



Office Space **FOR LEASE**

603 March Road,
Ottawa

Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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603 March Road

Ottawa

Price

\$12.50/sf

OPC

\$12.99/sf



Key Features

Zoning EDK[2907] S484-h

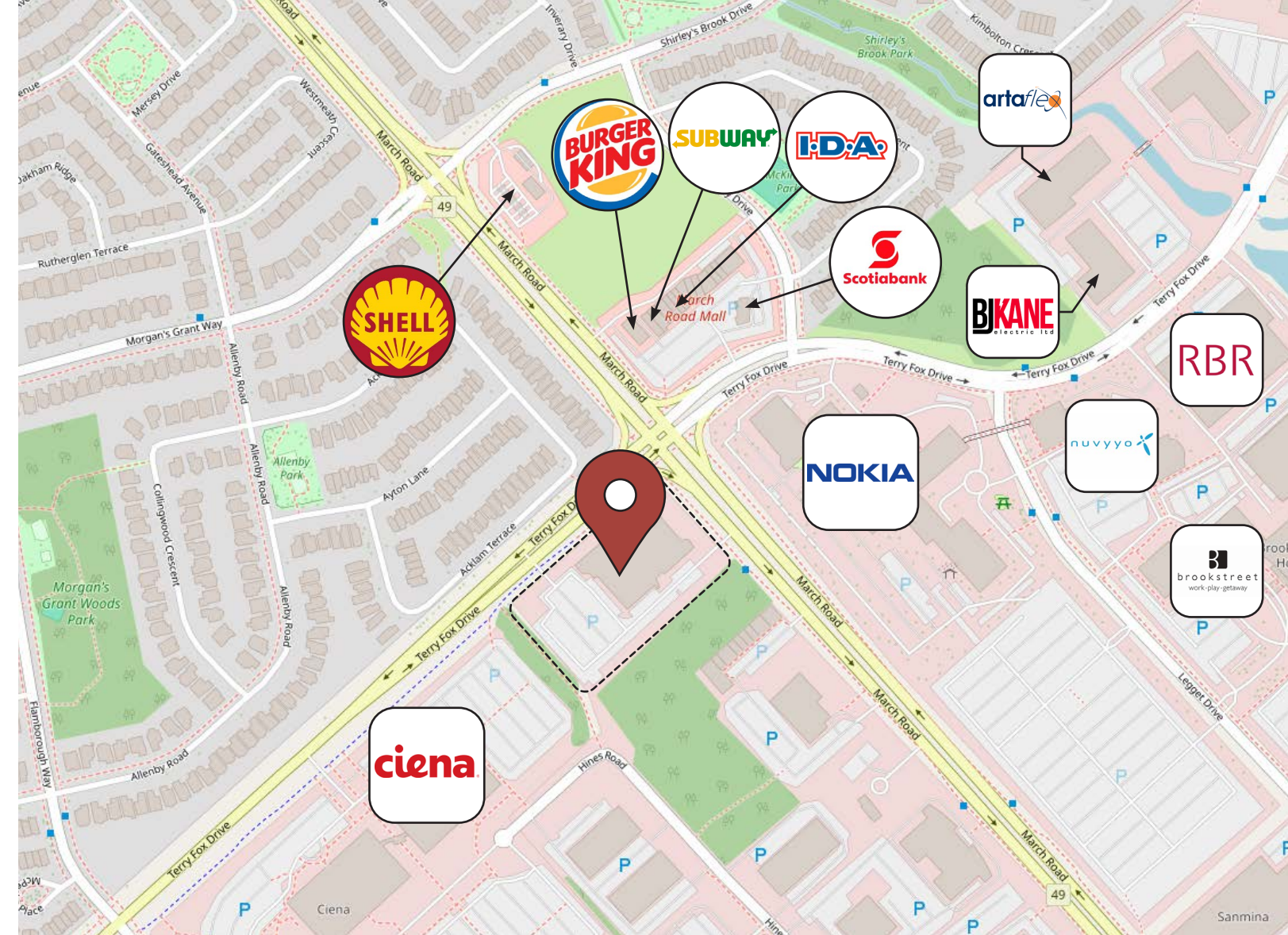
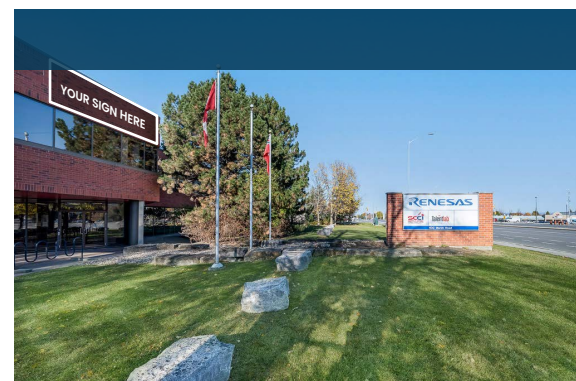
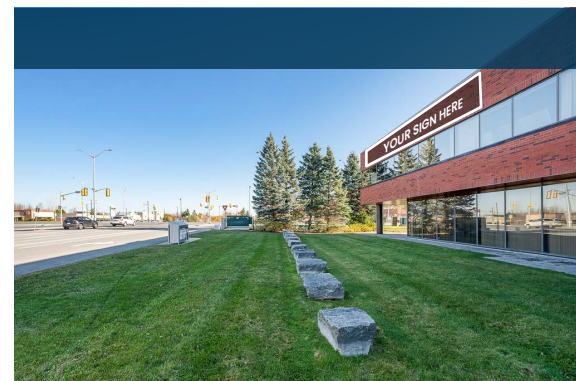
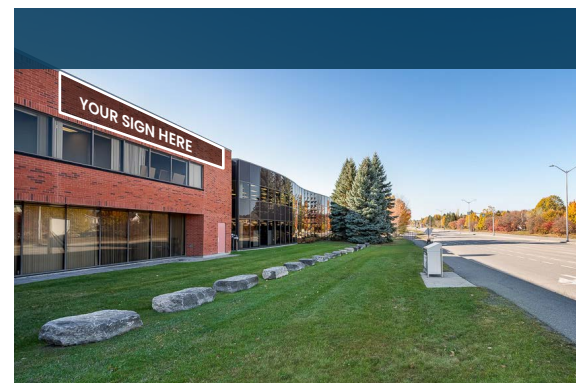
- On-site tenant and visitor parking
- Easy connectivity to HWY 417
- Nearby bus stops and short walk to Innovation Station
- Potential for building signage along March Rd. or Terry Fox Dr.

Highlights

Bright, modern office space is available for lease at 603 March Road, ideally situated in Kanata's established technology and business district. The property offers excellent accessibility, with direct access from March Road and Terry Fox Drive, convenient connections to Highway 417, and nearby public transit routes. Ample on-site parking is available for both tenants and visitors.

The available second-floor walk-up suites feature efficient layouts, abundant natural light, and contemporary finishes that create a professional and productive work environment. Flexible floorplans provide opportunities to accommodate a range of office users and space requirements.

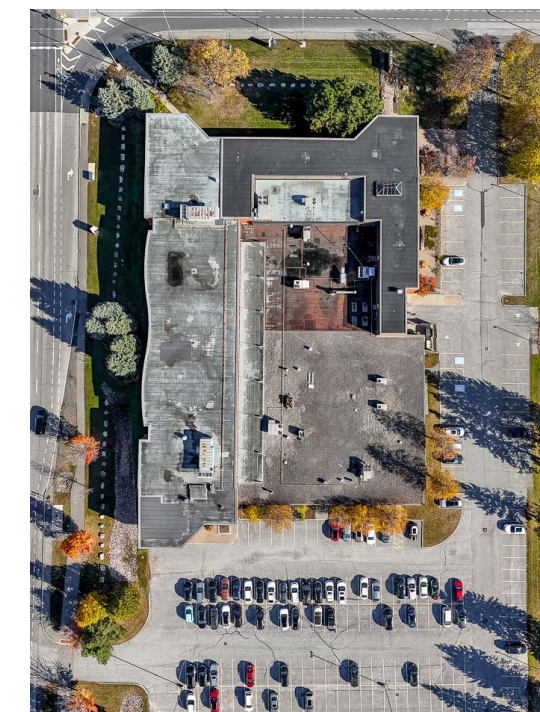
Tenants benefit from a welcoming main lobby entrance and prominent signage opportunities at the highly visible intersection of March Road and Terry Fox Drive, providing exceptional exposure and branding potential in one of Kanata's busiest commercial corridors.



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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AVAILABILITY

SUITE	SIZE	COMBINE UNITS	OCCUPANCY
Second Floor	<i>potential for up to 10,125 SF *</i>		
Area #1	6,408 SF	7,481 SF contiguous	Immediate
Area #2	1,073 SF		Immediate

** Additional space can be made available to accommodate a larger tenant seeking a long-term lease, up to 10,125 SF.*



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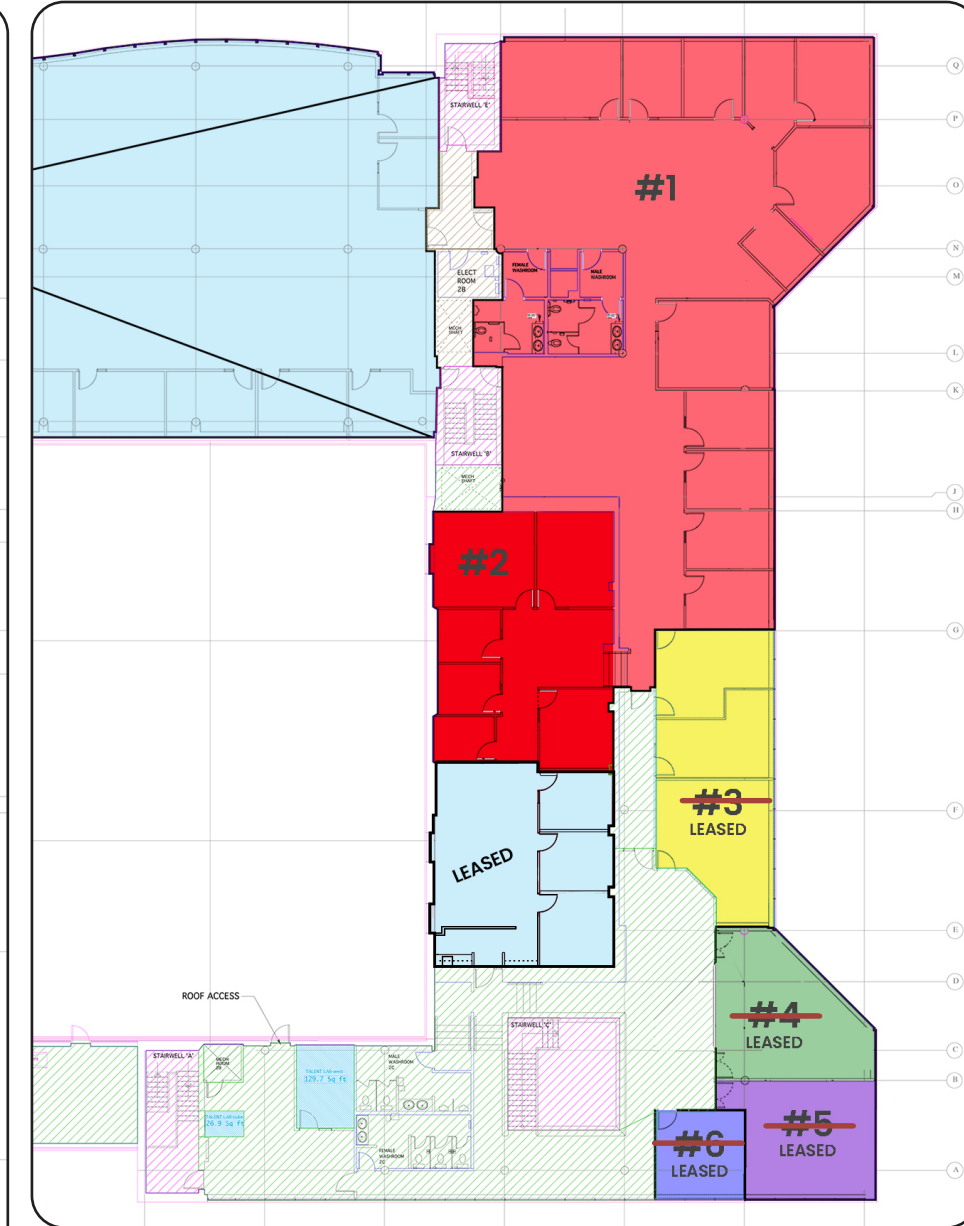
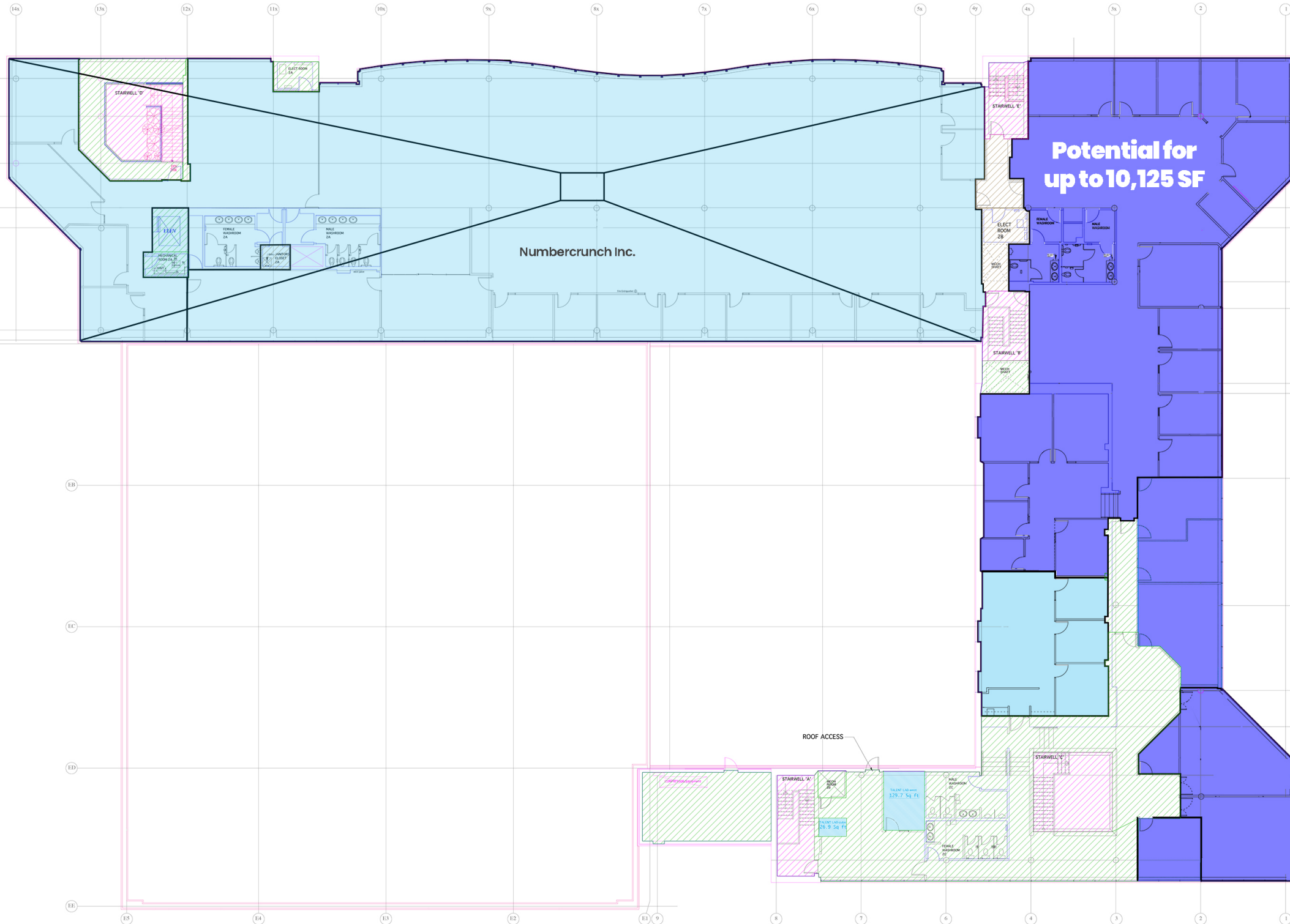
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SECOND FLOOR PLAN



	Common Area		Occupied
	AREA #1 - 6,408 SF		AREA #4 - 824 SF
	AREA #2 - 1,073 SF		AREA #5 - 483 SF
	AREA #3 - 1,075 SF		AREA #6 - 262 SF

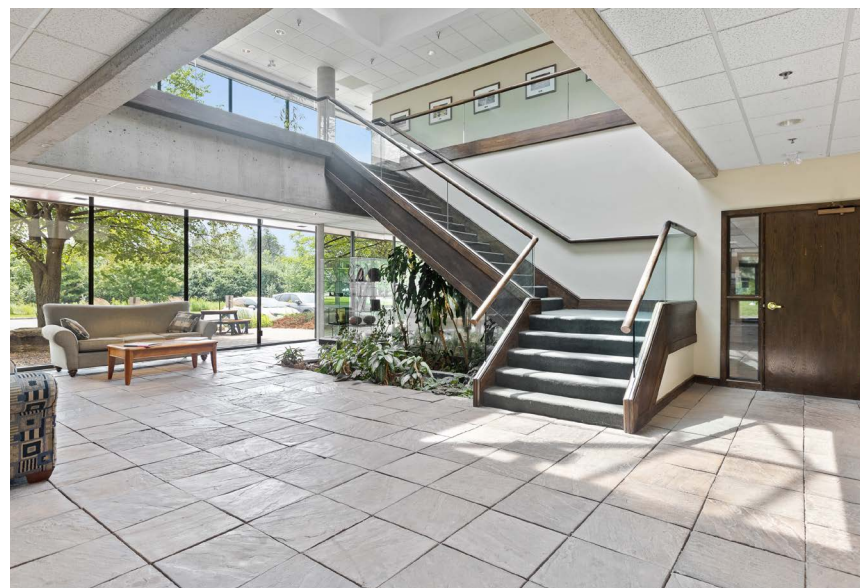
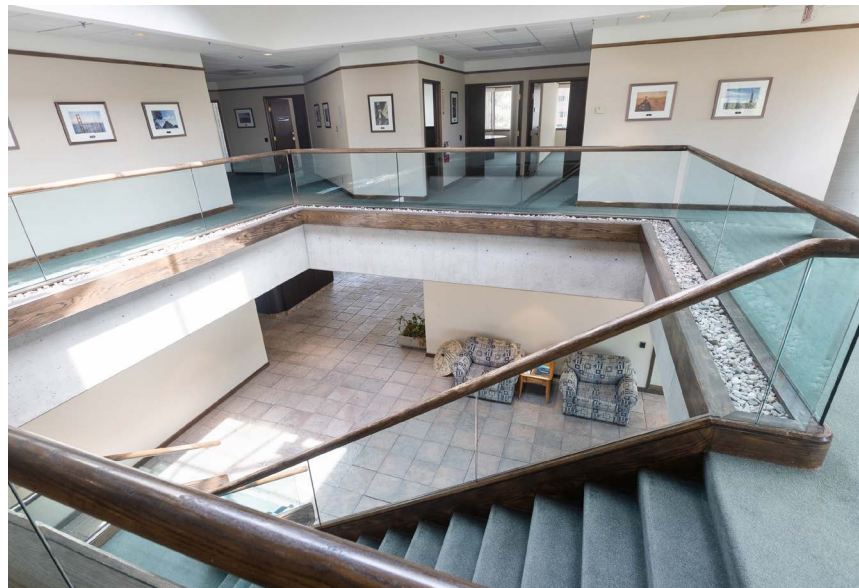
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AREA MAP

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

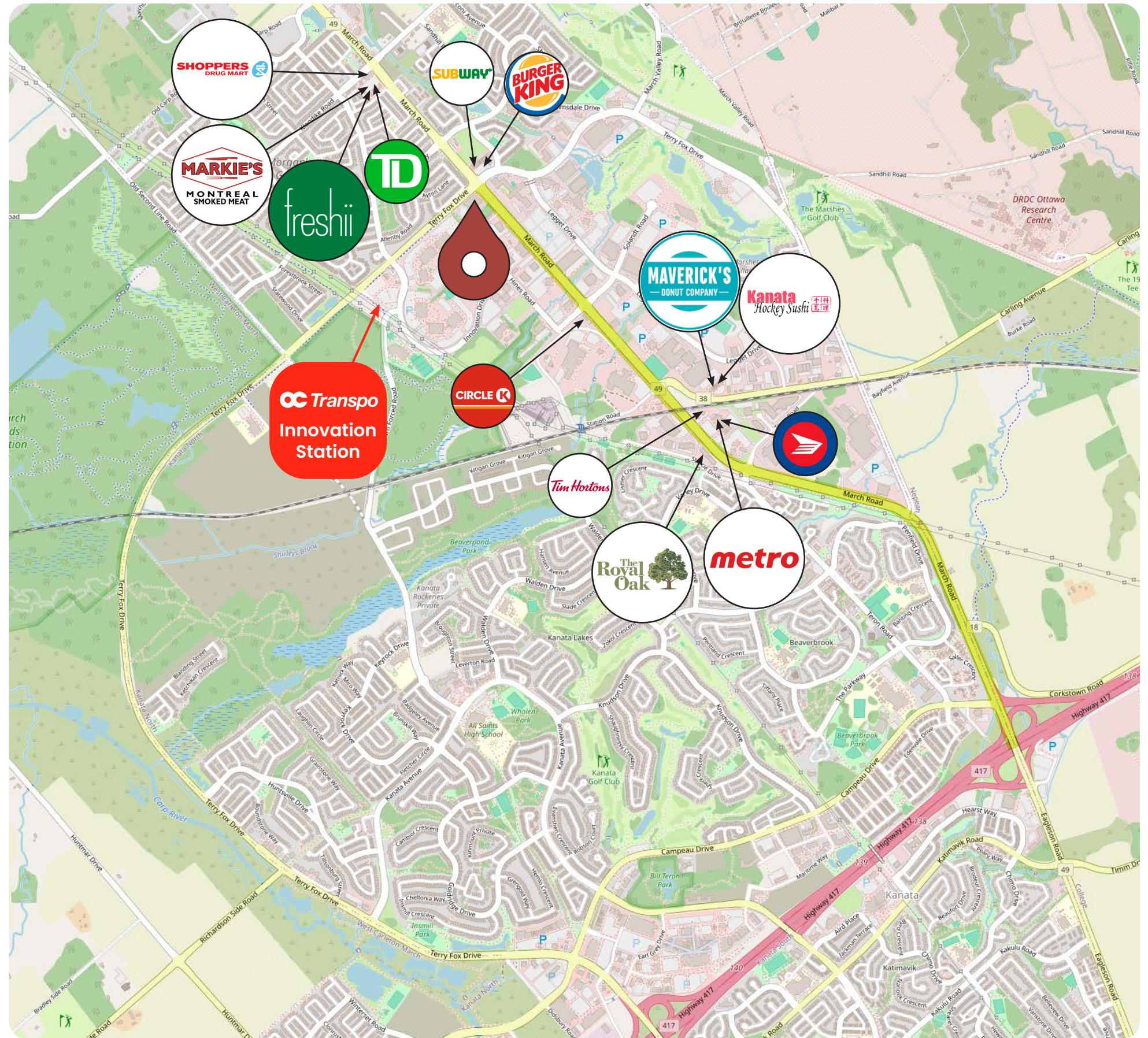
Surrounded by major employers including Ericsson, Mtel, Ciena, and Nokia.

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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