

For Lease - Retail/Restaurant

329 March Road, Kanata, ON



DESCRIPTION:

- ✓ Kanata Mews is located in the heart of Ottawa's west-end high tech community of Kanata, on March Road, a major arterial road.
- ✓ Strong tenant mix of retail tenants such as Subway, Home Hardware, Pharmacy, Royal Oak, Martial Arts and second floor office tenants including dentist, insurance. Neighbouring retailers are Metro, Rexall, RBC and Tim Hortons.
- ✓ High traffic, ample free parking, close to Hwy. 417, fully serviced by OC Transpo.
- ✓ Convenient access/egress.

NEW PAD SPACE AVAILABLE:

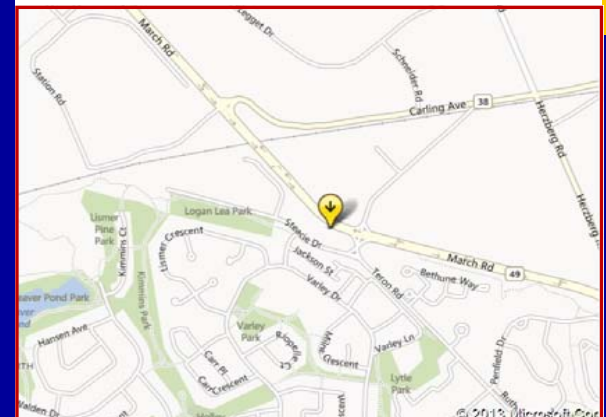
- ✓ Up to 4,000 square feet available.
- ✓ Space may be subdivided.
- ✓ New Pad available—Timing to be determined.

NET RENTAL RATE: \$ 35.00 per square foot net.

OPERATING COSTS: \$ 13.00 per square foot (estimate).

SIGNAGE:

- ✓ Storefront signage available.
- ✓ Potential pylon signage.



For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613) 26-7323 Fax: (613) 721-8849
Email: brent@brentcomrealty.com
www.brentcomrealty.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 age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

For Lease - Retail - New Pad

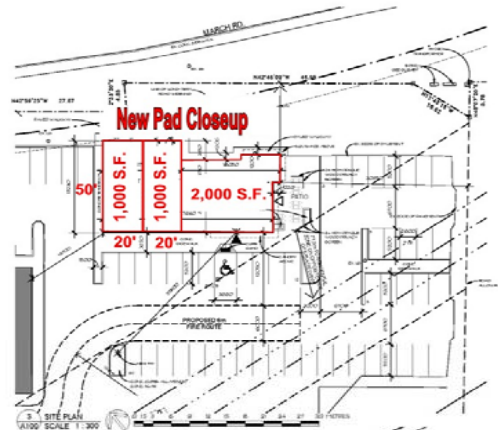
329 March Road, Kanata, ON



1 LOCATION PLAN
SCALE: N.T.S.

LEGAL DESCRIPTION:
PART OF LOT 6, CONCESSION 3
GEOGRAPHIC TOWNSHIP
OF MARCH
CITY OF OTTAWA
PREPARED BY:
ANNIS O'SULLIVAN VOLLEBECK ONTARIO
LAND SURVEYORS
MARCH 2, 2016

NO.	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE	REMARKS
1	CONCRETE	1000	10.00	10000.00	1000 SQ. YD.
2	STEEL	500	20.00	10000.00	500 TONS
3	BRICK	2000	5.00	10000.00	2000 SQ. YD.
4	PAVING	1000	10.00	10000.00	1000 SQ. YD.
5	LANDSCAPING	100	100.00	10000.00	100 SQ. YD.
6	UTILITIES	100	100.00	10000.00	100 SQ. YD.
7	MECHANICAL	100	100.00	10000.00	100 SQ. YD.
8	ELECTRICAL	100	100.00	10000.00	100 SQ. YD.
9	PLUMBING	100	100.00	10000.00	100 SQ. YD.
10	CONCRETE	1000	10.00	10000.00	1000 SQ. YD.
11	STEEL	500	20.00	10000.00	500 TONS
12	BRICK	2000	5.00	10000.00	2000 SQ. YD.
13	PAVING	1000	10.00	10000.00	1000 SQ. YD.
14	LANDSCAPING	100	100.00	10000.00	100 SQ. YD.
15	UTILITIES	100	100.00	10000.00	100 SQ. YD.
16	MECHANICAL	100	100.00	10000.00	100 SQ. YD.
17	ELECTRICAL	100	100.00	10000.00	100 SQ. YD.
18	PLUMBING	100	100.00	10000.00	100 SQ. YD.



NOTES:
Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect before proceeding.

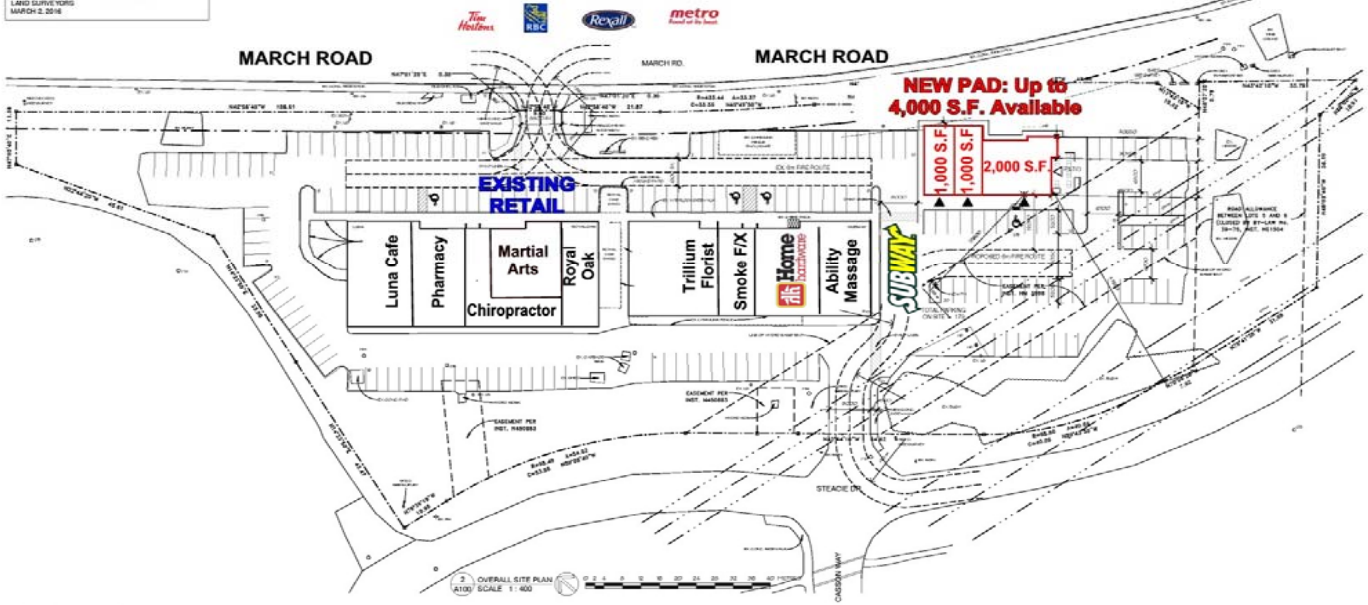
Registered Owner / Project Manager:
BASCORP MANAGEMENT
3111 OTTAWA AVE.
OTTAWA, ONTARIO K1V 1W4
TEL: (613) 735-1111
WWW.BASCORP.COM

Civil Engineer:
WATSON PERRY CONSULTING ENGINEERS LTD.
115 HURON RD. #113
OTTAWA, ONTARIO K1R 7V8
TEL: (613) 733-1734
WWW.WATSONPERRY.COM

Geotechnical Engineer:
WATSON PERRY CONSULTING ENGINEERS LTD.
115 HURON RD. #113
OTTAWA, ONTARIO K1R 7V8
TEL: (613) 733-1734
WWW.WATSONPERRY.COM

Landscape Architect:
JAMES B. LEWIS & ASSOCIATES INC.
1410 CARLING AVE. SUITE 204
OTTAWA, ONTARIO K1A 1H6
TEL: (613) 237-1111
WWW.JBLEWIS.COM

Surveyor:
ANNIS O'SULLIVAN VOLLEBECK LTD.
115 HURON RD. #113
OTTAWA, ONTARIO K1R 7V8
TEL: (613) 733-1734
WWW.AOSV.COM



2 OVERALL SITE PLAN
SCALE: 1"=40'

NO. revision date

DATE: 2016 07 18

SCALE: 1"=40'

PROPOSED COMMERCIAL DEVELOPMENT
BRIDGEHEAD COFFEE

300 MARCH ROAD
OTTAWA, ON

DATE: 2016 07 18

SCALE: 1"=40'

SHEET SIZE: ARCH D (24"x36")

A100

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