



## Office Space for Lease | Kanata

Sunny, modern office suites available in the Kanata tech hub, a lively and convenient location just west of Ottawa. Tenant and visitor parking on-site, accessible from both March Road and Terry Fox Drive. Easy access to and from HWY 417. Bus stops for major routes nearby, short walk to Innovation Station. Close to a range of convenient amenities and lunch options.

Modern building with two main lobbies, elevator access, and large windows that bring in plenty of natural light. Efficient suite layouts with large breakrooms. Potential to demise the second floor.

Opportunity for signage at the intersection of March Road and Terry Fox Drive.



**Price:** \$14.50/sf  
**OPC:** \$12.22/sf

### Ground Floor:

Suite 100E - 6,906 sf

### Second Floor:

Up to 11,199 sf

- #1 - 6,408 sf
  - #2 - 2,147 sf
  - #3 - 1,075 sf
  - #4 - 1,307 sf
  - #5 - 262 sf
- 8,555 sf contiguous

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**Darren Clare**

Director, Leasing & Investment Sales  
Sales Representative



Integrity. Dedication. Professionalism.  
OFFICE SPACE FOR LEASE

# 603 March Road, Ottawa



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## HIGHLIGHTS

- Modern, professional office building in Kanata tech hub
- Close to HWY 417, tenant and visitor parking on-site
- Bus stops nearby, and short walk to Innovation Station
- Surrounded by restaurants, grocery stores, and a range of other convenient amenities
- Signage opportunity at the intersection of March Road and Terry Fox Drive

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603 March Road, Ottawa | [districtrealty.com](http://districtrealty.com)

District Realty Corporation Brokerage



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## Ground Floor





## Second Floor

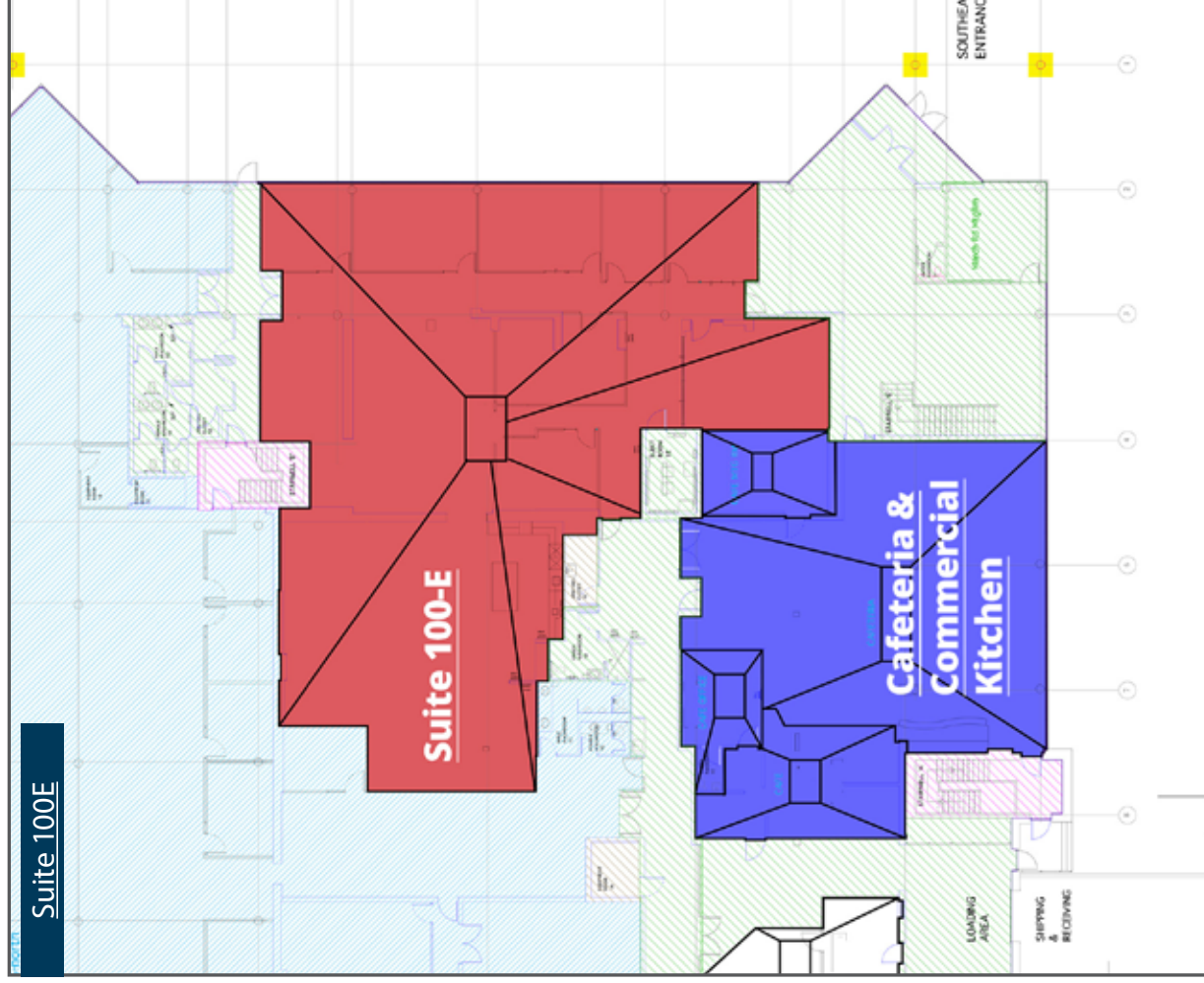
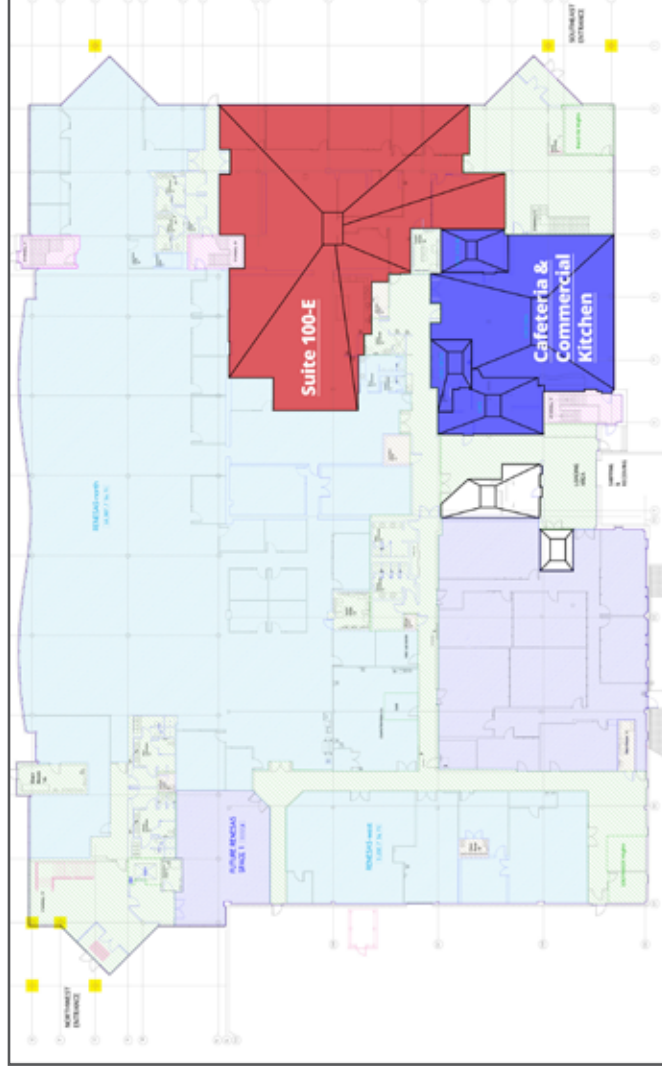




# Ground Floor

## Approximate Plan

layouts to be verified



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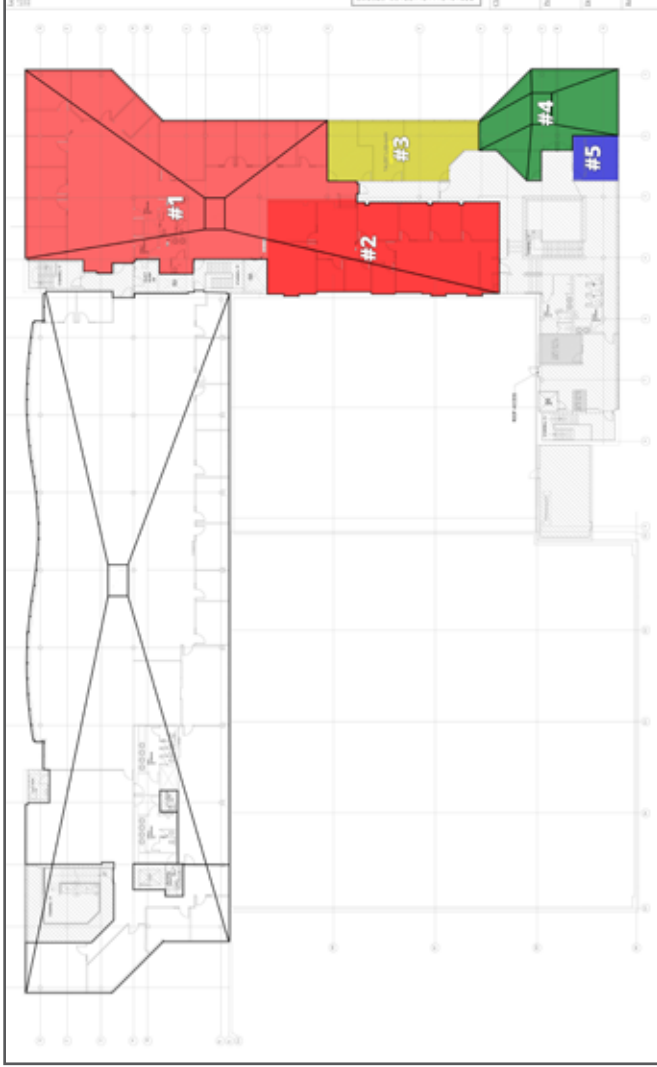
5 603 March Road, Ottawa

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# Second Floor



## Second Floor

Up to 11,199 sf available



Approximate Plan  
layouts to be verified

