



Price Adjustment!
\$6,995,000

For Sale: Investment / Owner Occupier Opportunity

100 Terence Matthews Crescent

Ottawa ON

Premium office building for sale in Kanata South Business Park

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Here is where your business will *grow*.

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2 • 100 Terence Matthews Crescent

This 15,145 sq. ft. office building, situated on a 1.34-acre site in Kanata South Business Park, was fully renovated and expanded in 2023, featuring high-end finishes throughout. The modern, turnkey space offers flexible floor plans suitable for multiple tenants or single occupancy, providing excellent leasing potential and investment versatility. Located in one of Ottawa's most sought-after business districts, the property boasts ample parking, strong visibility, and convenient access to major transportation routes. Ideal for corporate tenants or investors seeking a premium office asset, this property represents a rare opportunity to combine contemporary design, strategic location, and long-term value in one turnkey package.

Property Highlights

- Fully renovated & expanded building completed in 2023
- Extremely high-end finishes
- Configured with the modern office employee in mind
- Can easily accommodate multi tenant use with separate entrances
- Current owner/tenant occupies 10,645 sf
- Many near-by amenities including shops, restaurants and more
- 4,500 sf ready for additional finishes based on intended use



Asking Price *Reduced Price!*

~~\$7,800,000~~

\$6,995,000



Description

One-story office

Light industrial building



Parking

34 Parking Stalls



Clear Height

12"



Zoning

IM-Mixed Industrial Zone



Building Size

15,145 SF



Site Area

1.34 Acres



Possession

To be Negotiated



Year Built

Built in 1987. Full Renovation & addition in 2023



Pin

04744-0135

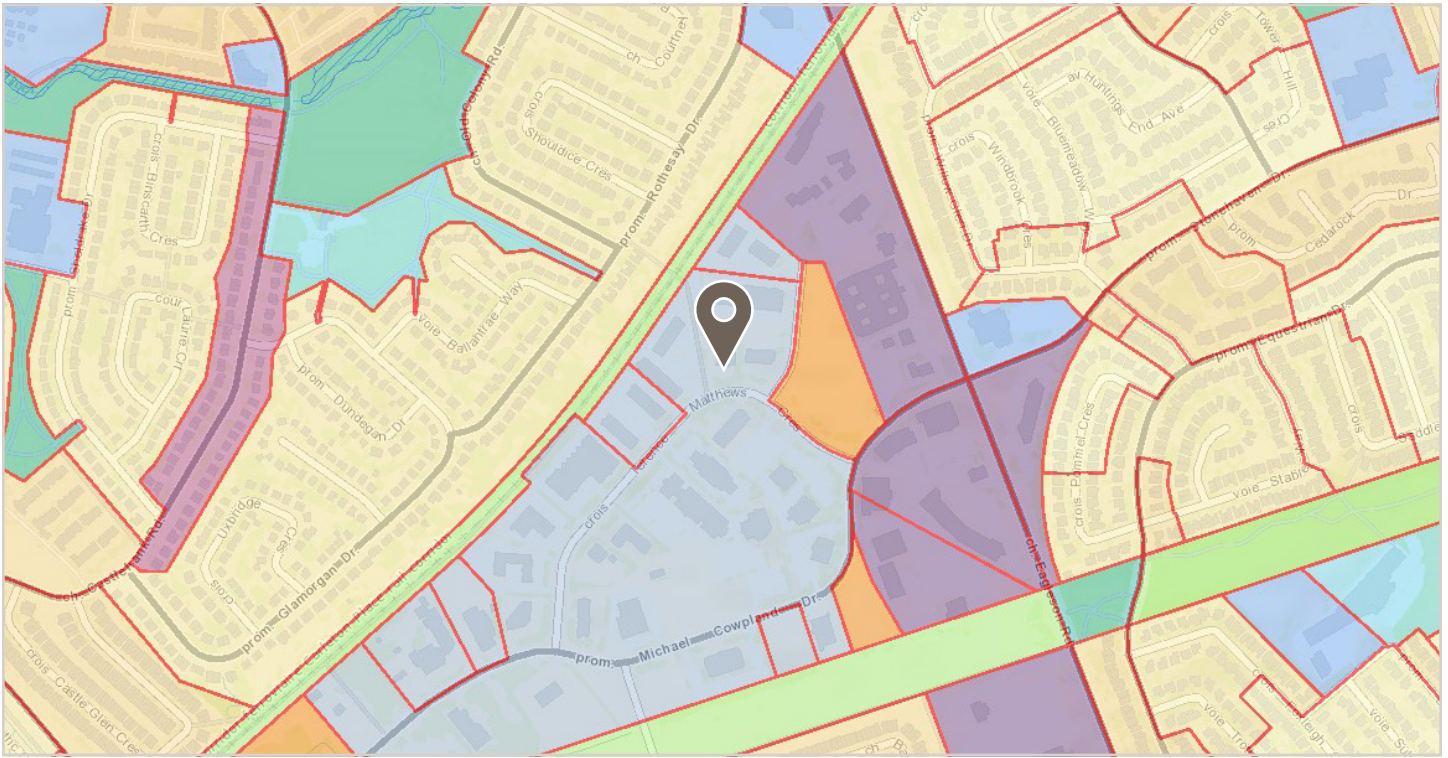


Legal Description

Part of Road Allowance Between Concessions 10 & 11, Part of Lot 31, Concession 10 and Part of Lot 32, Concession 11, Former Geographic Township of Goulbourn, City of Ottawa. Designated as Part 30 on Registered Plan 5R-10105.

4 • 100 Terence Matthews Crescent

IM - Mixed Industrial Zone Provisions



Mixed Industrial Zone (IM)

●
 Subject Property

Table 1003 • Mixed Industrial Zone (IM) Provisions

Zoning Mechanisms	Provisions
i) Minimum lot area (m ²)	1,000
ii) Minimum lot width (m)	No minimum
iii) Minimum front yard setback (m)	3
iv) Minimum interior side yard setbacks (m)	15
v) Maximum building height	22

Subject to the following:

(a) each use must not exceed 300 square metres of gross floor area; and
 (b) the cumulative gross floor area of uses listed in subsection (2) on a lot must not exceed 3,000 square metres.

(3) The following conditional uses are also permitted in the Mixed Industrial Zone, subject to each use not exceeding 3,000 square metres of gross floor area:

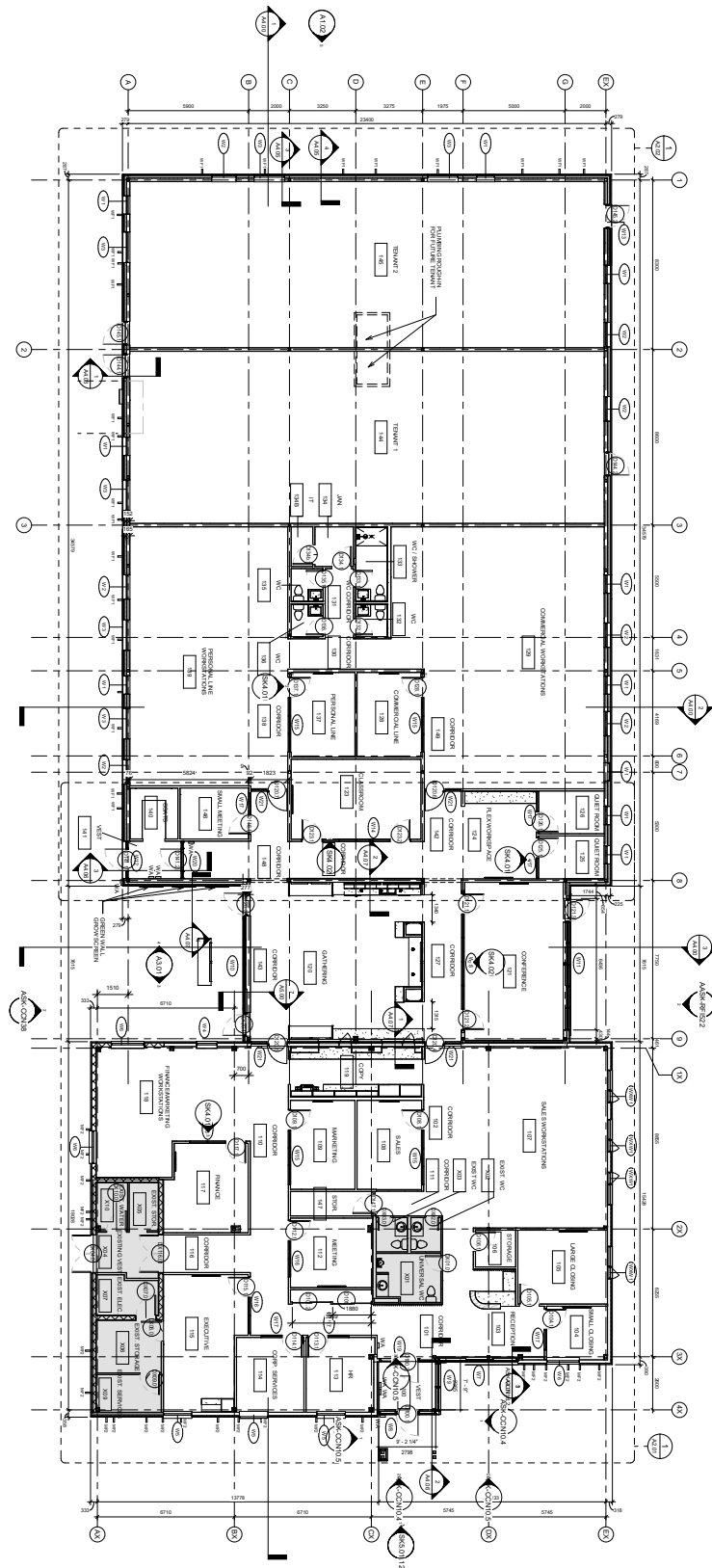
- indoor entertainment facility
- recreation and athletic facility

(4) An office is also permitted in the Mixed Industrial Zone, subject to the gross floor area not exceeding 10,000 square metres.

Mixed Industrial Zone (IM) • Permitted Uses

In the Mixed Industrial Zone, the following uses are permitted:	The following conditional uses are also permitted in the Mixed Industrial Zone:
<ul style="list-style-type: none">• automobile body shop• automobile dealership• automobile service station• broadcasting and production studio• cannabis production facility, indoor• catering establishment• crematorium• data centre• emergency service• garden centre• government service centre• heavy equipment & vehicle sales, rental, and servicing• kennel• light industrial use• micro-distribution facility• parking garage• parking lot• research and development centre• training centre• warehouse	<ul style="list-style-type: none">• animal care establishment• automobile rental establishment• car wash• gas bar• instructional facility• medical facility• personal service business• restaurant• retail store, limited to a convenience store or a retail food store

6 • 100 Terence Matthews Crescent





8 • 100 Terence Matthews Crescent







Hazeldean Road

Terry Fox Drive

Castlefrank Road

2

Eagleson Road

3

4

5

6

7

8

10

11

Terence Matthews Crescent

9



Kanata South Business Park

Located in the heart of the Kanata South Business Park, 100 Terence Matthews Crescent offers a premier professional setting characterized by modern design and exceptional accessibility. This strategic location provides businesses with a high-visibility address just minutes from Highway 417 and the Eagleson Park & Ride, ensuring a seamless 20-minute commute to downtown Ottawa. The area is defined by its clean, contemporary aesthetic, making it an ideal hub for tech firms and professional services looking for a prestigious suburban footprint.

The property is perfectly positioned to offer a “live-work-play” balance, surrounded by an abundance of retail amenities, dining options, and fitness centers at the nearby Kanata Town Centre. Employees can enjoy the best of both worlds with the high-speed infrastructure of a major business district situated right next to the scenic Monahan Wetlands and the established, tree-lined neighborhoods of Glen Cairn. This blend of urban convenience and natural beauty makes it one of Ottawa’s most functional and attractive commercial pockets.

Amenities

- 1 Chucks Roadhouse Bar & Grill
- 2 A&W Canada
- 3 Tim Hortons
- 4 Big Bone BBQ & Wicked Wings
- 5 Taters
- 6 Canada Post
- 7 Scotiabank
- 8 Starbucks Coffee Company
- 9 Law & Orders Kanata South
- 10 Domino's Pizza
- 11 Kettleman's Bagel
- 12 Tahini's
- 13 St. Louis Bar & Grill

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