

# FOR LEASE

700 MARCH ROAD

Ottawa, ON K2K2V9



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## OFFERING SUMMARY

Available SF :	500 SF - 2,300 SF
Lease Rate: (Office)	\$17.00 SF/yr (NNN)
Additional Rent:	approx. \$18.00 PSF
Lease Rate: (Retail)	\$40.00 SF/yr (NNN)
Additional Rent:	approx. \$15.00 PSF

## PROPERTY OVERVIEW

Located at March Road Mall, this versatile building offers a range of retail spaces and second floor (walk-up) office spaces available for lease. Main level retail Unit G offers approximately 1,100 SF of open space, with a back storage room and washroom. Unit 201 measures approximately 900 SF and features a large open space with separating walls that create two open offices. Unit 200 offers approximately 500 SF of open space with two enclosed offices featuring rear-facing windows and a kitchen area separating them. Unit 203 measures approximately 2,300 SF and provides an open area suitable for multiple workstations, along with two enclosed offices, boardroom, two small storage rooms, and an in-suite washroom. This well located property is ideal for a variety of business uses, offering flexible layouts in a prime Kanata North location surrounded by established amenities and professional services.

## PROPERTY HIGHLIGHTS

- Visibility from March Road
- Ample onsite parking
- Pylon and lobby signage opportunity
- Utilities included (Office)
- Utilities extra (Retail)

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	500 - 2,300 SF	Lease Rate:	\$17.00 - \$40.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit G (Retail)	Available	1,100 SF	NNN	\$40.00 SF/yr	Additional rent is approx. \$15.00 PSF. Available immediately (30 days notice).
Suite 200 (Office)	Available	500 SF	NNN	\$17.00 SF/yr	Additional rent is approx. \$18.00 PSF. Available immediately (30 days notice).
Suite 201 (Office)	Available	900 SF	NNN	\$17.00 SF/yr	Additional rent is approx. \$18.00 PSF. Available immediately.
Suite 203 (Office)	Available	2,300 SF	NNN	\$17.00 SF/yr	Additional rent is \$18.00 PSF. Available October 1, 2026 (potential for earlier occupancy).

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Additional Photos - Unit G (Retail)



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Additional Photos - Unit 201



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Additional Photos - Unit 200



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Additional Photos - Unit 203



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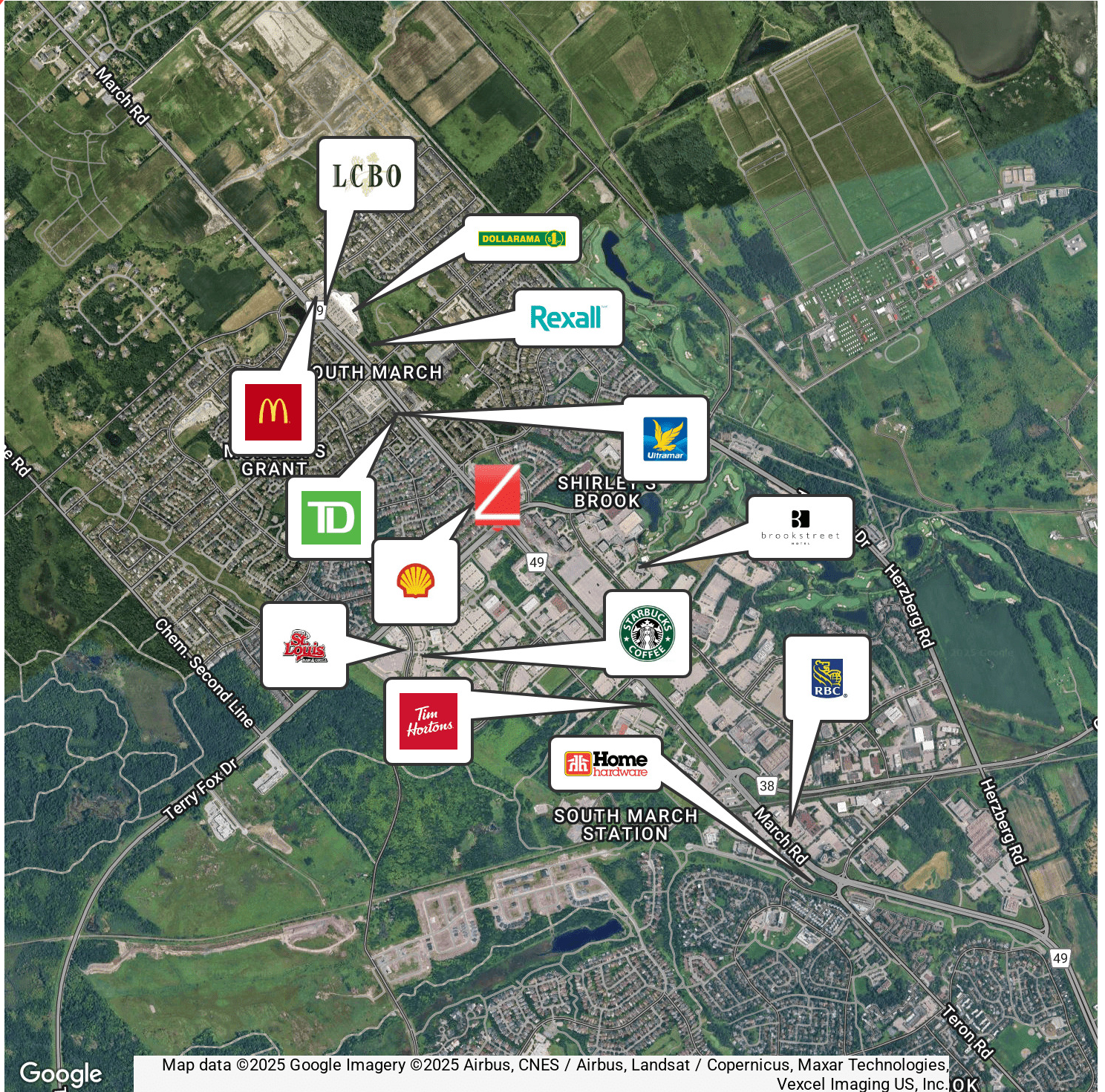
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Retailer Map



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