



National Capital Business Park Leasing Opportunities



Avenue31

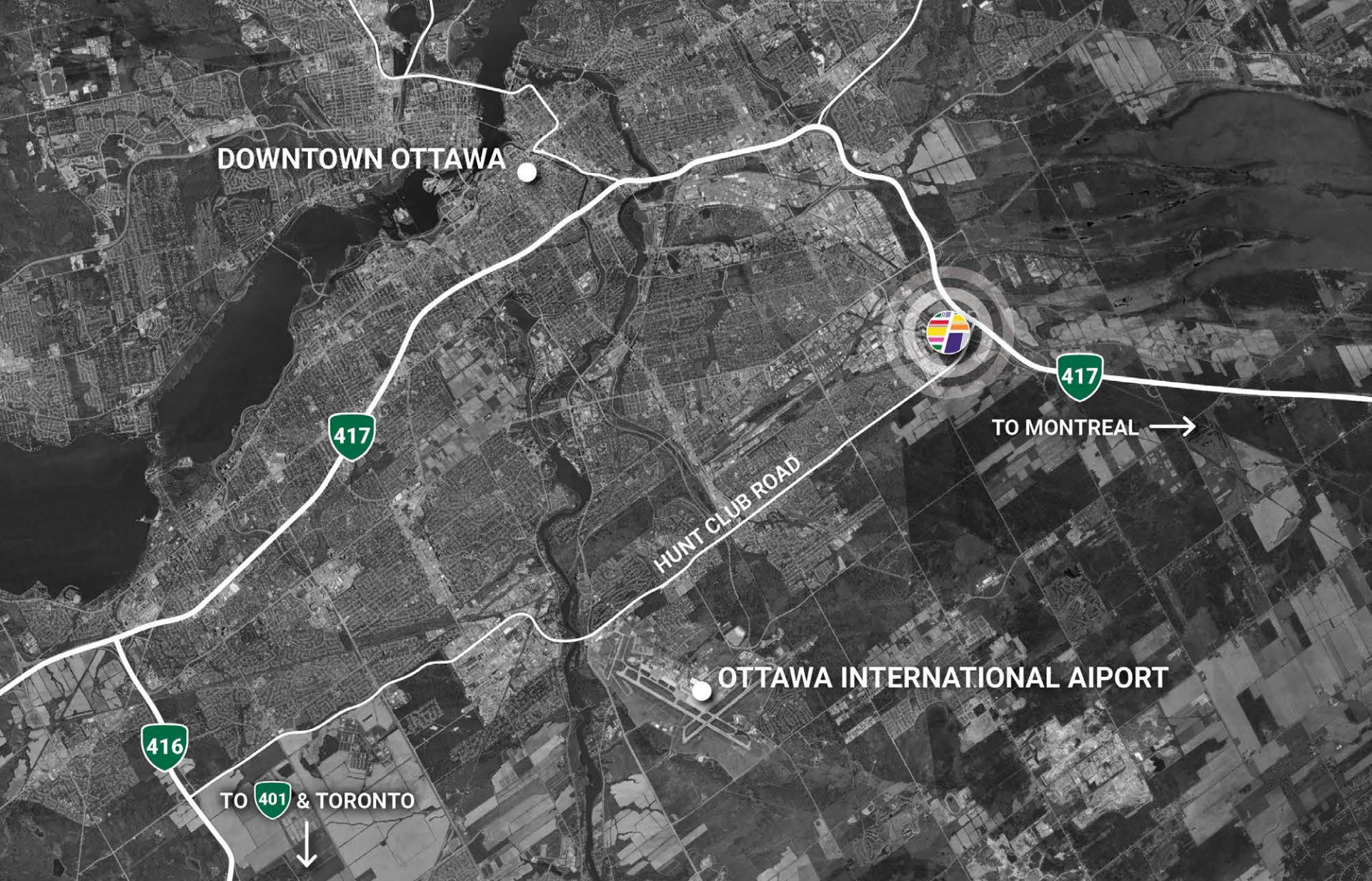


National Capital Business Park (NCBP) is a 40 ha (100 acre), master planned, state-of-the-art, industrial and logistics park located in the heart of the National Capital Region in Ottawa. Developed under a 49-year ground lease with the National Capital Commission (commenced January 1, 2020), the Park 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

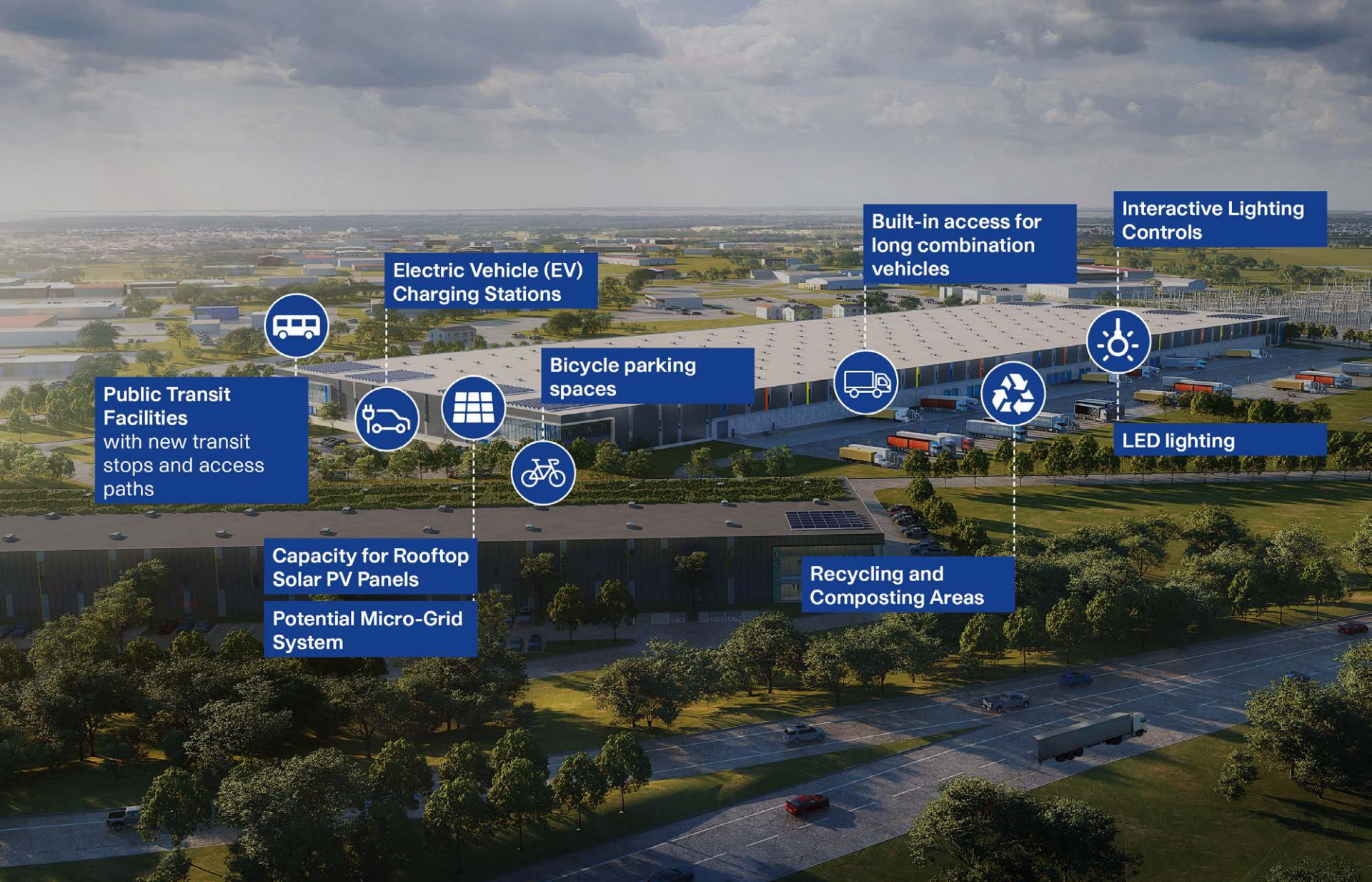
Tree Planting and Compensation
2500 trees planted



Designed With Sustainability At The Core

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



Highway 417

Highway 417

A2
Leased

B
Available

E

A3

C
Leased

A1

Russell Rd

Hunt Club Rd

D

Occupancy
Q3 2024

Last Mile Dr

Multiple Configurations to Suit Your Needs

PARC D'AFFAIRES
CAPITALE NATIONALE
NATIONAL CAPITAL
BUSINESS PARK





Highway 417

Highway 417

A2
Leased

B
Available

E

C
Leased

A1

Russell Rd

Hunt Club Rd

Approvals Obtained
Occupancy Q2 2025

D

Occupancy
Q3 2024

Last Mile Dr

Multiple Configurations to Suit Your Needs

PARC D'AFFAIRES
CAPITALE NATIONALE
NATIONAL CAPITAL
BUSINESS PARK



Building A3



| | |
|------------------------|-------------------------|
| Height | 32' |
| Total Unit Area | 148,800 ft ² |
| Bay Size | 48' x 48' |
| Marshalling Bay | 48' x 60' |
| Office | To suit |
| Parking | 121 stalls |
| Trailer Parking | 58 |
| Sprinklers | ESFR |

Building A3 Opportunities

Building B – 1000 Logistics Private

| | |
|-----------------|-------------------------|
| Height | 28' |
| Total Unit Area | 162,223 ft ² |
| Bay Size | 40' x 50' |
| Marshalling Bay | 60' x 54' |
| Office | To suit |
| Parking | 153 stalls |
| Loading | 24 Bays |
| Sprinklers | ESFR |



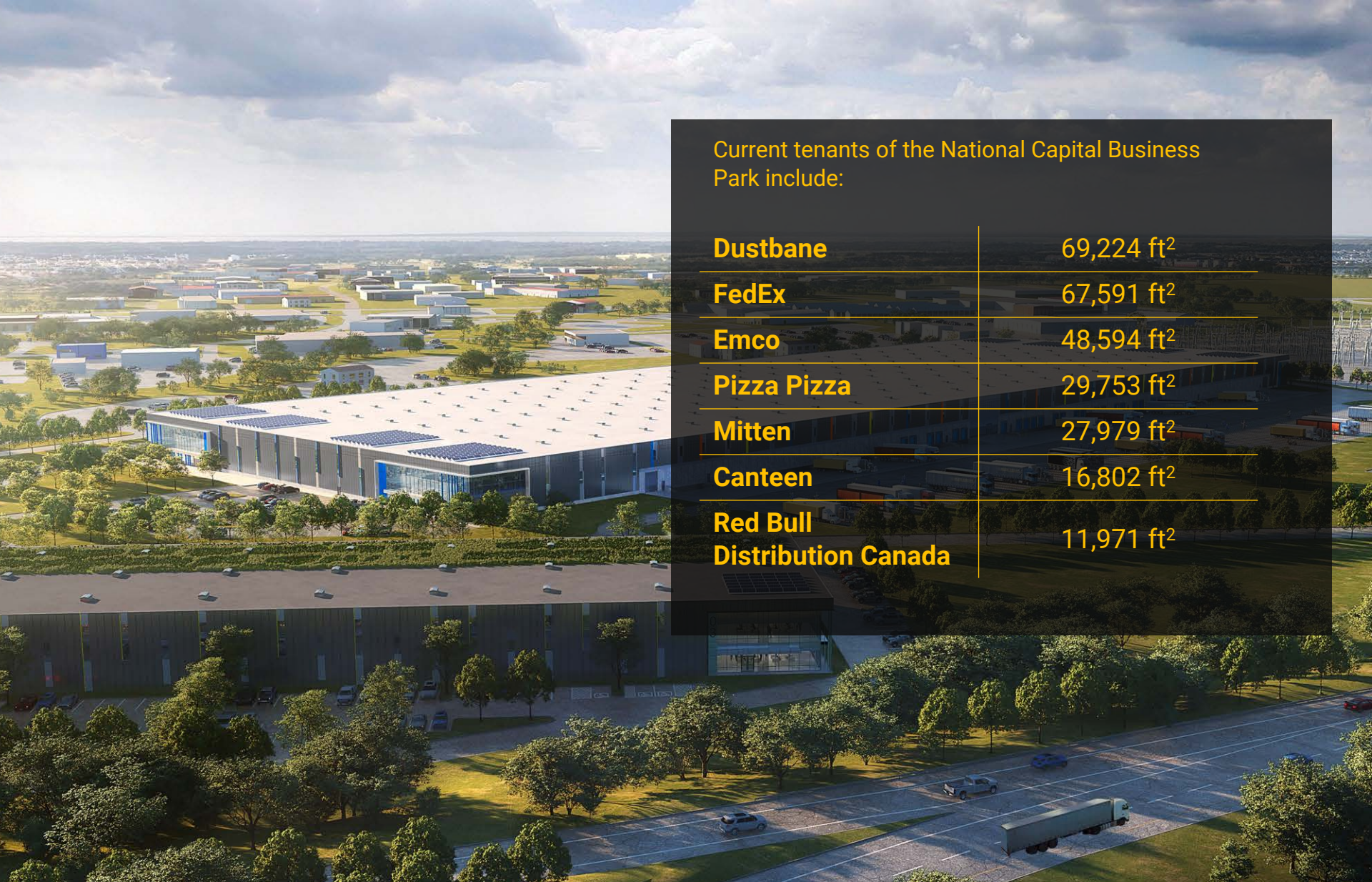
Building B Opportunities

Building D – 1100 Last Mile Drive



| | |
|------------------------|-------------------------|
| Height | 32' |
| Total Unit Area | 201,963 ft ² |
| Bay Size | 44' x 47' |
| Marshalling Bay | 50' x 47' |
| Office | To suit |
| Parking | 200 stalls |
| Trailer Parking | 60 |
| Sprinklers | ESFR |

Building D Opportunities



Current tenants of the National Capital Business Park include:

| | |
|---|------------------------|
| Dustbane | 69,224 ft ² |
| FedEx | 67,591 ft ² |
| Emco | 48,594 ft ² |
| Pizza Pizza | 29,753 ft ² |
| Mitten | 27,979 ft ² |
| Canteen | 16,802 ft ² |
| Red Bull Distribution Canada | 11,971 ft ² |

Current Tenants of NCBP



**To discuss leasing opportunities
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