



National Capital Business Park Leasing Opportunities



Avenue31

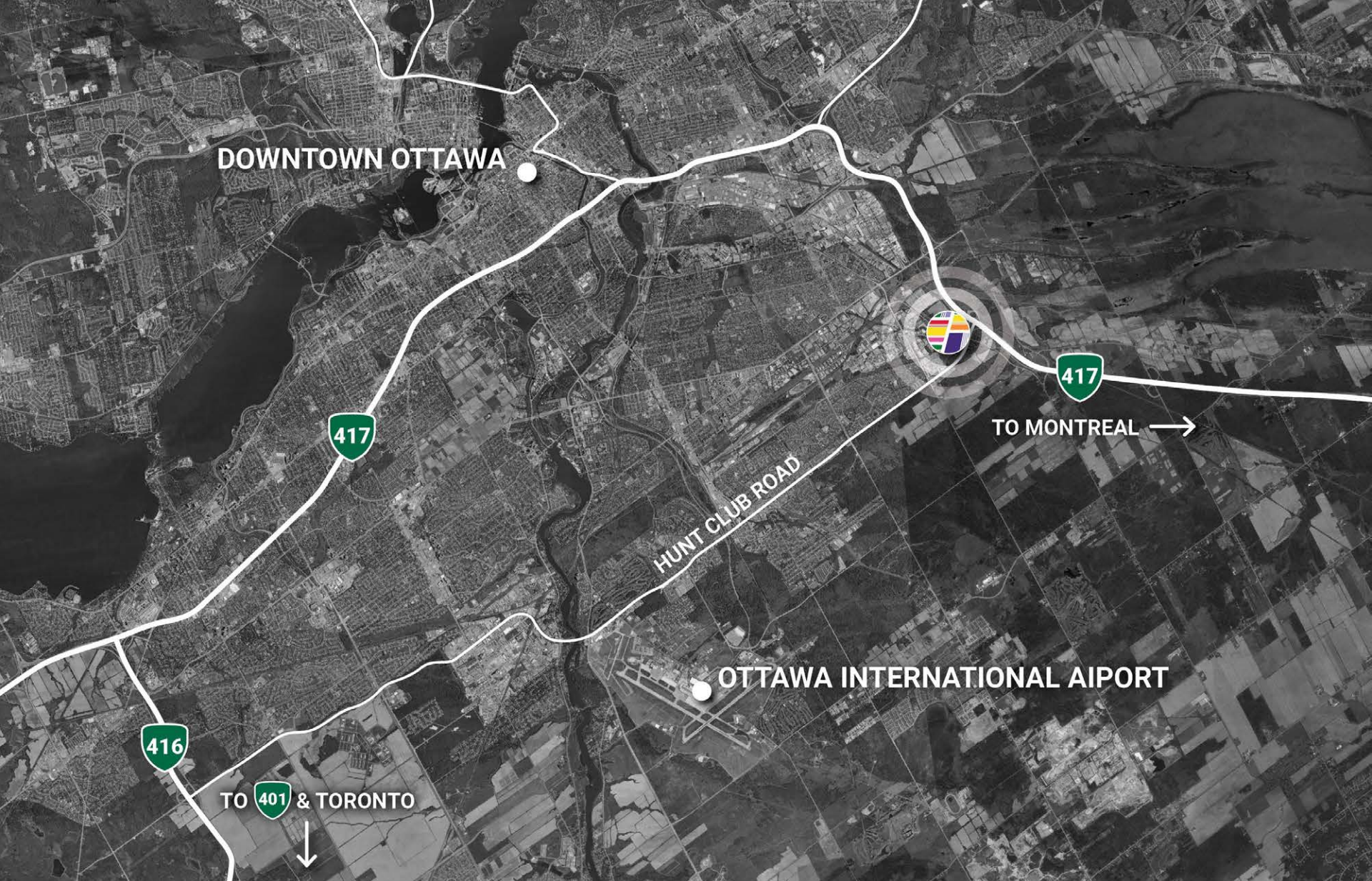


National Capital Business Park (NCBP) is a 40 ha (100 acre), master planned, state-of-the-art, industrial and logistics park located in the heart of the National Capital Region in Ottawa. Developed under a 49-year ground lease with the National Capital Commission (commenced January 1, 2020), the Park 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 m² (1.3 million ft²) of new business industrial floorspace. Construction of the first 41,300 m² (445,000 ft²) has already commenced and is scheduled for substantial completion in early 2023. The 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





DOWNTOWN OTTAWA

417

417

TO MONTREAL →

HUNT CLUB ROAD

OTTAWA INTERNATIONAL AIRPORT

416

TO 401 & TORONTO ↓

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

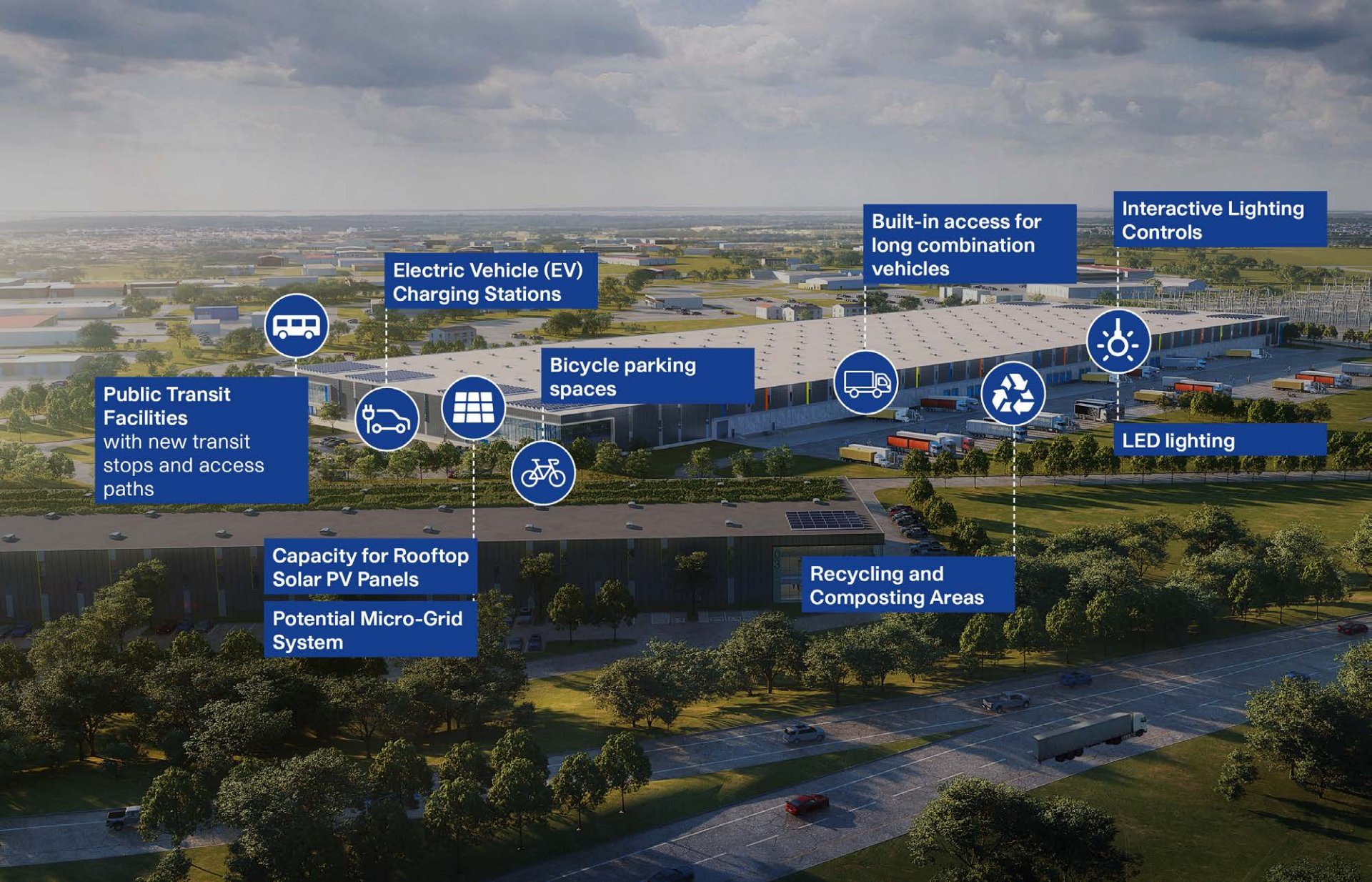
Open Space and Green Network

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



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



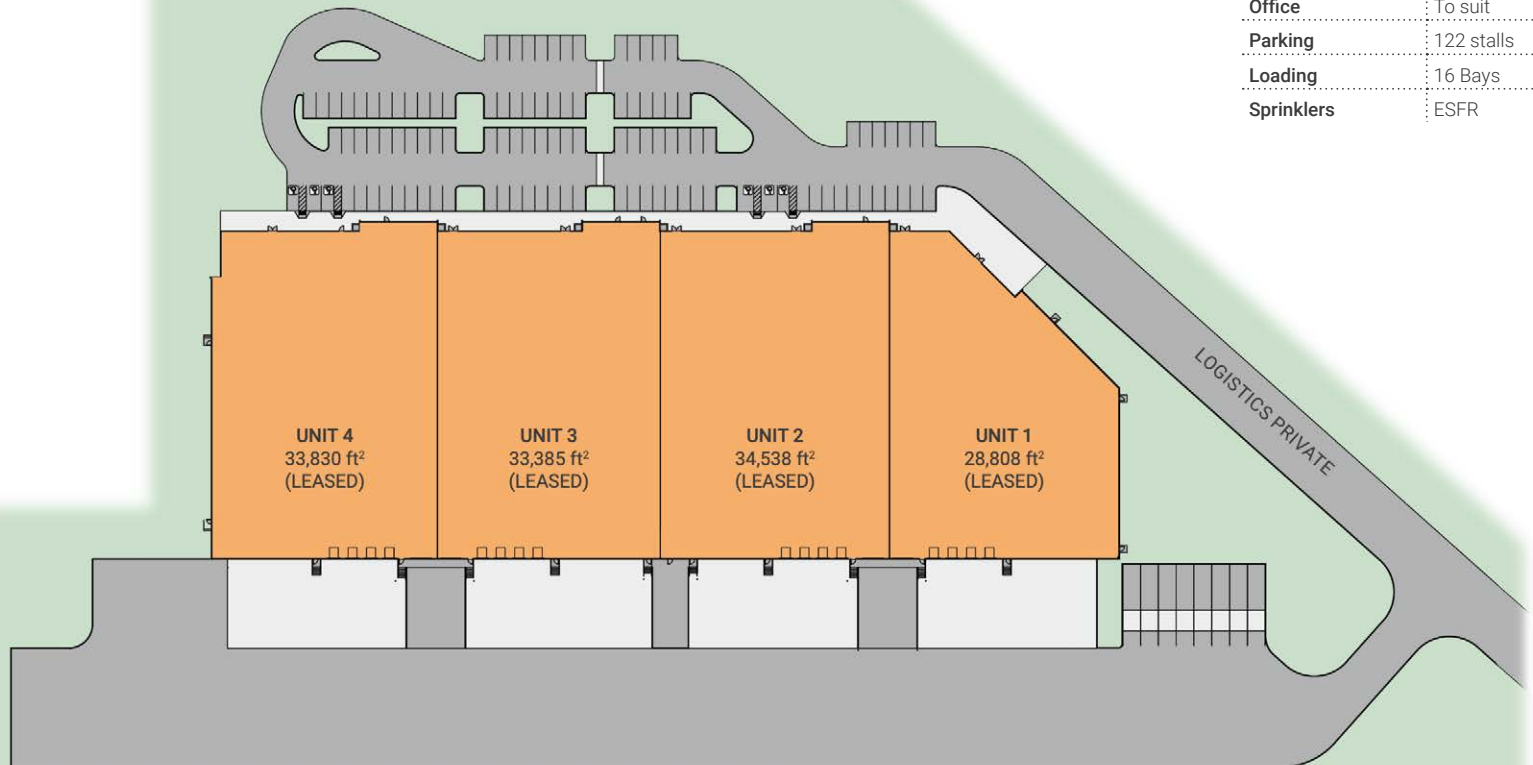
Multiple Configurations to Suit Your Needs

PARC D'AFFAIRES
CAPITALE NATIONALE
NATIONAL CAPITAL
BUSINESS PARK



BUILDING A2

Height	32'
Total Unit Area	130,561 ft ²
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 ²
Bay Size	40' x 50'
Marshalling Bay	60' x 54'
Office	To suit
Parking	153 stalls
Loading	24 Bays
Sprinklers	ESFR

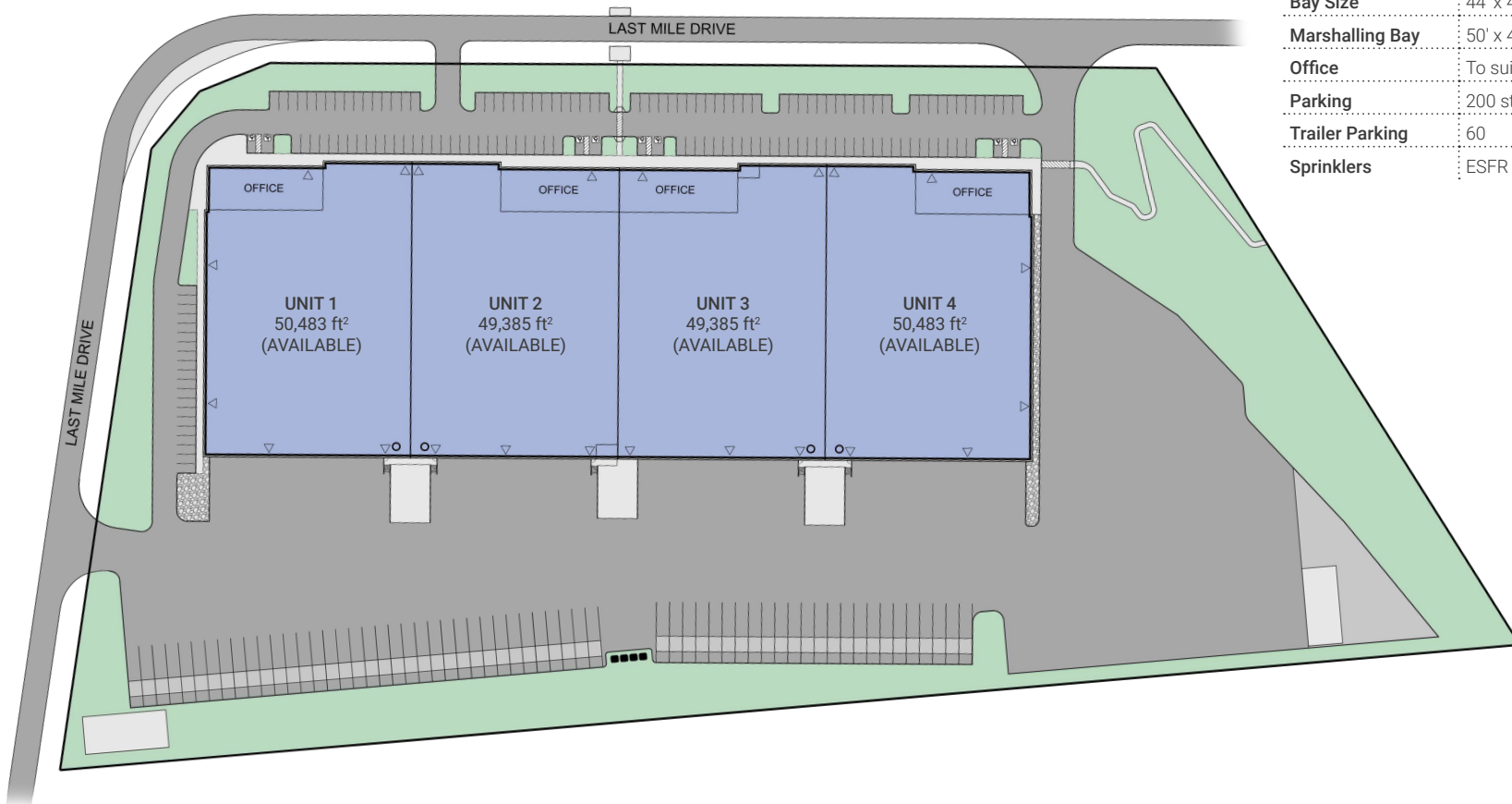


Building B Opportunities



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
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