



Office Space **FOR LEASE**

603 March Road,
Ottawa

Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.

603 March Road

Ottawa

Price

\$12.50/sf

OPC

\$12.99/sf



Key Features

Zoning GM[2907] S484-h

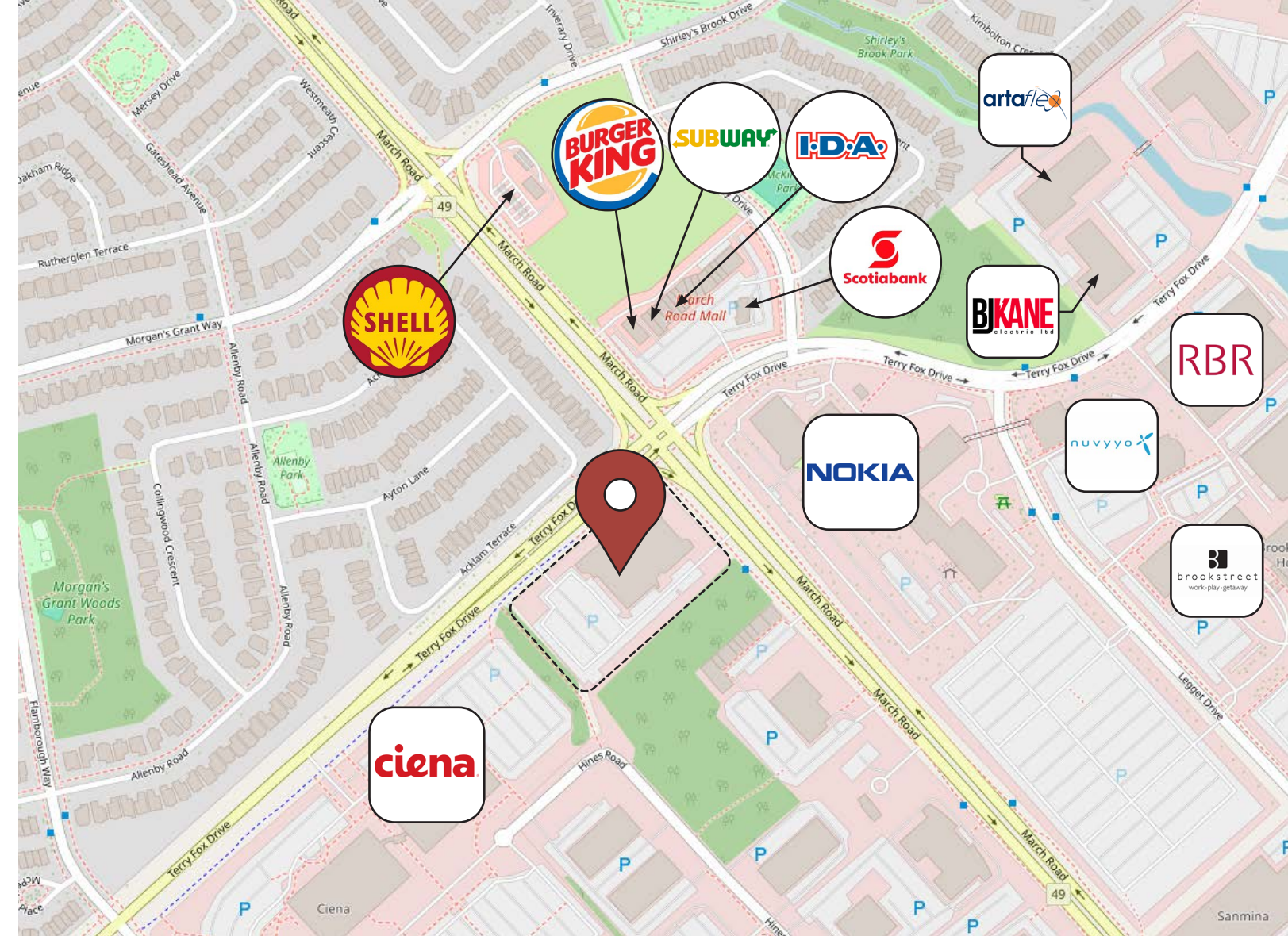
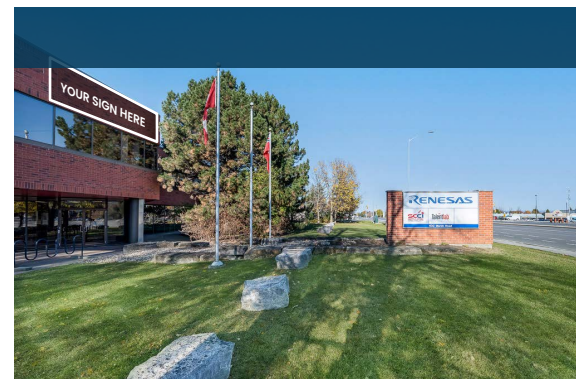
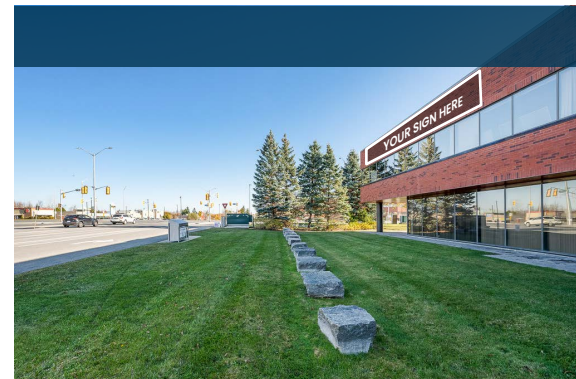
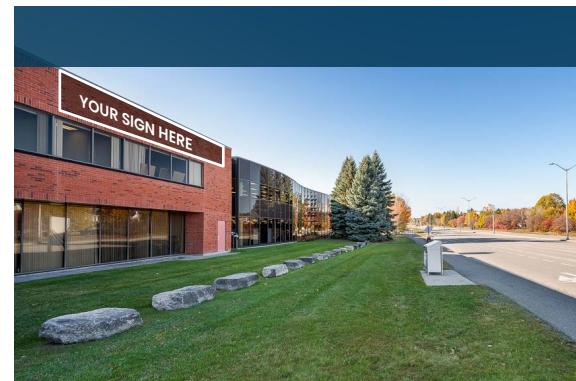
- On-site tenant and visitor parking
- Easy connectivity to HWY 417
- Nearby bus stops and short walk to Innovation Station
- Potential for building signage along March Rd. or Terry Fox Dr.

Highlights

Bright, modern office suites are available in Kanata's thriving technology hub, just west of Ottawa. The property offers excellent accessibility, with direct entry from both March Road and Terry Fox Drive, easy connections to Highway 417, and nearby bus stops serving major routes. On-site tenant and visitor parking further enhances the convenience of this location.

The building features a contemporary design with two welcoming lobbies, and expansive windows that fill the suites with natural light. Layouts are efficient, with flexibility to demise the second floor to suit tenant needs.

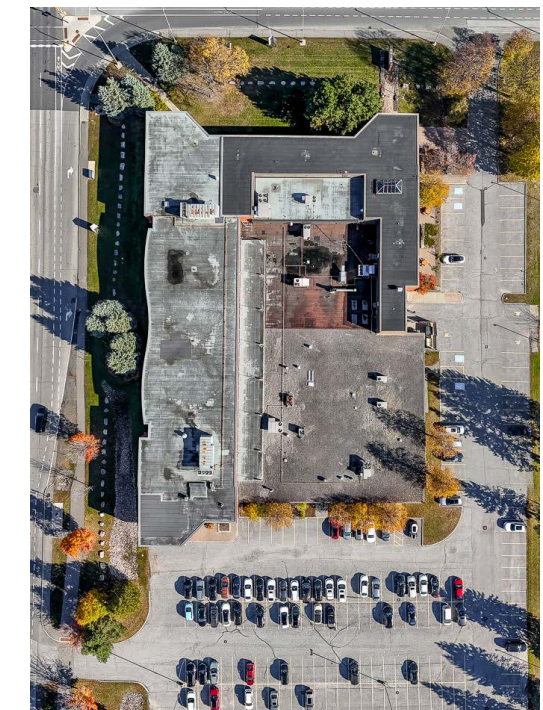
Prominent signage opportunities are available at the busy intersection of March Road and Terry Fox Drive, offering strong visibility and branding potential for tenants.



Location Overview

Renting an office at 603 March Road places your business at the center of Kanata's renowned technology hub, surrounded by leading companies, research facilities, and a thriving network of professionals.

The location offers seamless connectivity with direct access to March Road, Terry Fox Drive, and Highway 417, as well as nearby bus routes and Innovation Station for convenient commuting. Tenants also benefit from proximity to a wide range of amenities, including cafés, restaurants, and services, making it an ideal spot to attract talent and support day-to-day business needs.



CONTACT

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CEO

Charles Mirsky, Broker
COO - Brokerage Services

AVAILABILITY

SUITE	SIZE	COMBINE UNITS	OCCUPANCY
Ground Floor			
Suite 100SE	3,954 SF		Immediate
Second Floor	up to 11,199 SF *		
Area #1	6,408 SF	8,555 SF Contiguous	Immediate
Area #2	2,147 SF		Immediate

* Additional space can be made available to accommodate a larger tenant seeking a long-term lease, up to 11,199 SF.



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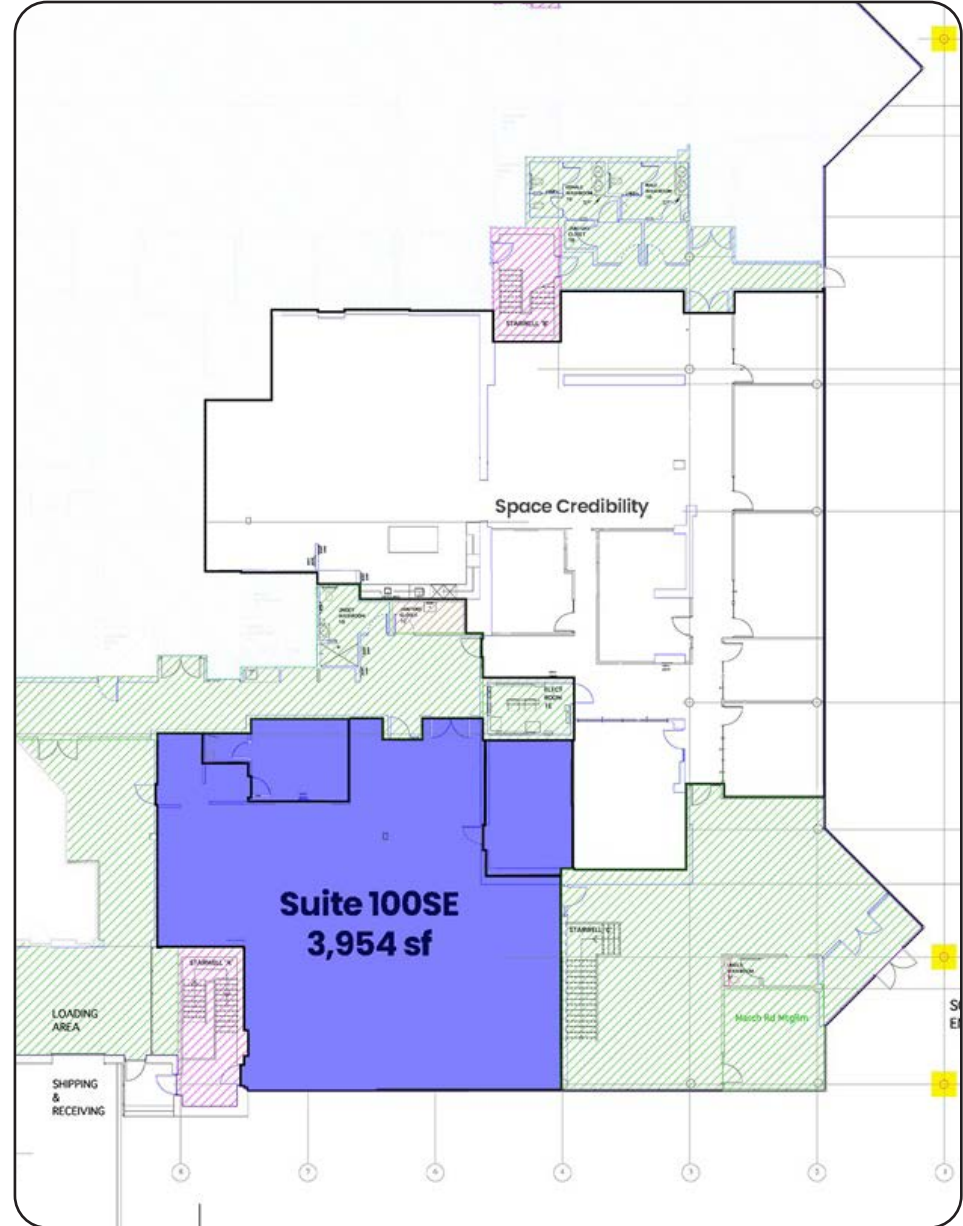
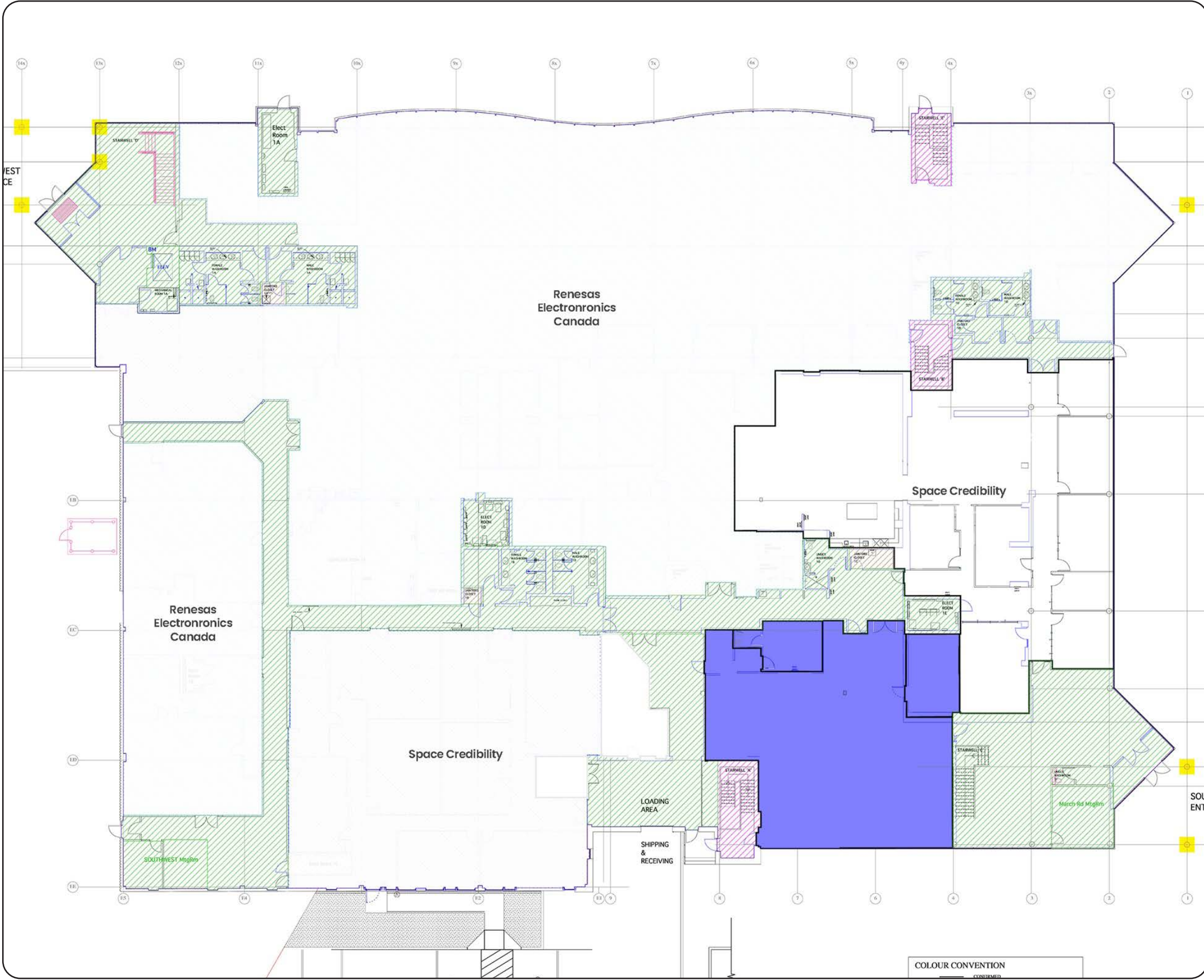
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GROUND FLOOR PLAN



-  Common Area
-  AVAILABLE

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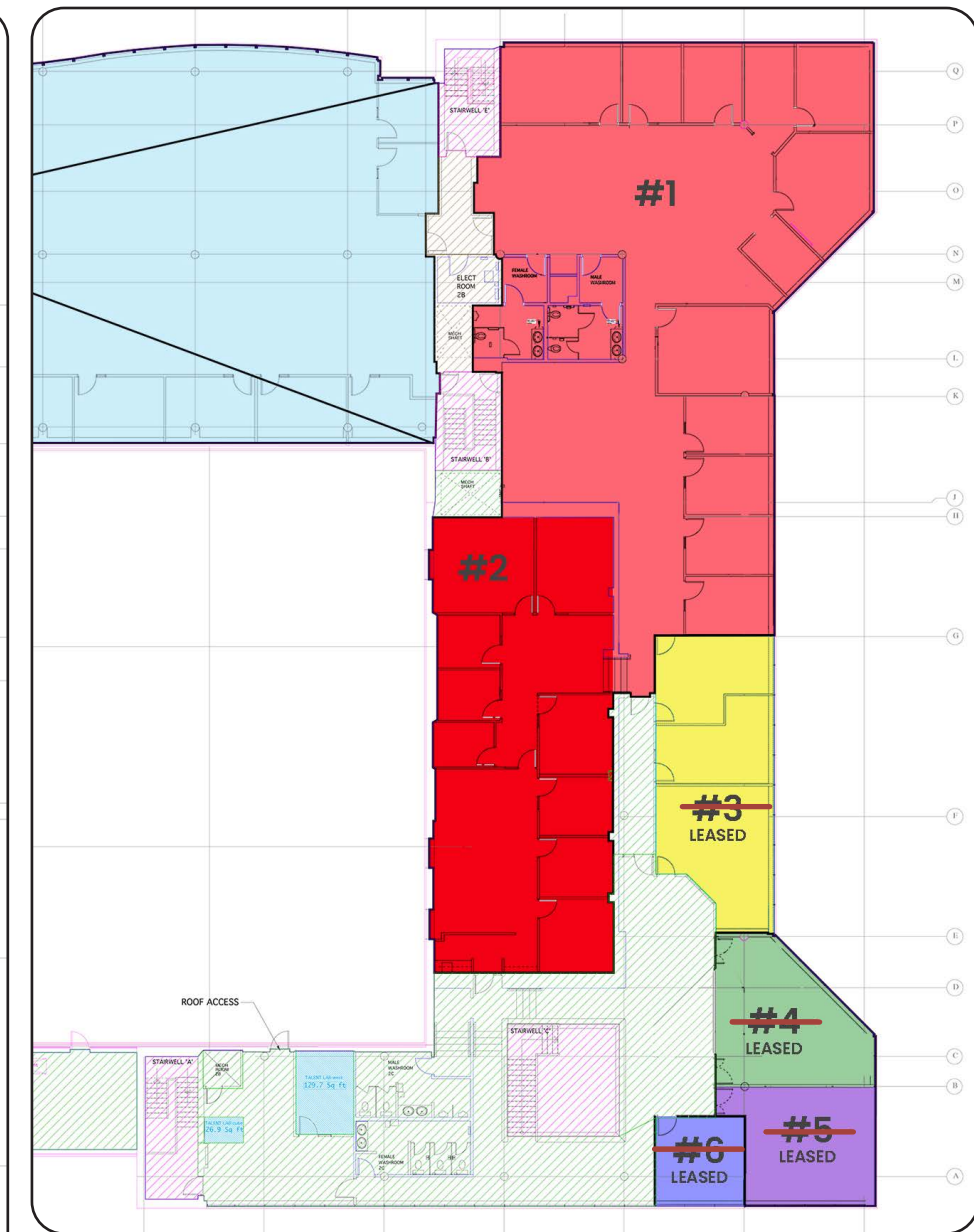
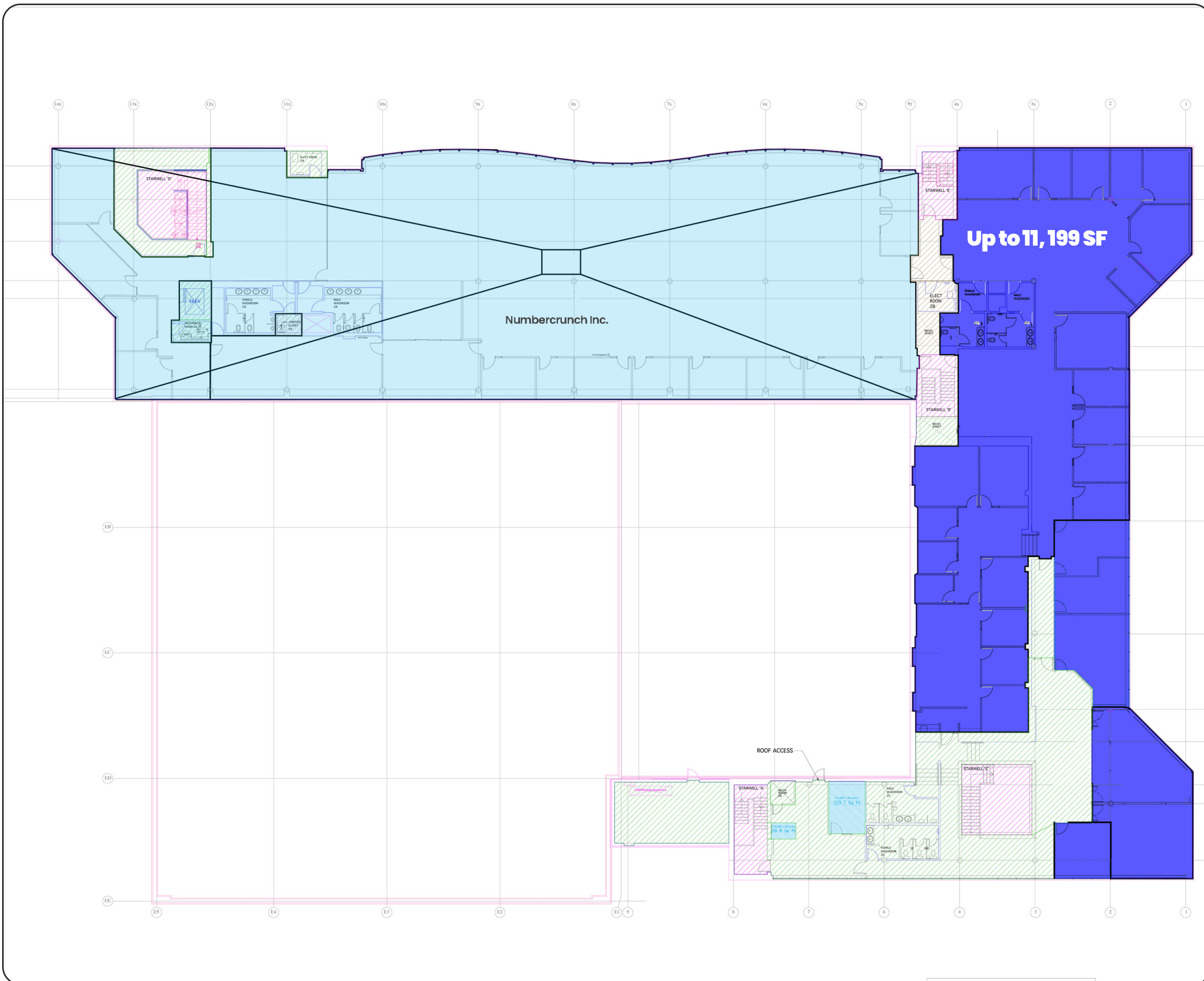
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







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SECOND FLOOR PLAN



	Common Area		Occupied
	AREA #1 - 6,408 SF		AREA #4 - 824 SF
	AREA #2 - 2,147 SF		AREA #5 - 483 SF
	AREA #3 - 1,075 SF		AREA #6 - 262 SF

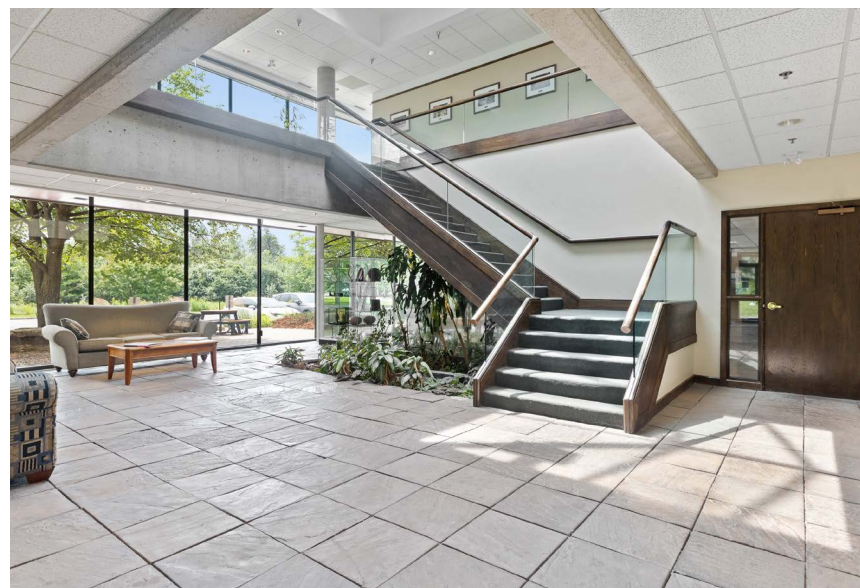
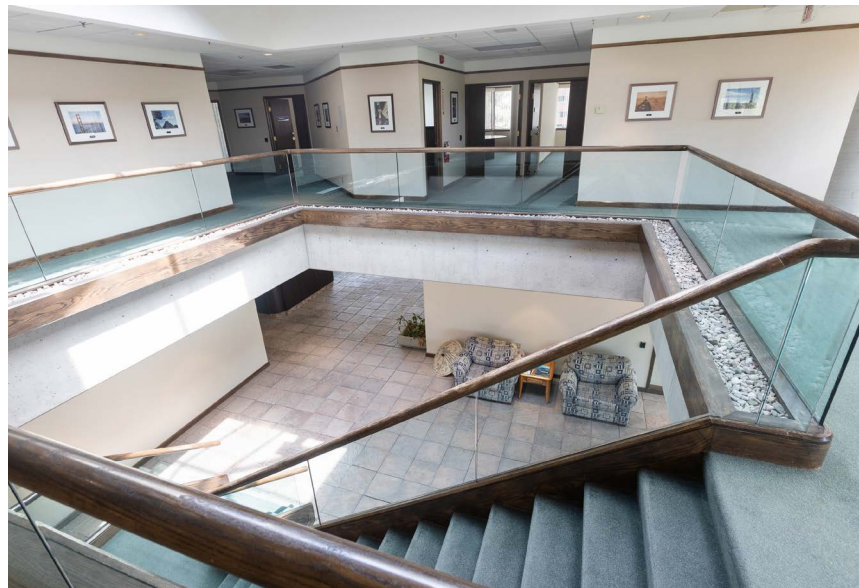
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AREA MAP

603 March Road stands prominently at the intersection of March Road and Terry Fox Drive – a major gateway to Kanata North’s technology cluster, one of Canada’s largest and fastest-growing business parks. Your team will be in good company among leaders in AI, telecommunications, software, and defense technology.

Kanata North is home to over 540 companies employing more than 33,000 professionals – making it the largest technology park in Canada. Position your business among industry leaders shaping the future of innovation.

Your Brand, Front and Centre

Take advantage of opportunities for prime building signage with prominent exposure at the busy intersection of March Road and Terry Fox Drive, offering exceptional visibility to thousands of vehicles daily – a powerful way to showcase your brand.

Vibrant Business Community

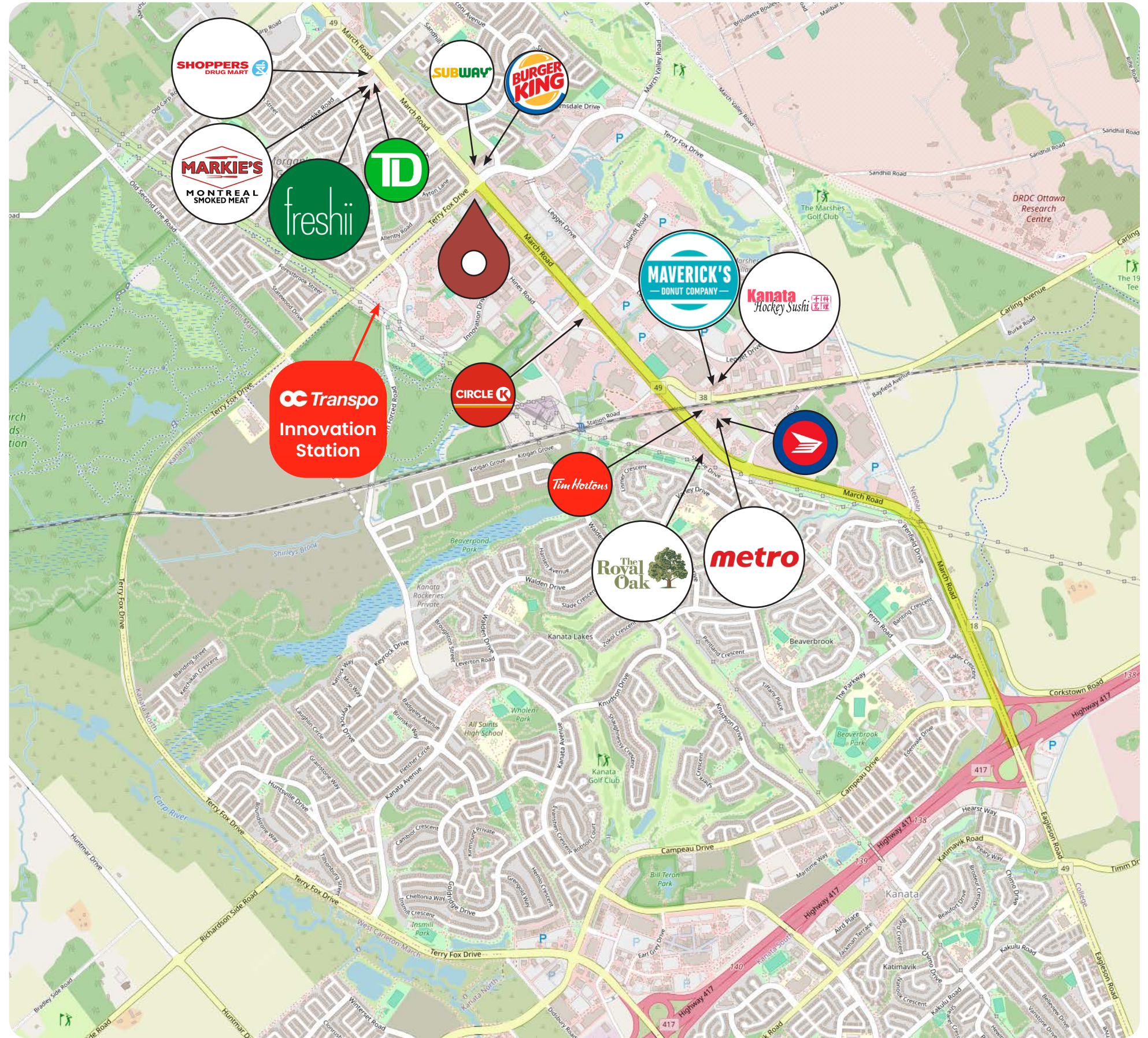
Surrounded by major employers including Ericsson, Mtel, Ciena, and Nokia.

Connected for Success

Quick access to HWY 417, public transit routes, and cycling paths.

Convenience at Your Doorstep

Surrounded by restaurants, cafes, gyms, shops, and services along March Road.





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