

FOR LEASE

329 MARCH ROAD

Ottawa, ON K2K 2E1



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 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF:	1,791 - 2,076 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Additional Rent:	approx. \$12.90 PSF

PROPERTY OVERVIEW

Office suites available for lease in one of Ottawa's prime west end locations, just minutes from HWY 417 and Carling Avenue. Located in the heart of the Kanata North Business Park, these highly visible units are surrounded by many great amenities and residential neighbourhoods making this a great space for medical clinics, yoga/fitness studios, spas, or general office users. Ample onsite parking is available as well as great visibility due to the large pylon sign on March Road.

PROPERTY HIGHLIGHTS

- Easy access to HWY 417 and Carling Avenue
- 3:1,000 SF parking ratio
- Pylon signage available
- Public transit just steps away
- Surrounded by many amenities including Metro, Tim Horton's, Home Hardware, The Royal Oak, Lonestar, JoJo's Pizza, and much more!
- Utilities included (office)
- No elevator access

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 106 (Retail) - Building A	-	1,693 SF	NNN	\$25.00 SF/yr	LEASED!
Suite 204A (Office) - Building A	-	619 SF	NNN	\$14.00 SF/yr	LEASED!
Suite 208 (Office) - Building A	-	868 SF	NNN	\$14.00 SF/yr	LEASED!
Suite 207 (Office) - Building A	-	655 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$12.90 PSF + HST
Suite 209 (Office) - Building A	Available	1,791 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$12.90 PSF + HST.
Suite 223 (Office) - Building B	-	1,386 SF	NNN	\$14.00 SF/yr	LEASED!
Suite 224 (Office) - Building B	-	400 SF	NNN	\$14.00 SF/yr	LEASED!
Suite 229 (Office) - Building B	-	645 SF	NNN	\$14.00 SF/yr	LEASED!
Suite 232B (Office) - Building B	Available	2,076 SF	NNN	\$14.00 SF/yr	Additional Rent approx. \$12.90 PSF + HST

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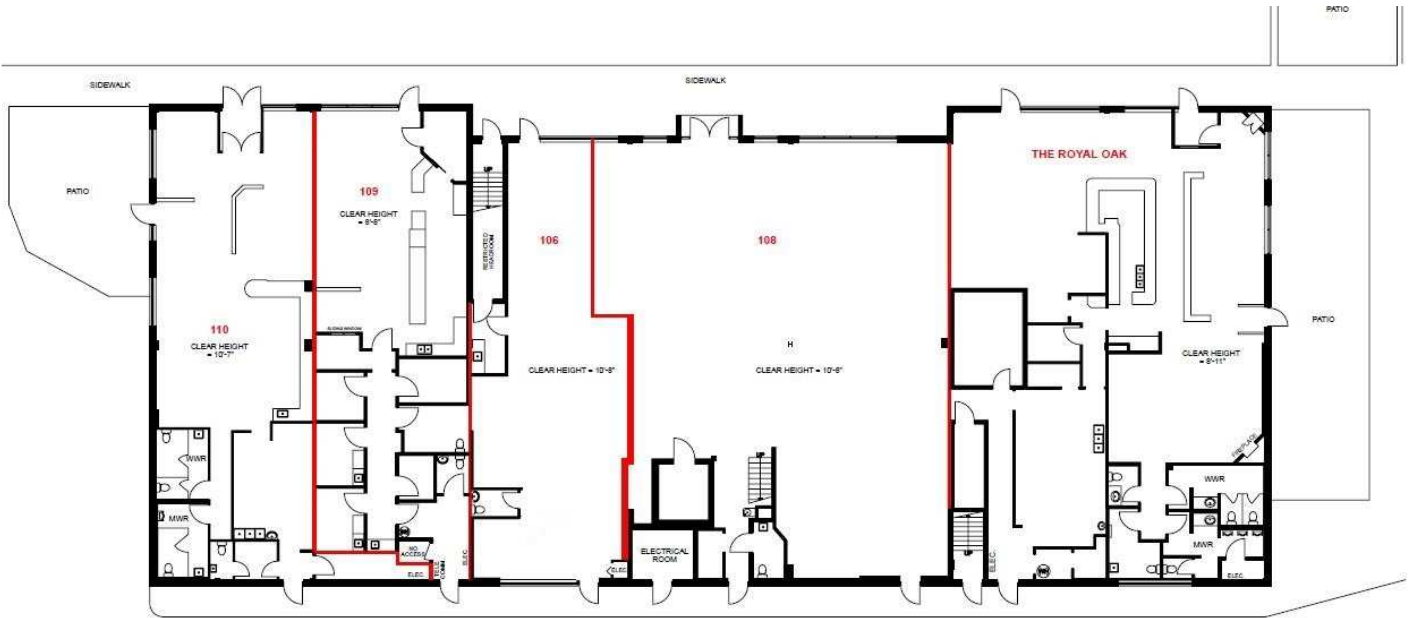
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Ground Floor



Second Floor

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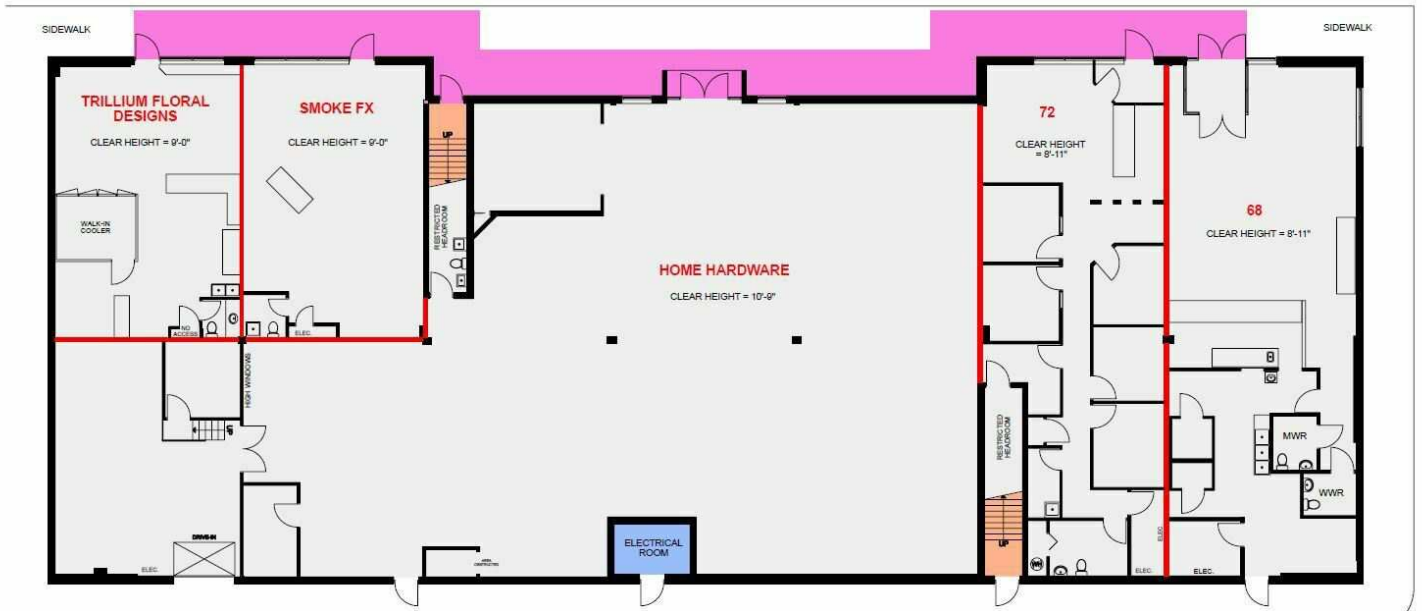
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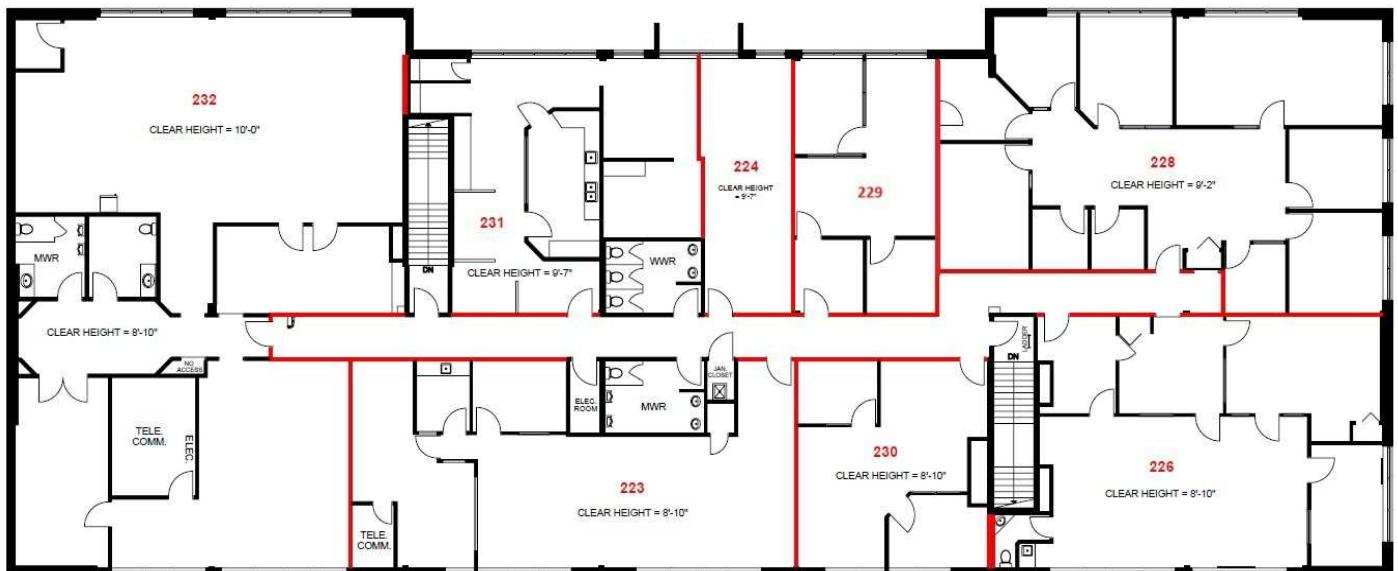
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Retailer Map



Google

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