

PARC D'AFFAIRES
CAPITALE NATIONALE



NATIONAL CAPITAL
BUSINESS PARK

**INDUSTRIAL AND LOGISTICS PARK Featuring
Highway Access and 1.3 Million SF of Opportunity**

For leasing inquiries, please contact:

R. Michel Pilon
President and CEO
mpilon@ave31.com
1.613.850.3132

Ryan Semple
Director, Business Development
rsemple@ave31.com
1.613.818.1466



OTTAWA, CANADA

Developed by Avenue 31 Capital Inc.

“The National Capital Business Park fills a large gap in the industrial offerings of Eastern Ontario and Western Quebec. We drew on our network’s extensive industry knowledge and challenged our team throughout the development process to create the next generation of business park to meet your needs.”

R. Michel Pilon,
President and CEO
Avenue 31 Capital Inc.

An aerial rendering of the National Capital Business Park at sunset. The image shows several large industrial buildings with white roofs and green roofs, surrounded by parking lots and landscaped areas with trees and water features. A highway runs along the bottom of the image, and the sun is setting in the background, casting a warm glow over the scene.

THE NATIONAL CAPITAL BUSINESS PARK

Situated on 100 acres of shovel-ready lands at the intersection of Hunt Club Road and Highway 417 in Eastern Ottawa, the National Capital Business Park (NCBP) is a master-planned industrial and logistics park accommodating over 1.3 million square feet of floor space. The NCBP meets fast-changing company needs, offers prestige highway visibility and provides access to the National Capital Region and beyond with connection to Ontario's highway network. Fully serviced and supported by Ottawa-Gatineau's 750,000 strong workforce, NCBP is well positioned to accommodate logistics, warehousing, manufacturing and IT needs.

THE REGION

NCBP is located within Canada's Windsor-Quebec corridor accessed via Ontario's 400-series highway system. This highway accessibility ensures NCBP direct connections to US interstates from seven international borders and a regional population of 20 million within a half-day drive. Additionally, CN's freight network - the St. Lawrence Seaway - Montreal's Trudeau and Mirabel Internationals - Toronto's Pearson International - all are within 500 km of the Park providing multiple connections to international markets and goods movement hubs.





THE CITY

Located in an established industrial area within the eastern periphery of the National Capital Region, the NCBP is directly adjacent to the Hunt Club / Highway 417 interchange. This adjacency provides immediate and easy access to all areas of Ottawa including Ottawa International Airport. Known for mature R&D, advanced manufacturing and IT sectors, Ottawa is also home to the major institutions University of Ottawa, Carleton University and Algonquin College, offering skilled trades programming. A business-friendly City Hall ensures fast-tracked development approvals and provides extensive business support.

THE DESIGN

A next-generation business park implementing high quality urban design and architecture at a major transportation gateway, the NCBP reflects the quality of your brand with:

PRESENCE AND VISIBILITY

Building orientation towards Highway 417 and Hunt Club Road providing valuable visibility along the important City and National Capital Region gateways.

ON-SITE AMENITY SPACES

Enhanced landscaping and significant open spaces positioned toward the adjacent Ottawa Greenbelt create an on-site amenity for employees and visitors.

COHESIVE SOLUTIONS

Consistent branding throughout the NCBP is achieved through landscape, architecture and signage promoting a cohesive and strong image for the Park and tenants.





HIGHWAY VISIBILITY

Almost 3,000 feet of frontage onto Hwy 417 for exceptional visibility.



SOLAR PANELS

Renewable solar generation incorporated into building designs.



TRUCKING COURT

Sites designed with secure trucking courts for marshalling.

THE FEATURES

Forward-looking. Environmentally resilient. Sustainable. These next generation features future-proof your investment with designs and layouts that meet modern industrial and logistics operational needs.



GREEN ROOF

Green roof design reducing energy consumption and offsetting carbon emissions.



SIGNAGE OPPORTUNITY

Central gateway signage provides high visibility from the roadway, ensuring smooth wayfinding into the Park.



EV CHARGING STATIONS

EV Charging station rough-ins for electric vehicles.



LONG COMBINATION VEHICLES

Site design, access points and marshalling areas designed to accommodate modern LCV fleets.

THE BUILDINGS

The NCBP's buildings are designed and sited to ensure flexibility and efficiency, supporting modern industrial and logistics operations with the inclusion of such features as:

GREATER CLEAR HEIGHT AND SPACE EFFICIENCY

Building heights of 26 to 36 feet clearance to support higher vertical racking systems and potential mezzanine spaces for efficient use of floor space.

EXCEPTIONAL LOADING FACILITIES

Dock and at-grade loading designed to accommodate long combination vehicles.

AUTOMATION AND AI CAPABILITIES

Sensor- and robotics-grade floor plates for advanced automation and AI capabilities.

ENHANCED POWER

The ability to accommodate above-average power requirements for energy-intensive users.

SQUARE
FOOTAGE:
130,684'
CLEAR
HEIGHT:
32'

BLDG A2

BLDG A1

SQUARE
FOOTAGE:
638,550'
CLEAR
HEIGHT:
36'

SQUARE
FOOTAGE:
166,043'
CLEAR
HEIGHT:
28'

BLDG B

SQUARE
FOOTAGE:
29,400'
CLEAR
HEIGHT:
26'

BLDG E1

BLDG E2

SQUARE
FOOTAGE:
23,760'
CLEAR
HEIGHT:
26'

BLDG C

SQUARE
FOOTAGE:
145,733'
CLEAR
HEIGHT:
32'

BLDG D

SQUARE
FOOTAGE:
683,000'
CLEAR
HEIGHT:
18'/28'/32'

**multi-level
building*

HIGHWAY 417

HUNT CLUB ROAD

RUSSELL ROAD

LAST MILE DRIVE

An aerial photograph of a parking lot filled with numerous yellow and white storage containers. The containers are arranged in rows, and the ground is paved with asphalt. In the background, there are some trees and a building. The image is used as a background for the text on the right side of the page.

THE DEVELOPER

Avenue 31 is a syndicate of shareholders creating and growing a real estate brand that generates long-term cashflow from innovative real estate developments across Canada. As everything in real estate originates with land, we look for unique or overlooked land opportunities. As our logo suggests, under-utilized urban “squares” are selected. By connecting as many “dots” as possible, drawing on the existing knowledge and relationships within our syndicate and challenging our team throughout the process, our developments achieve the highest value for all stakeholders. All within the guiding intention of creating long-term value for our shareholders and the communities within which we develop.

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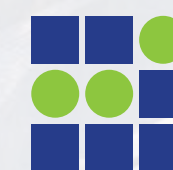
Director, Business Development
rsemple@ave31.com
1.613.818.1466

**801-250 City Centre
Ottawa, ON, K1R 6R7
1.833.AVE.3131**

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