



# National Capital Business Park

## Leasing Opportunities



Avenue31



National Capital Business Park (NCBP) is a 40 ha (100 acre), master planned, state-of-the-art, industrial and logistics park located in the heart of the National Capital Region in Ottawa. Developed under a 49-year ground lease with the National Capital Commission (commenced January 1, 2020), the Park features numerous sustainability initiatives for site and building design, intended to assist tenants in meeting their climate change goals and objectives. The park also enjoys flexible and permissive zoning that permits a wide range of industrial uses, including outside storage.

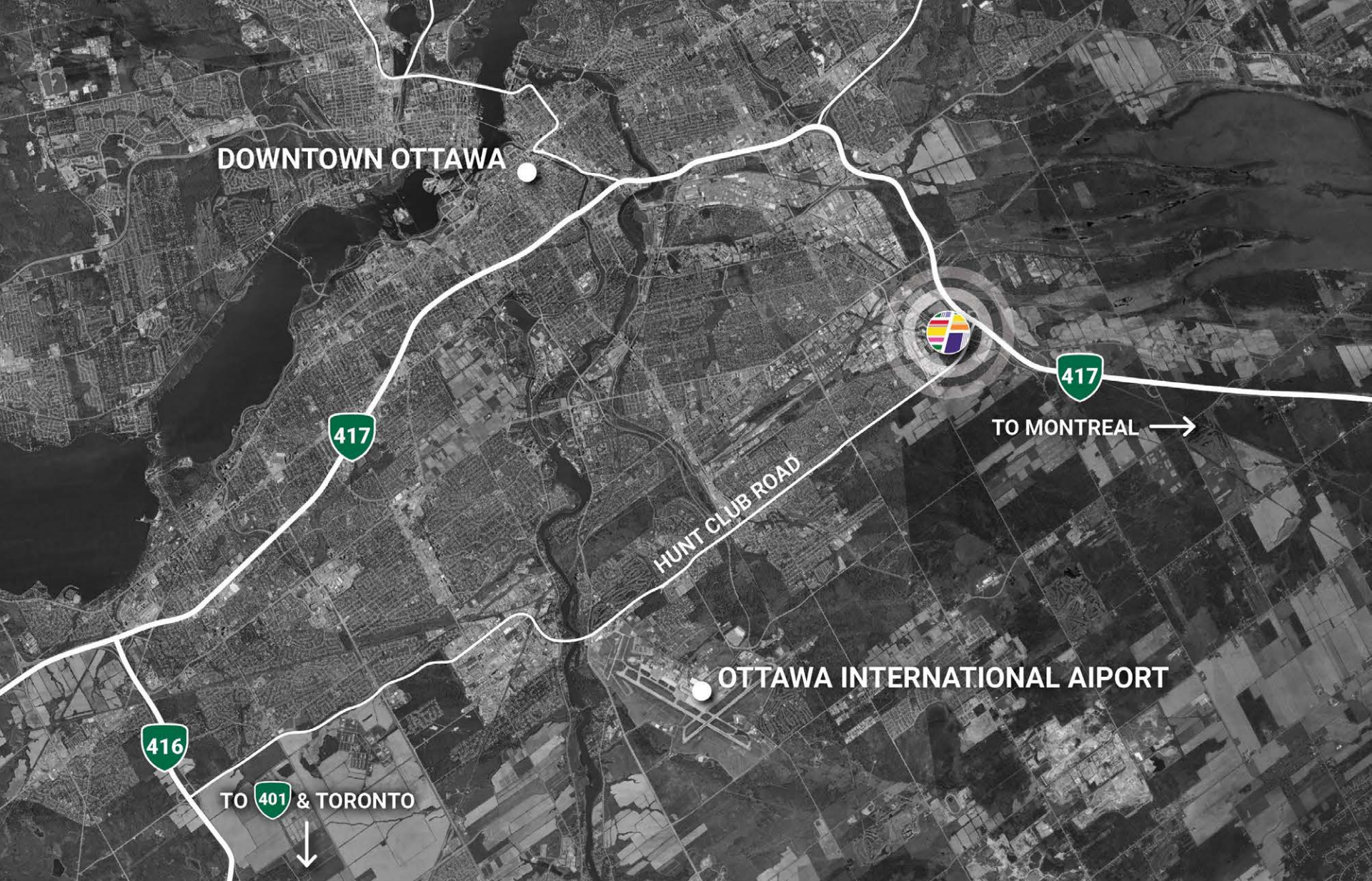
The full buildout of the NCBP will see seven new buildings constructed across the park, resulting in approximately 120,774 m<sup>2</sup> (1.3 million ft<sup>2</sup>) of new business industrial floorspace. Construction of the first 41,300 m<sup>2</sup> (445,000 ft<sup>2</sup>) has already commenced and is scheduled for substantial completion in December 2022. The recent completion and opening of Last Mile Drive in Fall 2022 provides a direct connection between the park and Highway 417 via Hunt Club Road.

## A New Master Planned Business Park

PARC D'AFFAIRES  
CAPITALE NATIONALE  
NATIONAL CAPITAL  
BUSINESS PARK







**Centrally and Strategically Located in Ottawa**

PARC D'AFFAIRES  
CAPITALE NATIONALE  
NATIONAL CAPITAL  
BUSINESS PARK







**Naturalized Bio-Swale** for flooding mitigation and water management

**Dark Sky Lighting** for protection of fauna

**Heat Island Mitigation** with roof membrane design

**Parking Lot Tree Canopy** with 36% coverage of the parking areas at mature growth

**Open Space and Green Network**

**Naturalized Landscaping** with non-invasive, native and drought tolerant plants

**Bird-friendly building materials**

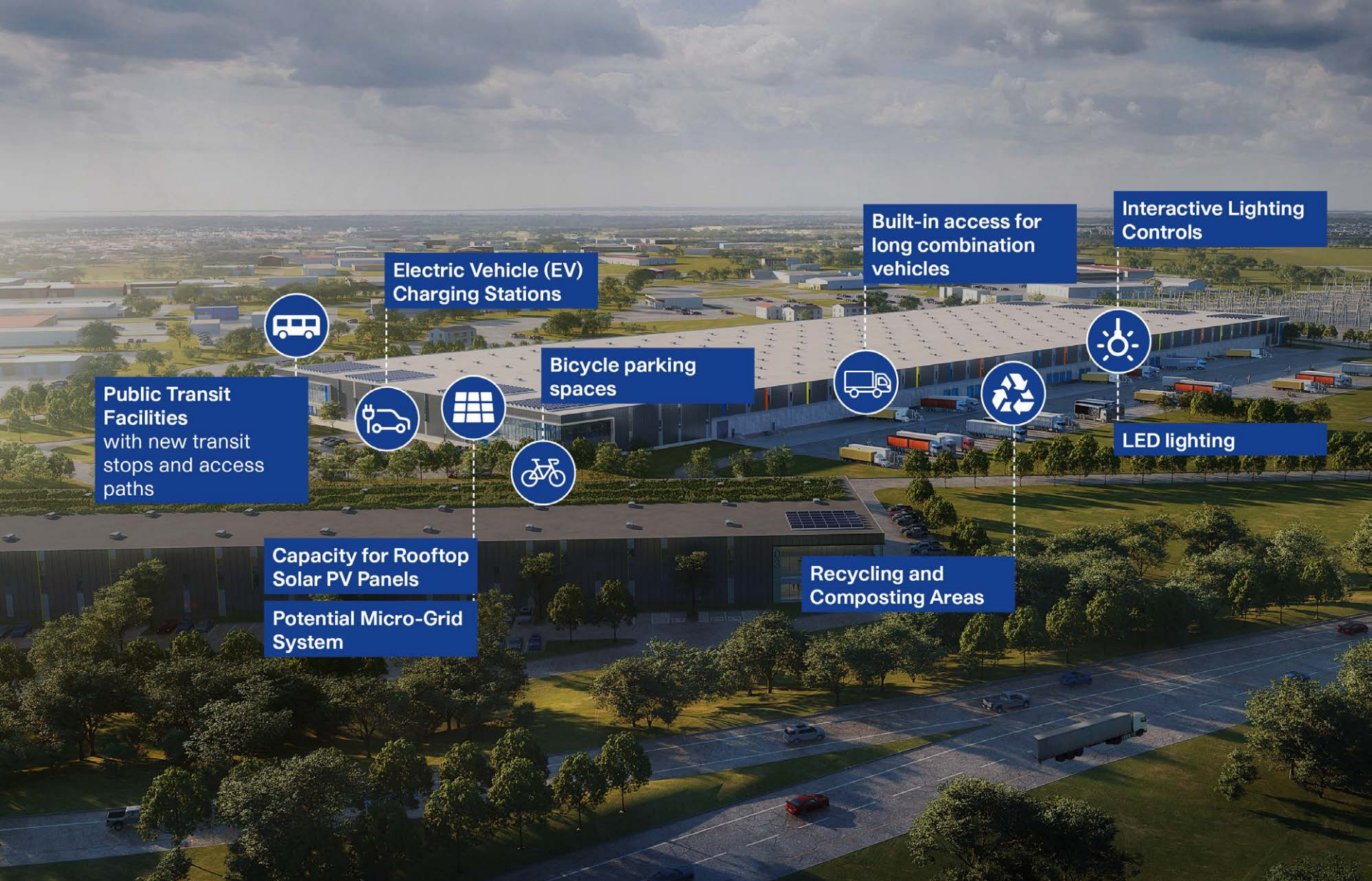
**Tree Planting and Compensation**  
2500 trees planted

**Designed With Sustainability At The Core**

PARC D'AFFAIRES  
CAPITALE NATIONALE  
NATIONAL CAPITAL  
BUSINESS PARK







**Public Transit Facilities**  
with new transit stops and access paths

**Electric Vehicle (EV) Charging Stations**

**Bicycle parking spaces**

**Built-in access for long combination vehicles**

**Interactive Lighting Controls**

**Capacity for Rooftop Solar PV Panels**

**Potential Micro-Grid System**

**Recycling and Composting Areas**

**LED lighting**

**Designed With Sustainability At The Core**

PARC D'AFFAIRES  
CAPITALE NATIONALE  
NATIONAL CAPITAL  
BUSINESS PARK







**Multiple Configurations to Suit Your Needs**

PARC D'AFFAIRES  
CAPITALE NATIONALE  
NATIONAL CAPITAL  
BUSINESS PARK



## BUILDING A2

Height	32'
Total Unit Area	130,561 ft <sup>2</sup>
Bay Size	37.5' x 50'
Marshalling Bay	60' x 54'
Office	To suit
Parking	122 stalls
Loading	16 Bays
Sprinklers	ESFR

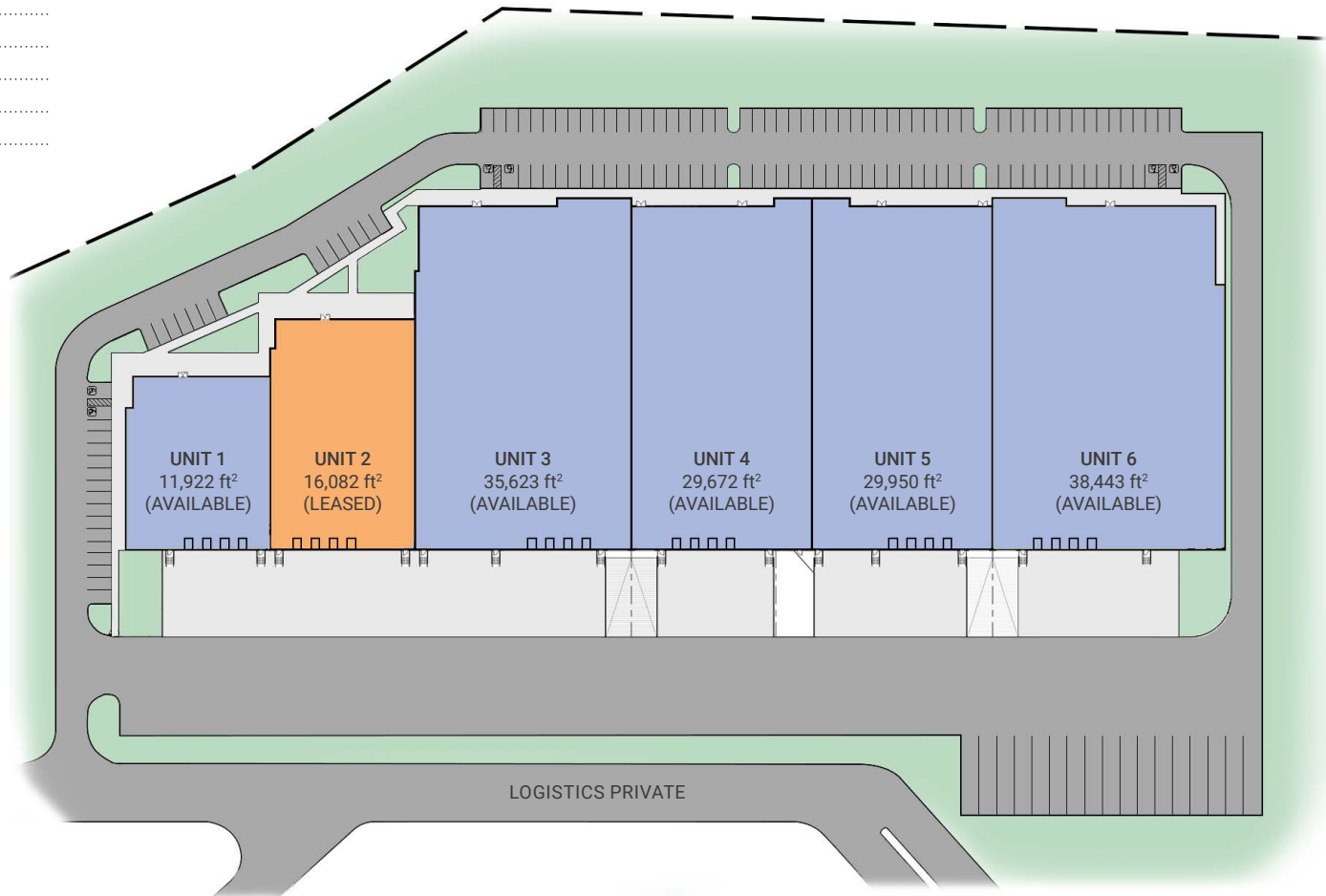


## Building A2 Opportunities



## BUILDING B

Height	28'
Total Unit Area	161,692 ft <sup>2</sup>
Bay Size	40' x 50'
Marshalling Bay	60' x 54'
Office	To suit
Parking	153 stalls
Loading	24 Bays
Sprinklers	ESFR



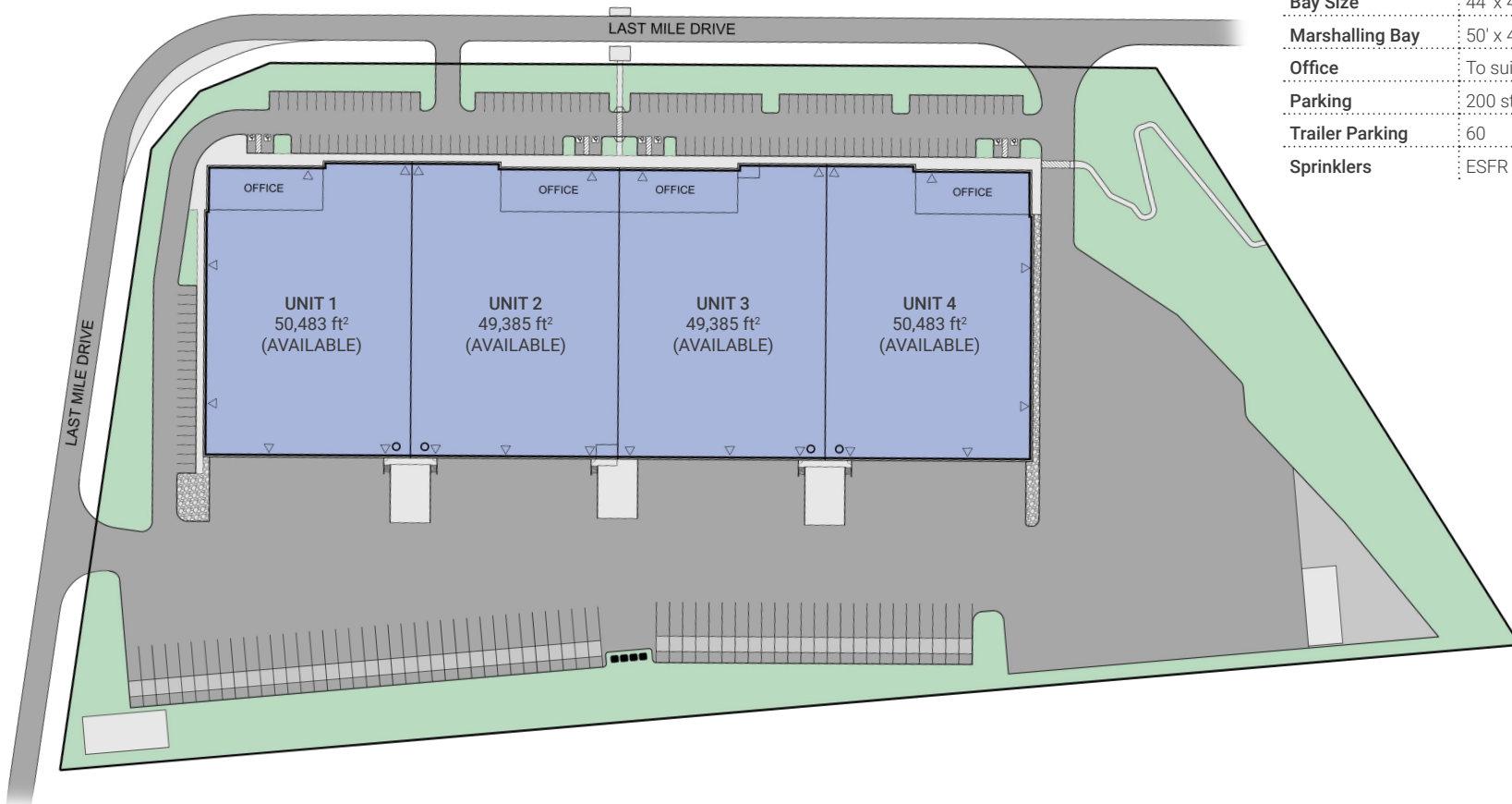
## Building B Opportunities





## BUILDING D

Height	32'
Total Unit Area	201,197 sf
Bay Size	44' x 47'
Marshalling Bay	50' x 47'
Office	To suit
Parking	200 stalls
Trailer Parking	60
Sprinklers	ESFR



## Building D Opportunities





**To discuss leasing opportunities  
please contact:**

**Michel Pilon,**  
**President & CEO**  
Avenue 31 Capital Inc.  
T: 613-850-3132  
E: mpilon@ave31.com

**Ryan Semple,**  
**Director of Business Development**  
Avenue 31 Capital Inc.  
T: 613-818-1466  
E: rsemple@ave31.com

PARC D'AFFAIRES  
**CAPITALE NATIONALE**  

---

NATIONAL CAPITAL  
BUSINESS PARK

