

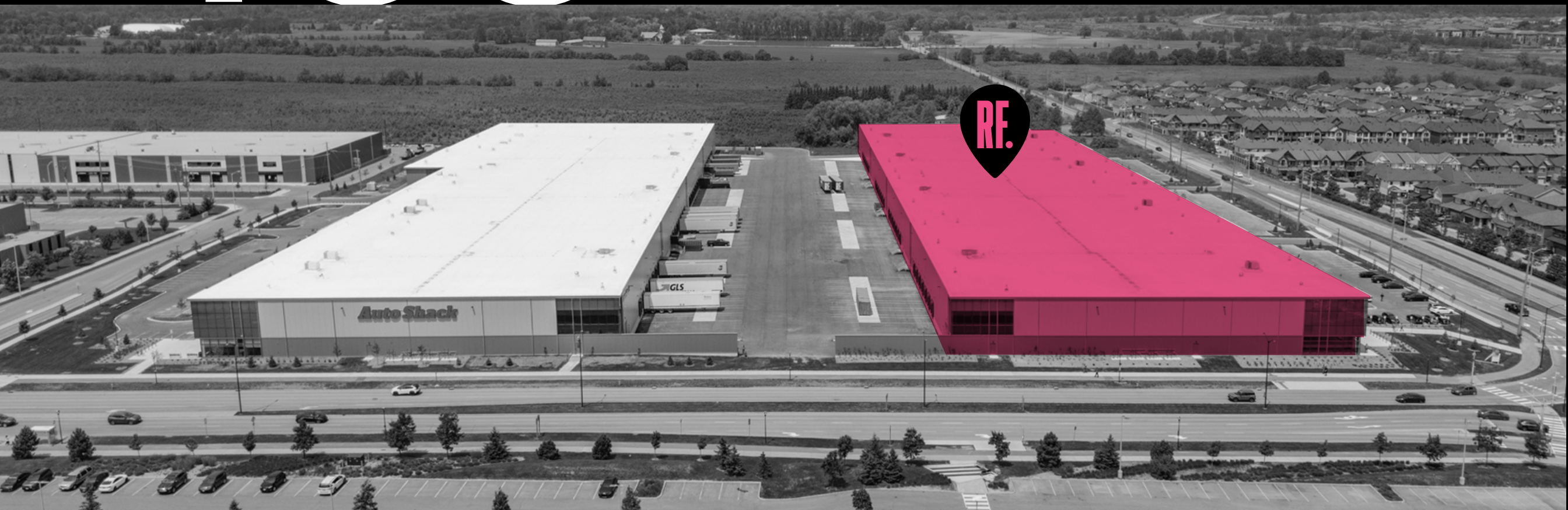
405

HUNTMAR KANATA ON.

ROSEFELLOW. CBRE

Move In. Stand Out. Scale Up.

Modern Industrial Space in Kanata West
50% leased - 230,247 SF available immediately



IN KANATA'S WEST END, IN THE CORE OF WHERE INNOVATION BEGINS.

405 Huntmar Drive is a brand new 230,000 SF industrial development in Ottawa's thriving Kanata West market—just south of North Kanata Technology Park. This location offers immediate access to a deep talent pool, major employers, and the infrastructure that forward-looking businesses need to grow.

Designed for businesses ready to scale, 405 Huntmar delivers the specs that matter: 32' clear height, 28 dock doors, a 60' marshaling bay, and 2,000 amps of power. Developed by Rosefellow, an industry leader in next-generation industrial, this is a space where tenants can grow with speed, confidence, and long-term value.



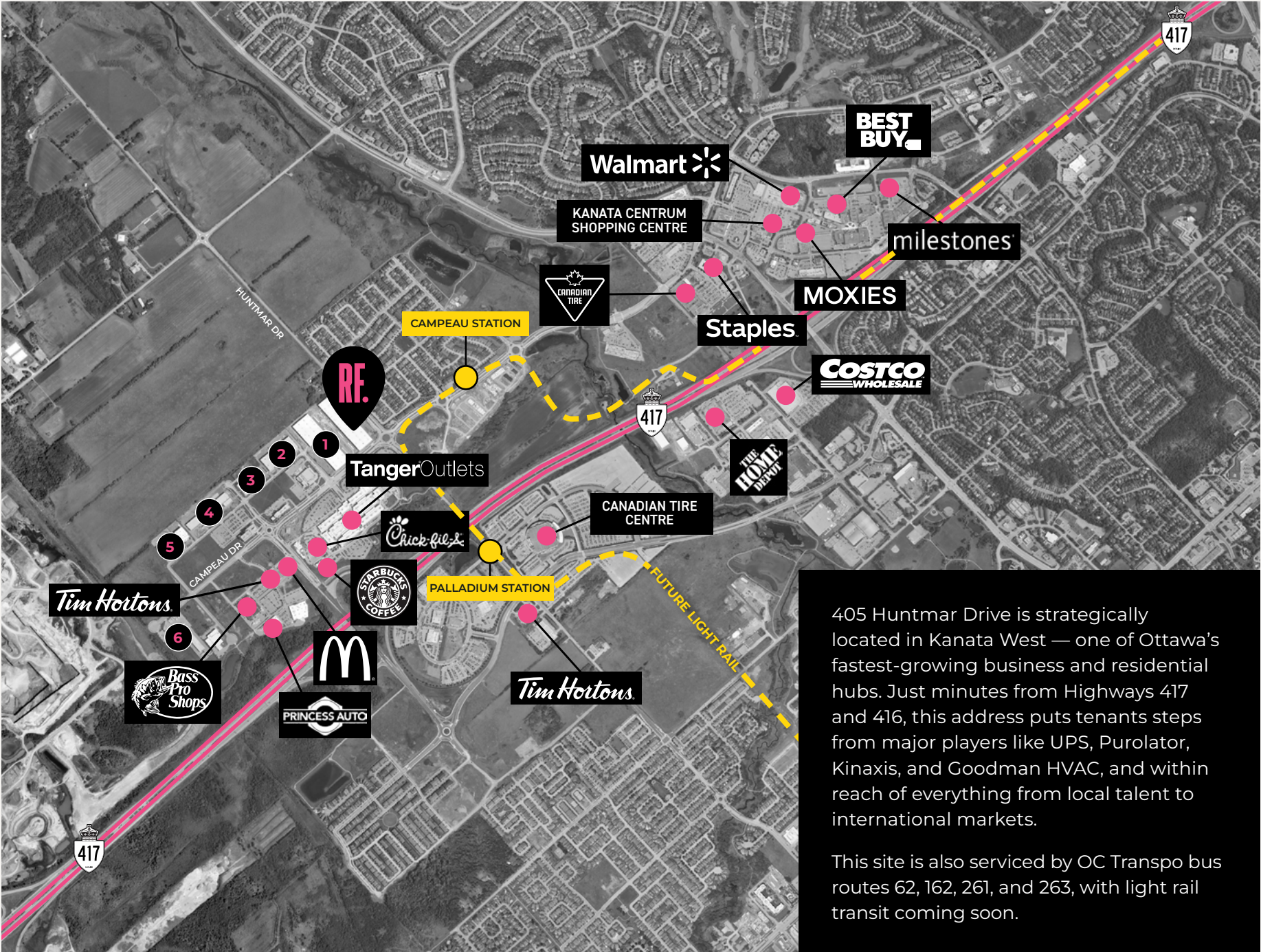
CLOSE TO EVERYTHING. CONNECTED TO EVERYONE.

LOCAL DRIVE TIMES

HWY 417: 3 min
HWY 416: 9 min
Downtown Ottawa: 30 min
Ottawa International Airport: 35 min

CORPORATE NEIGHBORING TENANTS

1	AutoShack
2	D.L. Building Materials + Doors & Frames
3	Daikin Comfort
4	Noble Plumbing
5	Purolator Kanata
6	UPS Customer Centre

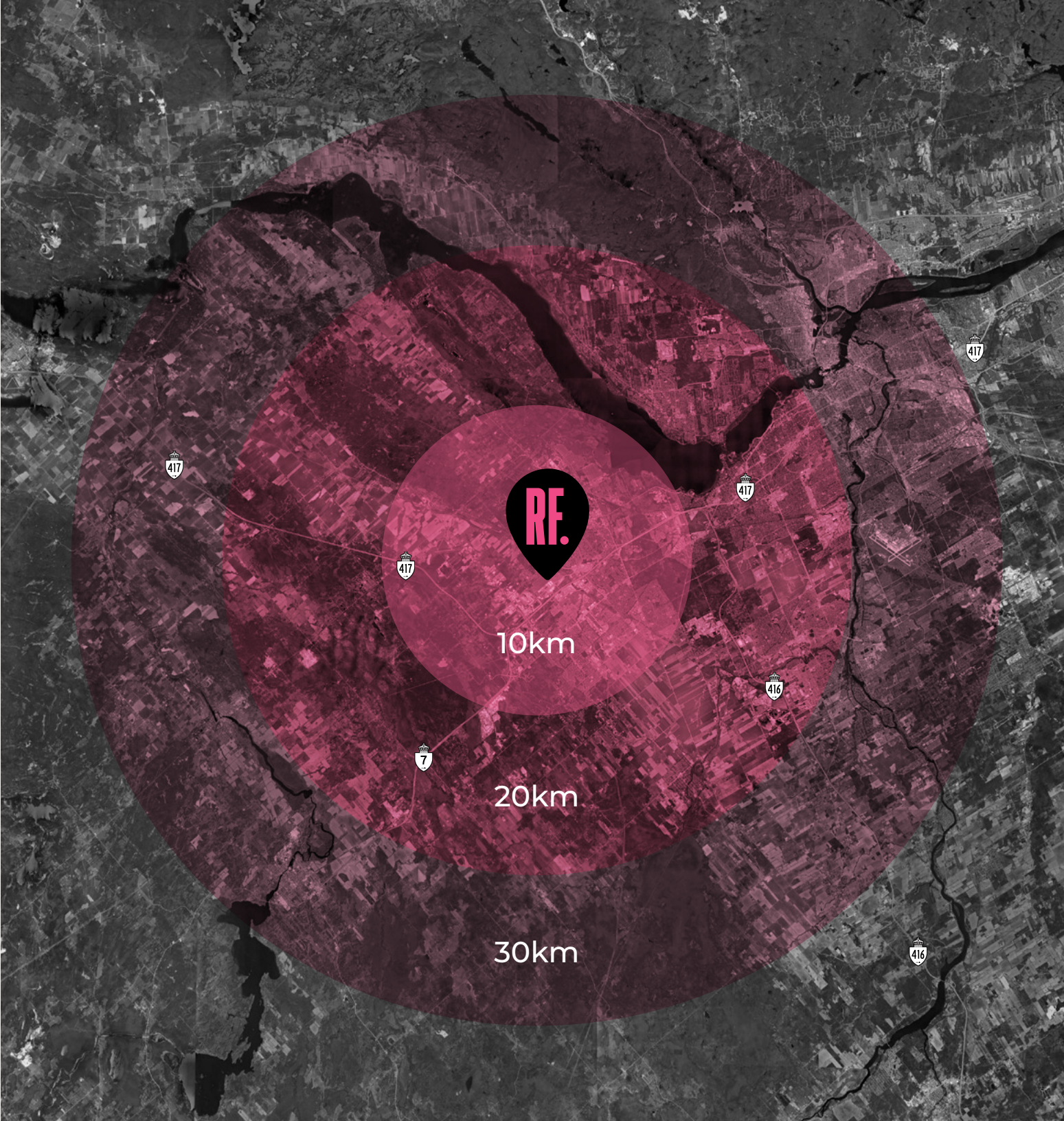


WELCOME TO THE CENTRE OF TALENT, TRANSIT, AND TRACTION.

Kanata is more than a suburb, it's a launchpad for opportunity. Located just south of the Kanata North Technology Park, 405 Huntmar is part of a district home to over 500 global employers like Nokia. With a projected 2025 population of over 137,000 and a dense employment base, Kanata blends infrastructure, livability, and business-ready talent into one of Canada's most dynamic economic centres.

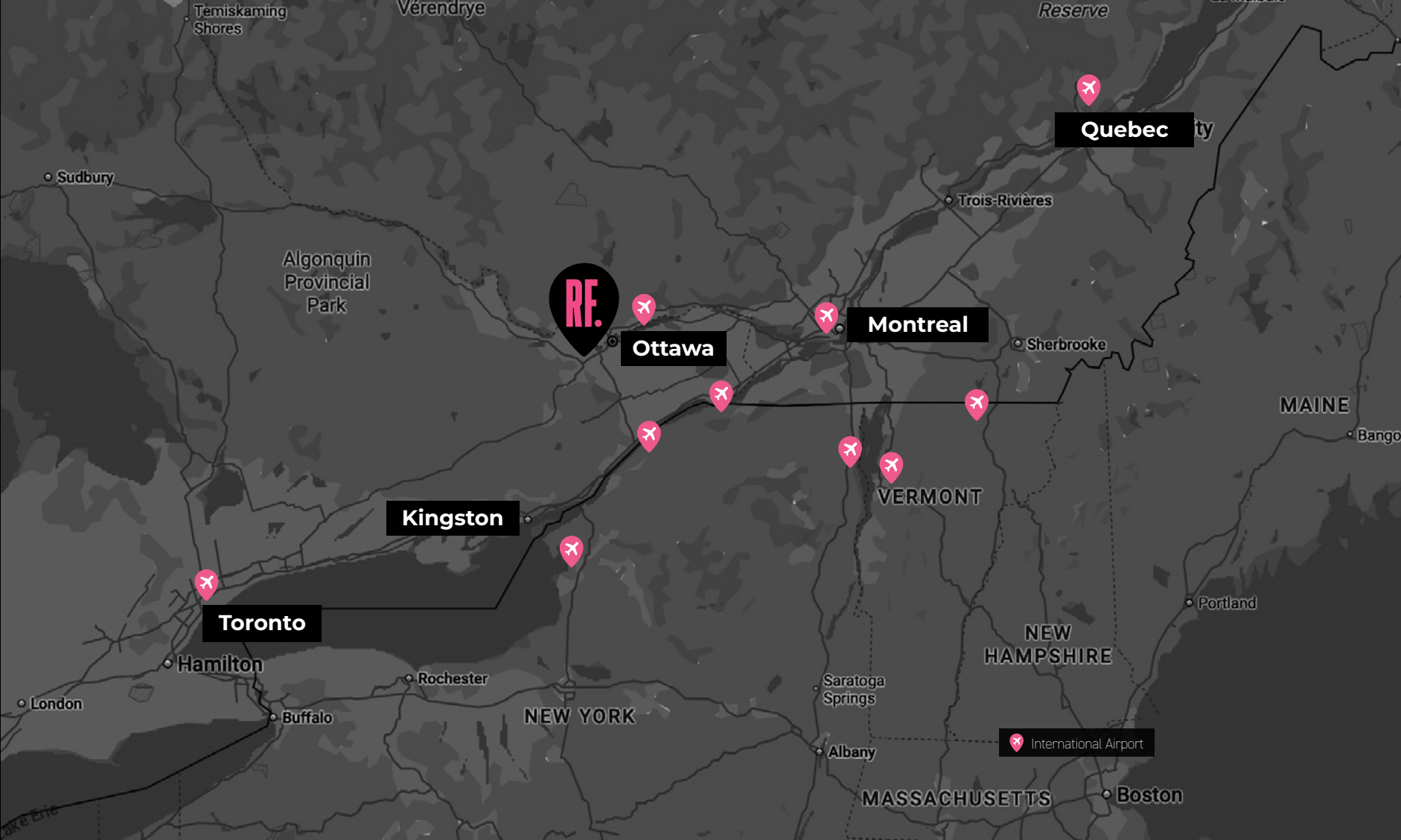
Within a 30 km radius, 405 Huntmar connects your business to a labour pool of over 1.1 million people and an employment rate exceeding 94%. That includes more than 90,000 workers in manufacturing, warehousing, transportation, wholesale trade, and skilled trades—sectors that power logistics and industrial growth. Backed by strong demographics and accessibility, this is a location built for scaling operations and securing top-tier talent.

RADIUS	10KM	20KM	30KM
Total Population	180,624	632,242	1,224,102
Total Households	63,897	237,004	496,918
Average Household Income	\$177,902	\$156,776	\$142,068
Labour Employment Rate	97.5%	97.3%	97.2%



MINUTES FROM EVERYTHING THAT MATTERS, MILES AHEAD IN LOGISTICS ADVANTAGE.

Tenants benefit from quick access to downtown Ottawa, the international airport, and within easy reach of Kingston, Montreal, Toronto, and the U.S. border. 405 Huntmar delivers a location that supports seamless logistics, easy commutes, and real momentum for growing businesses.



LOCAL DRIVE TIMES

Kingston, ON: 2 hr
Montréal, QC: 2 hr 30 min
Toronto, ON: 4 hr 30 min
Québec City, QC: 5 hr 15 min

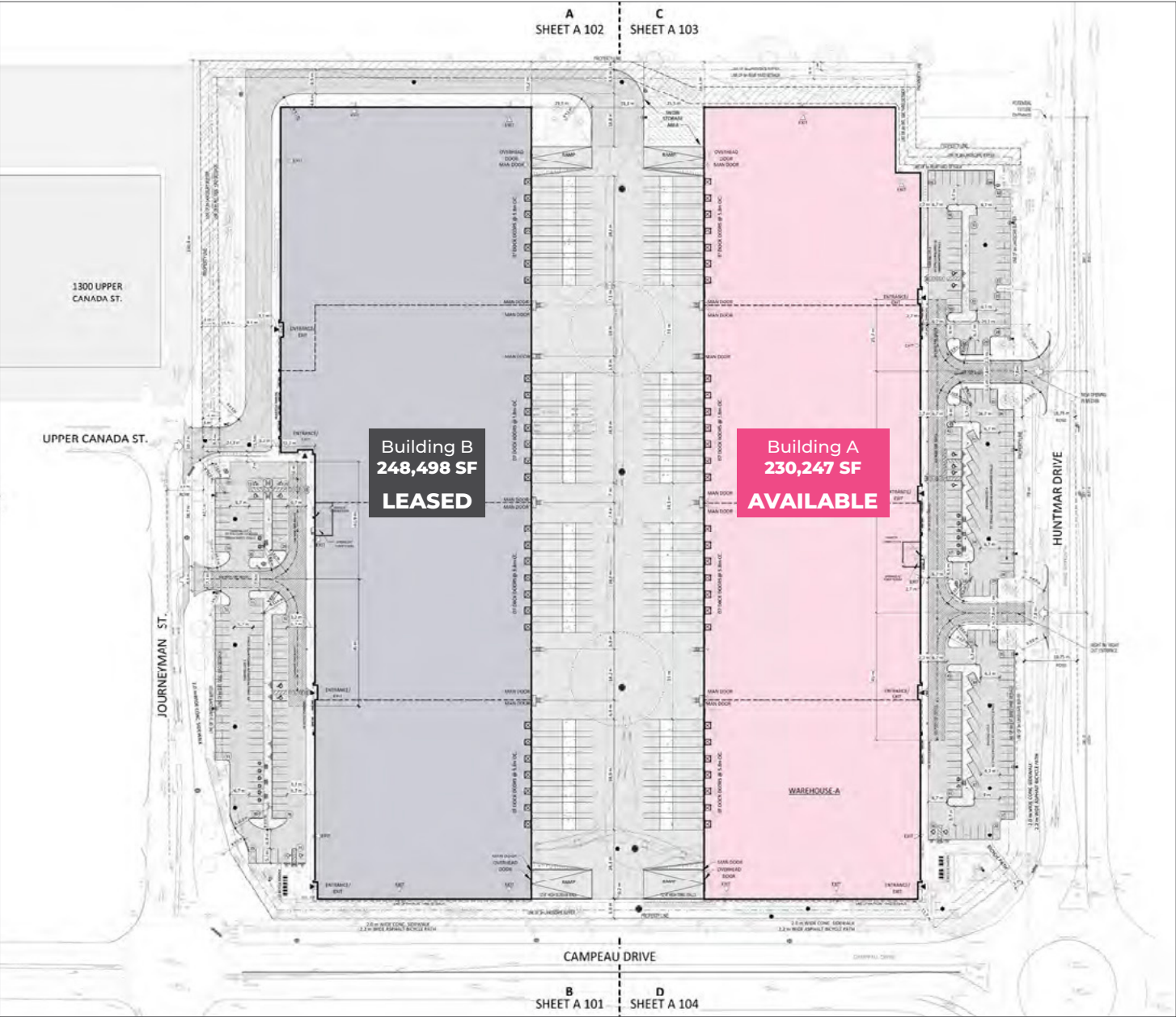
U.S. DRIVE TIMES

Canada-USA Border: 55 min
Port of New York: 7 hours
Port of New Jersey: 7 hours
Port of Boston: 7 hours

DESIGNED FOR TODAY.
READY FOR TOMORROW.

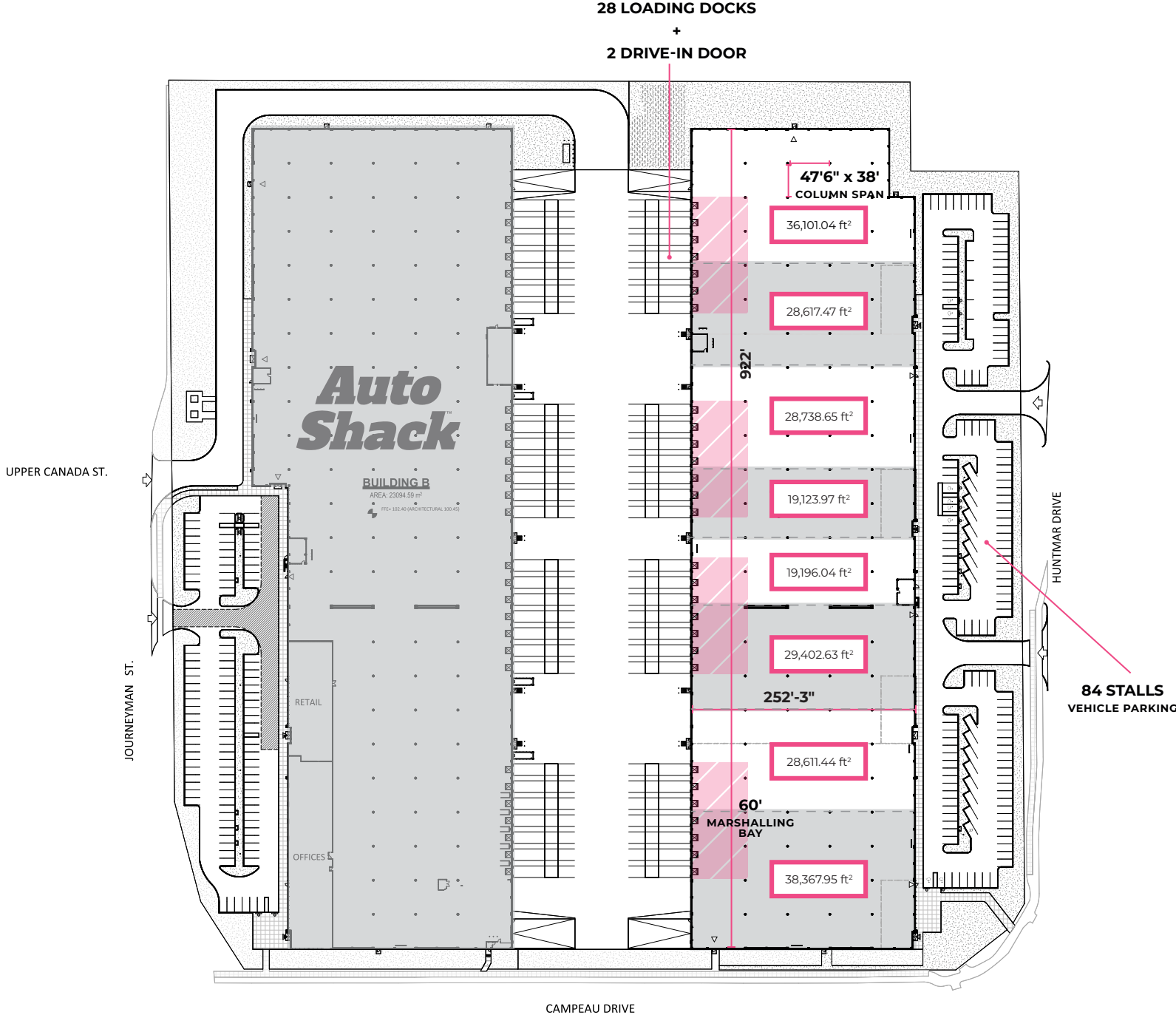
405 Huntmar Dr., Kanata, ON K2T 0K9

LAND AREA	448,815 SF
BUILDING SIZE	230,247 SF
CLEAR HEIGHT	32'
OUTDOOR STORAGE	Permitted
OFFICE	As required
COLUMN SPAN	47'6" x 38'
MARSHALLING BAY	60'
DOCK DOORS	28
DRIVE-IN DOORS	2
VEHICLE PARKING	84 stalls
TRAILER PARKING	No
ELECTRICAL ENTRY	2000 amps
AVAILABILITY	Immediate
SLAB	9"
FLOOR BEARING CAPACITY	20 kPa
RACKING POST LOADS	12, 000 lbs
SIGNAGE	Yes
ROOF	TPO Membrane
HVAC	Office rooftop, warehouse gas fired
SPRINKLER SYSTEM	ESFR
LIGHTING	LED
ZONING	Light industrial

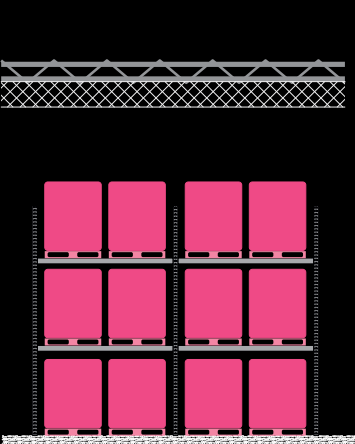


FLEXIBLE DEMISING OPTIONS FOR THE PERFECT FIT

With unit sizes ranging from +/-19,123 SF to 230,247 SF, 405 Huntmar is designed to fit a variety of occupiers and their space needs. Ample parking allows direct access to units from Huntmar Drive.



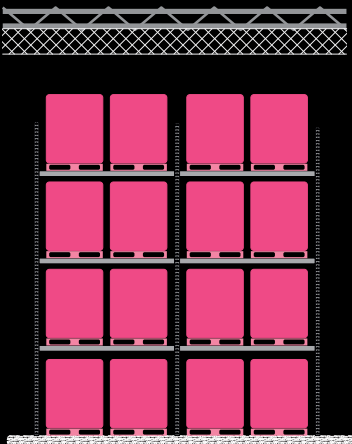
60% MORE VERTICAL
CAPACITY THAN A
STANDARD 20' FACILITY.



20 ft

STACK ONLY 3 PALLETS HIGH

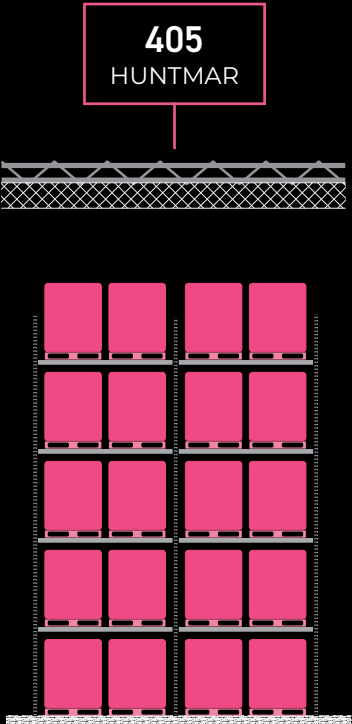
Based on a floor plate of
100,000 ft², with 20 ft clear
height ceilings you get only
2,000,000 ft³



24 ft

STACK ONLY 4 PALLETS HIGH

Based on a floor plate of
100,000 ft², with 24 ft clear
height ceilings you get only
2,400,000 ft³



32 ft

STACK 5 PALLETS HIGH

Based on a floor plate of
100,000 ft², with 32 ft clear
height ceilings you get
3,200,000 ft³

Racking That
Raises the Bar

At 405 Huntmar, it's not just about square footage—it's about cubic efficiency. With a 32' clear height, tenants can stack five pallets high, unlocking 3.2 million cubic feet of usable space per 100,000 SF. That's 60% more vertical capacity than a standard 20' facility.

This optimized elevation maximizes storage without increasing your footprint, helping to reduce costs, increase throughput, and boost operational flexibility. Whether you're scaling up or streamlining logistics, 405 Huntmar gives you the height advantage that translates into serious bottom-line gains.

Cuts Emissions, Not Corners.

At 405 Huntmar, energy efficiency is built into every square foot. Designed to meet Rosefellow’s RF 16.0 standard, this facility combines carbon-zero construction with intelligent design and renewable-ready systems that raise the bar for sustainable industrial space.

This results in a site with significantly lighter environmental footprint and measurable operational savings. Compared to legacy warehouses, 405 Huntmar emits over 60% less CO₂ annually (just 124,000 kg) and delivers energy costs as low as \$0.66 per ft², thanks to high-efficiency insulation, LED lighting, and HVAC systems that work smarter.

It’s a future-forward approach that helps occupiers align with ESG goals, lower operating expenses, and stay ahead of regulatory expectations—all without compromising performance or cost-efficiency.

Emissions (kgCO₂/year)

Legacy Warehouse	QCC Compliant Warehouse	RF, 405 Huntmar Dr.
331,500	150,000	124,000

Energy costs (\$/ft²)

Legacy Warehouse	QCC Compliant Warehouse	RF, 405 Huntmar Dr.
\$1.26	\$0.57	\$0.66



ROSEFELLOW.

Redefining What Industrial Can Be

Rosefellow is redefining how industrial real estate is built and experienced in Canada. Known for their bold ideas and agile execution, they approach each project with a commitment to delivering more than just space, but instead a lasting value. By leveraging cutting-edge technologies, embracing ESG principles, and partnering openly with stakeholders, Rosefellow ensures that every development moves the industry forward.

From carbon-zero construction to transparent, people-first processes, Rosefellow blends performance with purpose—minimizing environmental impact while maximizing tenant success. Their focus on speed, sustainability, and collaboration positions them at the forefront of modern industrial innovation.

Backed by a diverse portfolio of high-performing assets, Rosefellow continues to lead with integrity, creativity, and a deep sense of responsibility to communities, investors, and the future of Canadian industry.



Scale Faster. Operate Smarter. Lease Today.

Discover how 405 Huntmar can move
your business forward.

STEVE PIERCEY*

Vice President
+1 613 769 1440
steve.piercey@cbre.com

MICHAEL MCMURTRY

Sales Representative
+1 613 691 2135
michael.mcmurtry@cbre.com

ROSEFELLOW. CBRE

CBRE LIMITED, REAL ESTATE BROKERAGE | 340 ALBERT ST 19TH FLOOR, OTTAWA, ON K1R 0A5 | T 613 782 2266 | WWW.CBRE.CA

*Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.