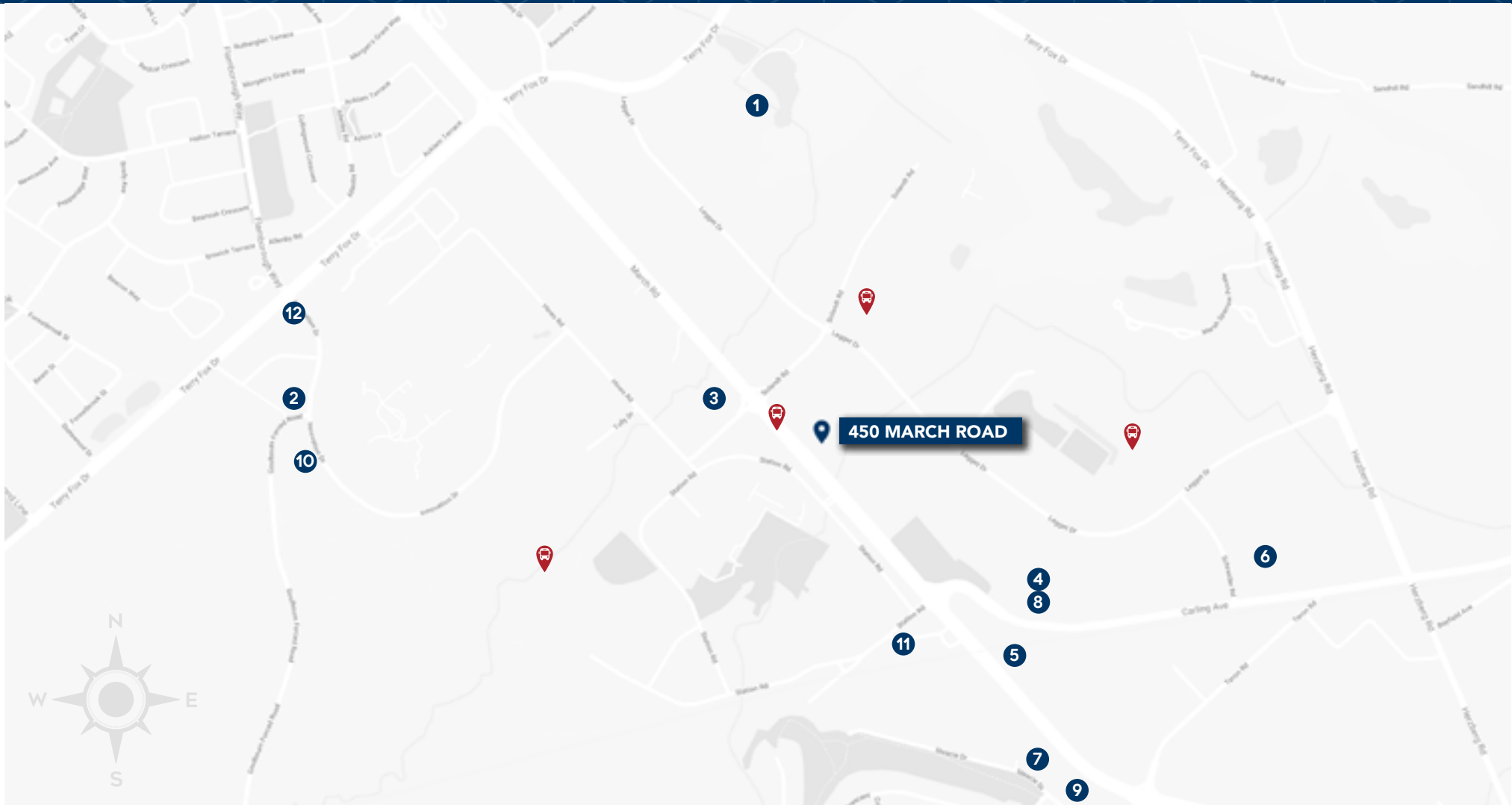
[HVAC Replacement Earns Zero Carbon Building - Performance Standard Certification](#)



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



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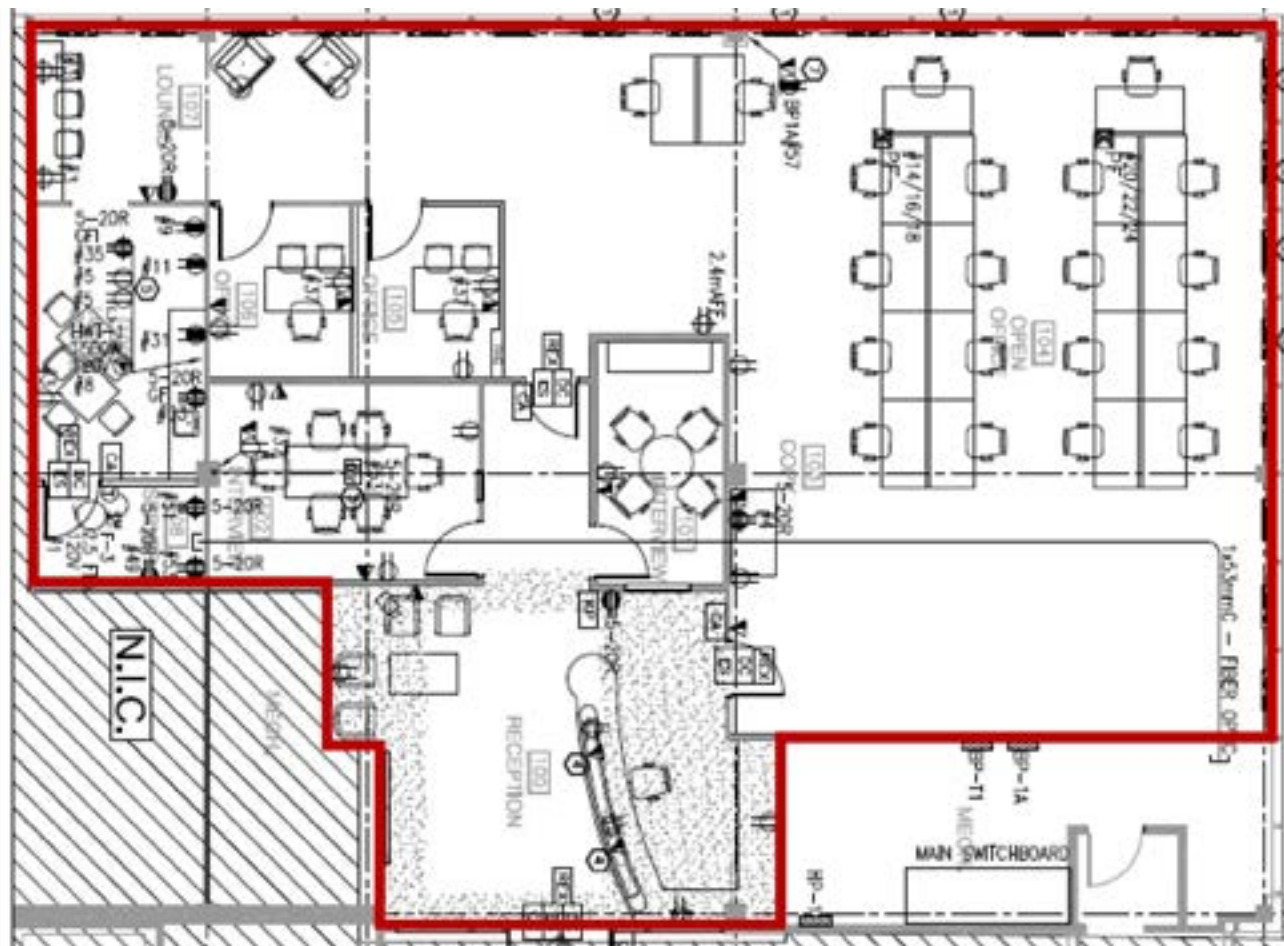
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|---------------------------------------|--------------------|-----------------------|--------------------------------|
| 1 Brookstreet Hotel | 4 Hockey Sushi | 7 The Royal Oak | 10 Richcraft Recreation Centre |
| 2 OC Transpo Innovation Park and Ride | 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.

