

FOR LEASE | RETAIL SPACE

4055 CARLING AVENUE, KANATA, ON



PROPERTY HIGHLIGHTS:

- Multiple units for lease in an established retail plaza on Carling Avenue, 400m from March Road
- Drive-thru opportunity available
- Located within the borders of Kanata North, Canada's largest technology hub, with over 570 companies and 33,000 employees
- High-traffic area with over 23,300 cars passing daily at Carling Avenue & March Road
- Join Chez Cora, Hockey Sushi, Hair Fellas and more

UNIT	SQUARE FOOTAGE	STARTING RENTAL RATE	2026 ADDITIONAL RENT ESTIMATE	POSSESSION
Unit 1	±3,275 SF	\$43 PSF NNN	\$19.12 PSF	Immediate
Unit 2	±1,469 SF	\$40 PSF NNN	\$21.33 PSF	April 1, 2026
Unit 1 Demised	±2,482 SF	\$52-54 PSF NNN	\$21.33 PSF	Immediate
Unit 2 Demised	±2,345 SF	\$33-35 PSF NNN	\$21.33 PSF	April 1, 2026
Unit 1 & 2 Combined	±4,744 SF	\$38-40 PSF NNN	\$21.33 PSF	April 1, 2026
Unit 4	±1,513 SF	\$40 PSF NNN	\$21.33 PSF	Immediate

EXCLUSIVELY LISTED BY:

Marcus & Millichap

Real Estate Investment Services Canada Inc., Brokerage

CANDICE LERNER-FRY

Senior Director, Leasing
Sales Representative
Direct 613-364-2323
Candice.LF@MarcusMillichap.com

FRASER PADDISON

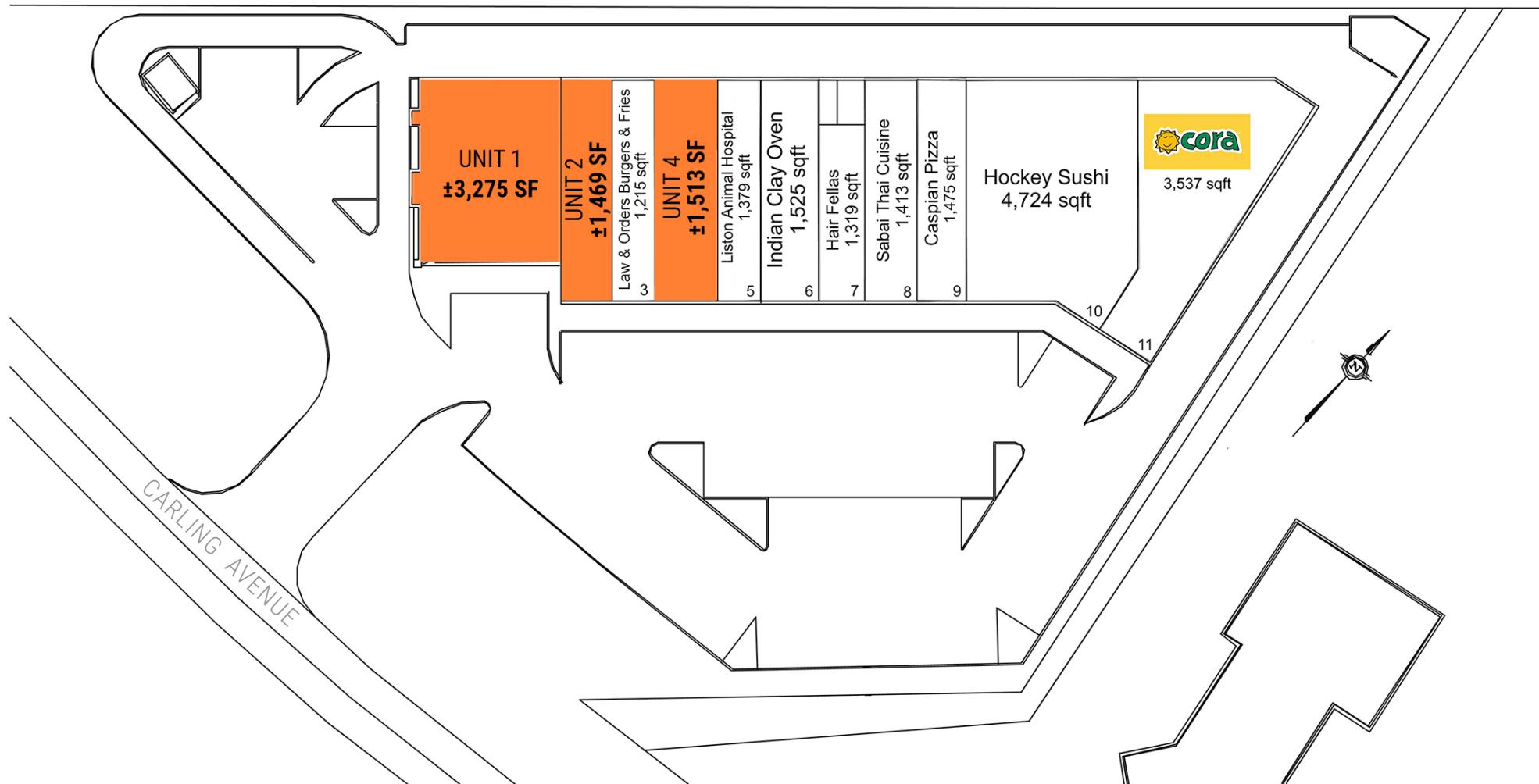
Director, Leasing
Broker
Direct 613-364-2303
Fraser.Paddison@MarcusMillichap.com

Ottawa Office:
275 Bank Street, Suite 301
Ottawa, Ontario K2P 2L6

FOR LEASE | RETAIL SPACE

4055 CARLING AVENUE, KANATA, ON

SITE PLAN

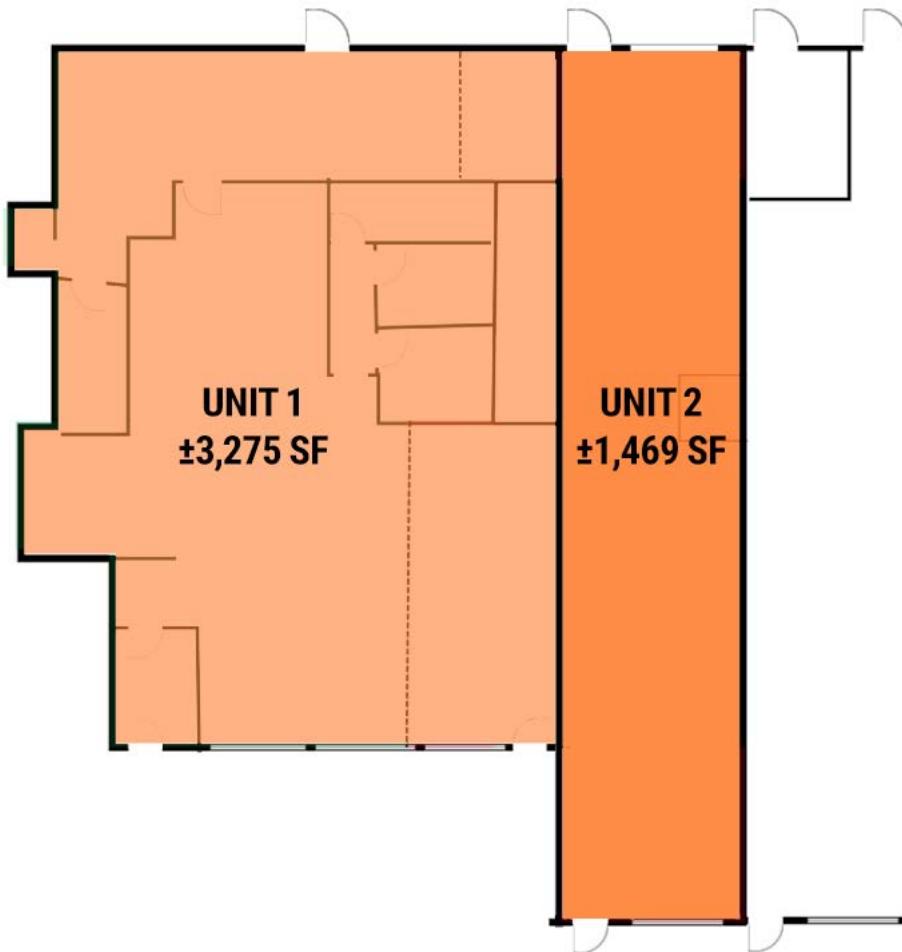


FOR LEASE | RETAIL SPACE

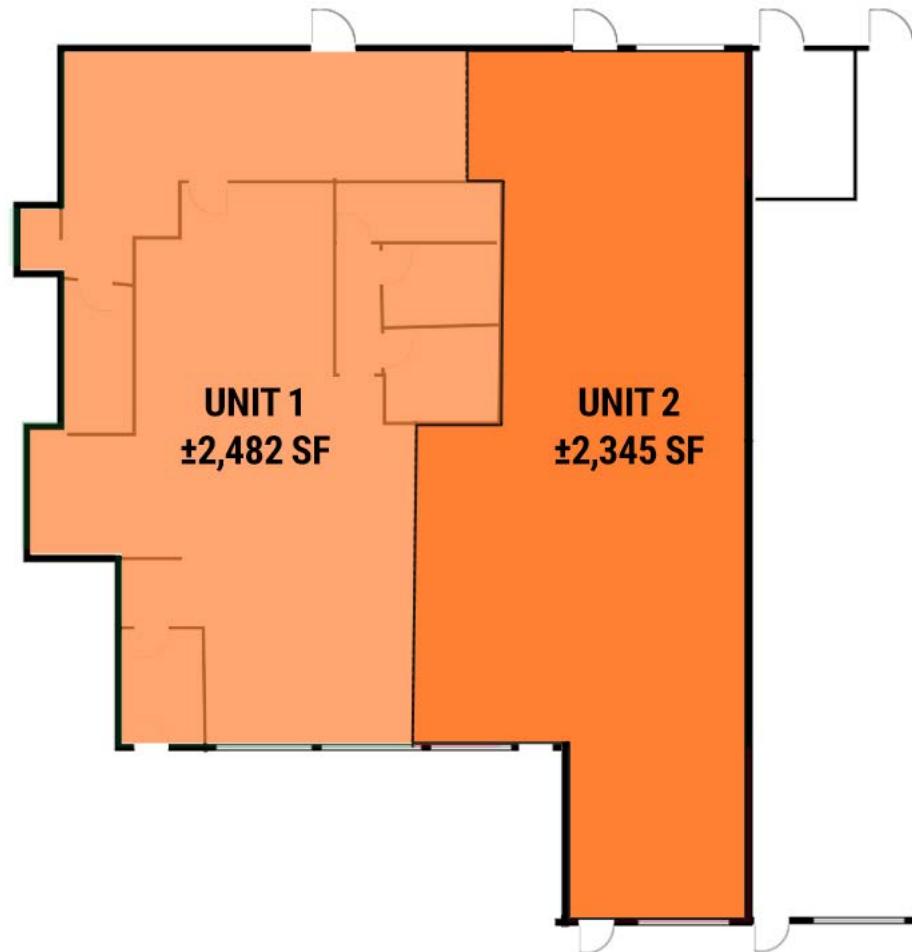
STREET NAME, OTTAWA, ON

FLOOR PLAN

AS-IS



DEMISED



FOR LEASE | RETAIL SPACE

4055 CARLING AVENUE, KANATA, ON

AERIAL VIEW OF NEIGHBOURHOOD



SNAPSHOT OF AREA

Kanata North is Ottawa's leading technology hub and the largest of its kind in Canada, home to over 570 companies employing more than 33,000 skilled professionals. Once a quiet suburb, it has evolved into a vibrant, self-sustaining community anchored by a robust high-tech ecosystem. Major employers include global and national firms such as Nokia, Ciena, Ericsson, Mitel, and QNX (a subsidiary of BlackBerry), operating in software, telecommunications, autonomous vehicles, and cybersecurity. Office presence continues to expand, highlighted by Nokia's new eight-storey, 600,000 SF office, R&D, and retail campus on March Road, set for completion in 2027.

The area benefits from direct access to Highway 417, connecting it seamlessly to Ottawa's downtown and surrounding regions. March Road and Terry Fox Drive serve as key north-south corridors, lined with office parks, R&D facilities, and service-oriented retail. Kanata Centrum and Tanger Outlets are major retail and entertainment anchors drawing both local and regional visitors. Future growth is supported by the City of Ottawa and the Kanata North Business Association through the Kanata North Economic Development Strategy and the "Hub350" initiative, promoting collaboration between industry, academia, and government. With over 3,000 new residential units planned and continued investment in infrastructure and active transportation, Kanata North remains a key engine of Ottawa's innovation economy.