

FOR LEASE

700 MARCH ROAD

Ottawa, ON K2K2V9



JOHN ZINATI
+1(613)880.4106
john@zinatirealty.com

TANYA WOLFGRAM
+1(613)447.2205
tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF :	500 SF - 3,700 SF
Lease Rate: (Office)	\$17.00 SF/yr (NNN)
Additional Rent:	approx. \$18.00 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. 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)

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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).
Suites 200-203 (Contiguous)	Available	3,700 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 201



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Additional Photos - Unit 200



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Additional Photos - Unit 203



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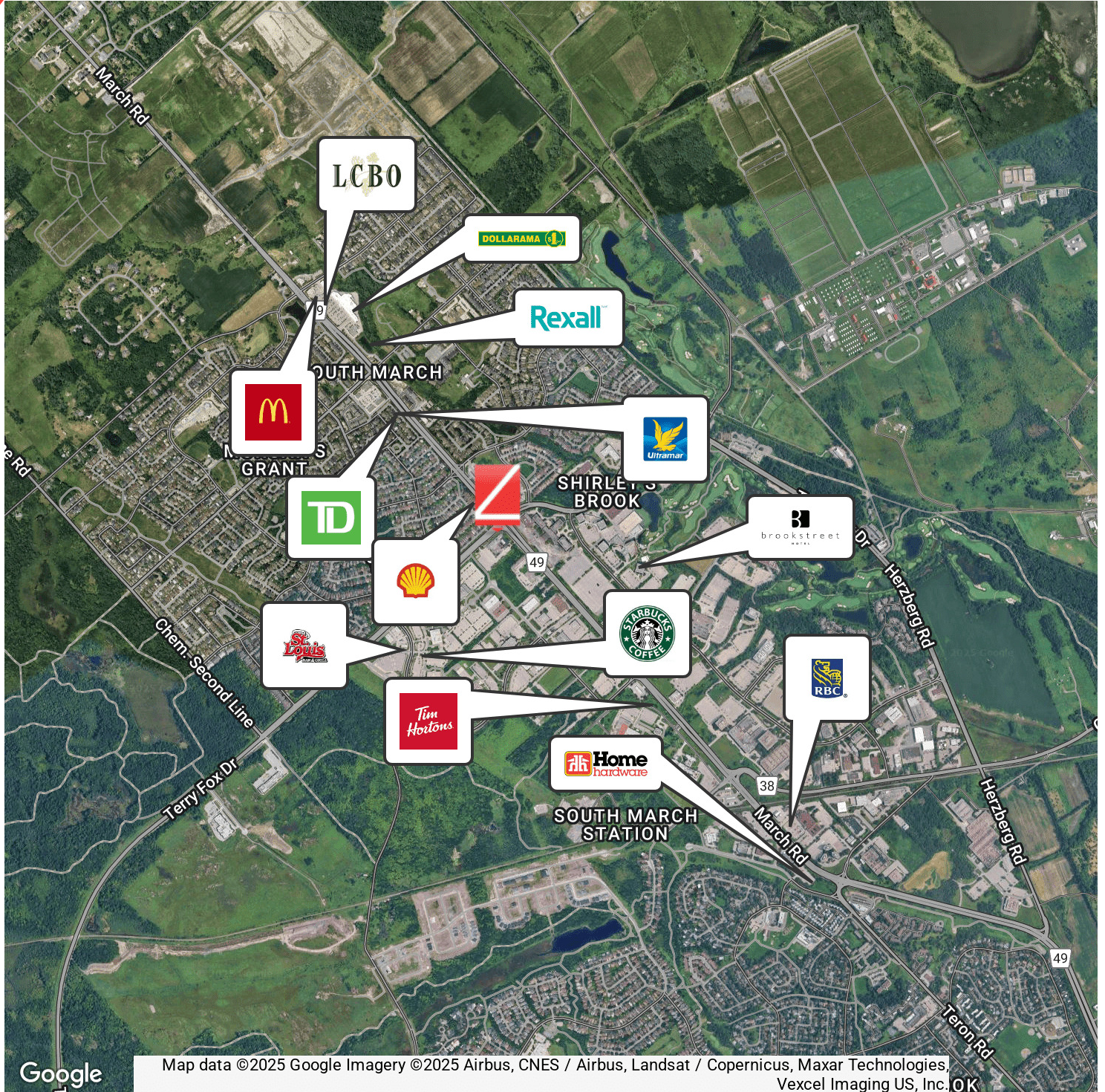
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Retailer Map



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