



National Capital Business Park

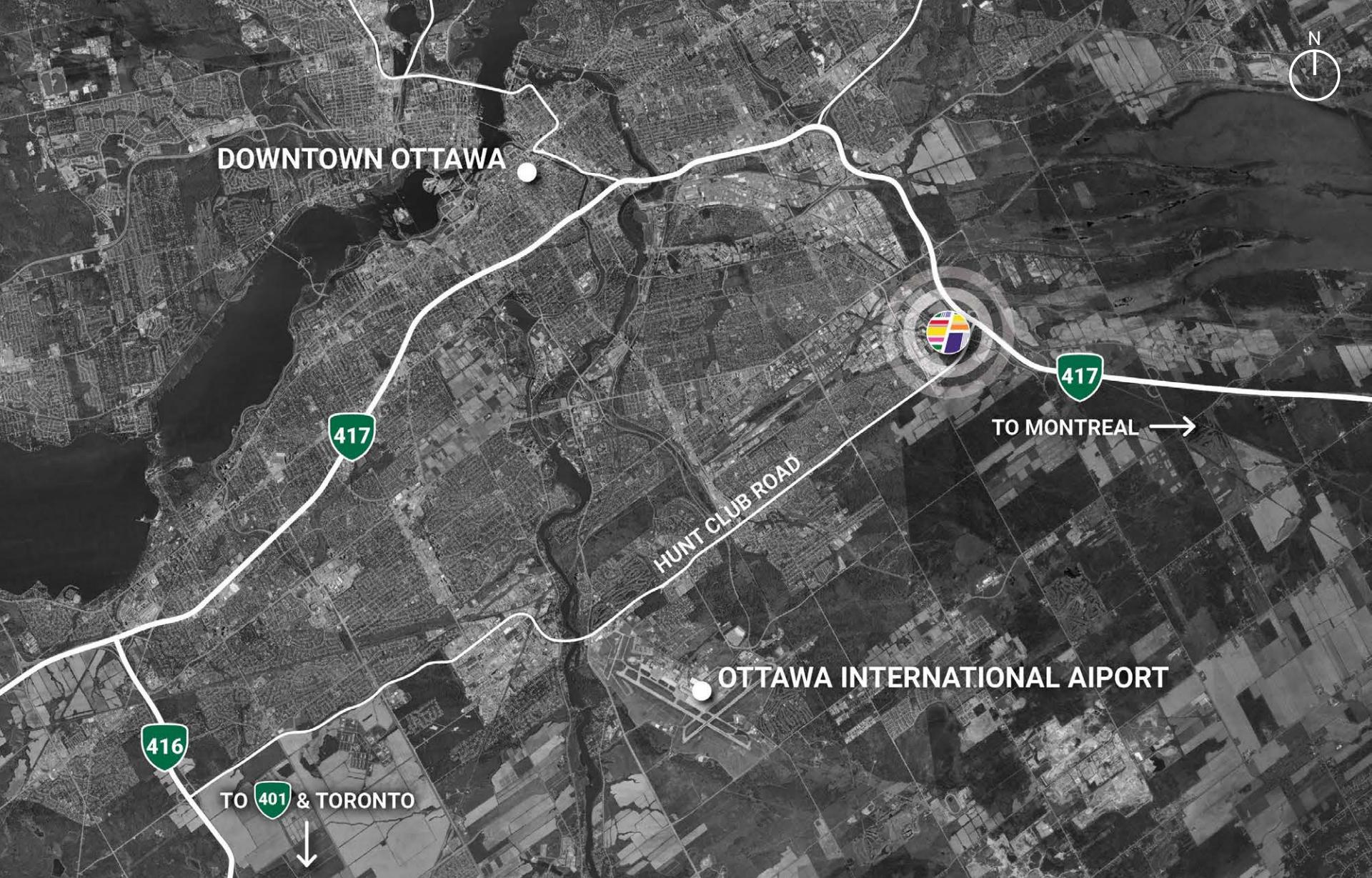
Leasing Opportunities



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 eight new buildings constructed across the park, resulting in approximately 120,774 m² (1.3 million ft²) of new business industrial floorspace. We have completed three buildings containing 41,300 m² (445,000 ft²). 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.

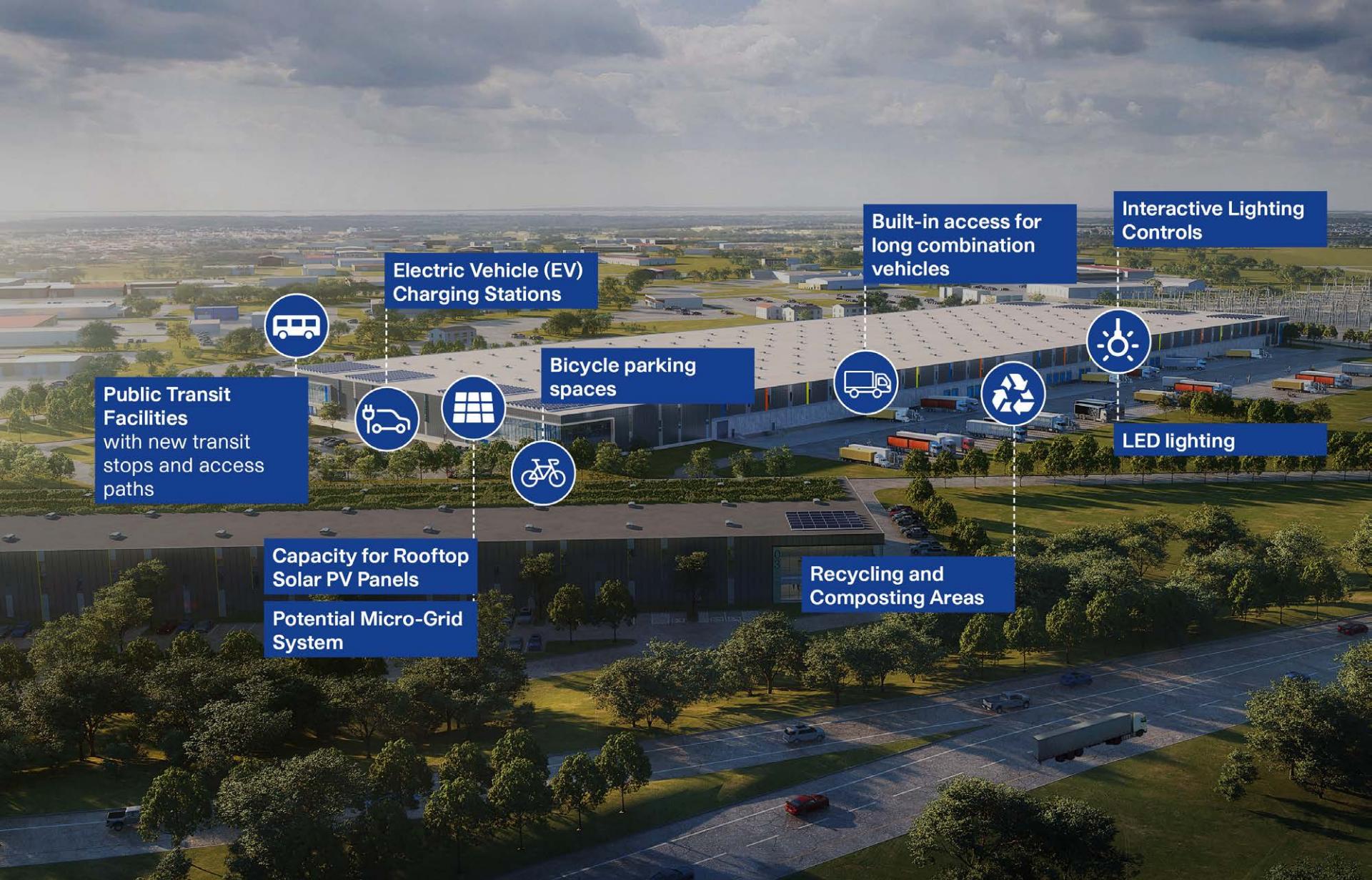
A New Master Planned Business Park



Centrally and Strategically Located in Ottawa



Designed With Sustainability At The Core



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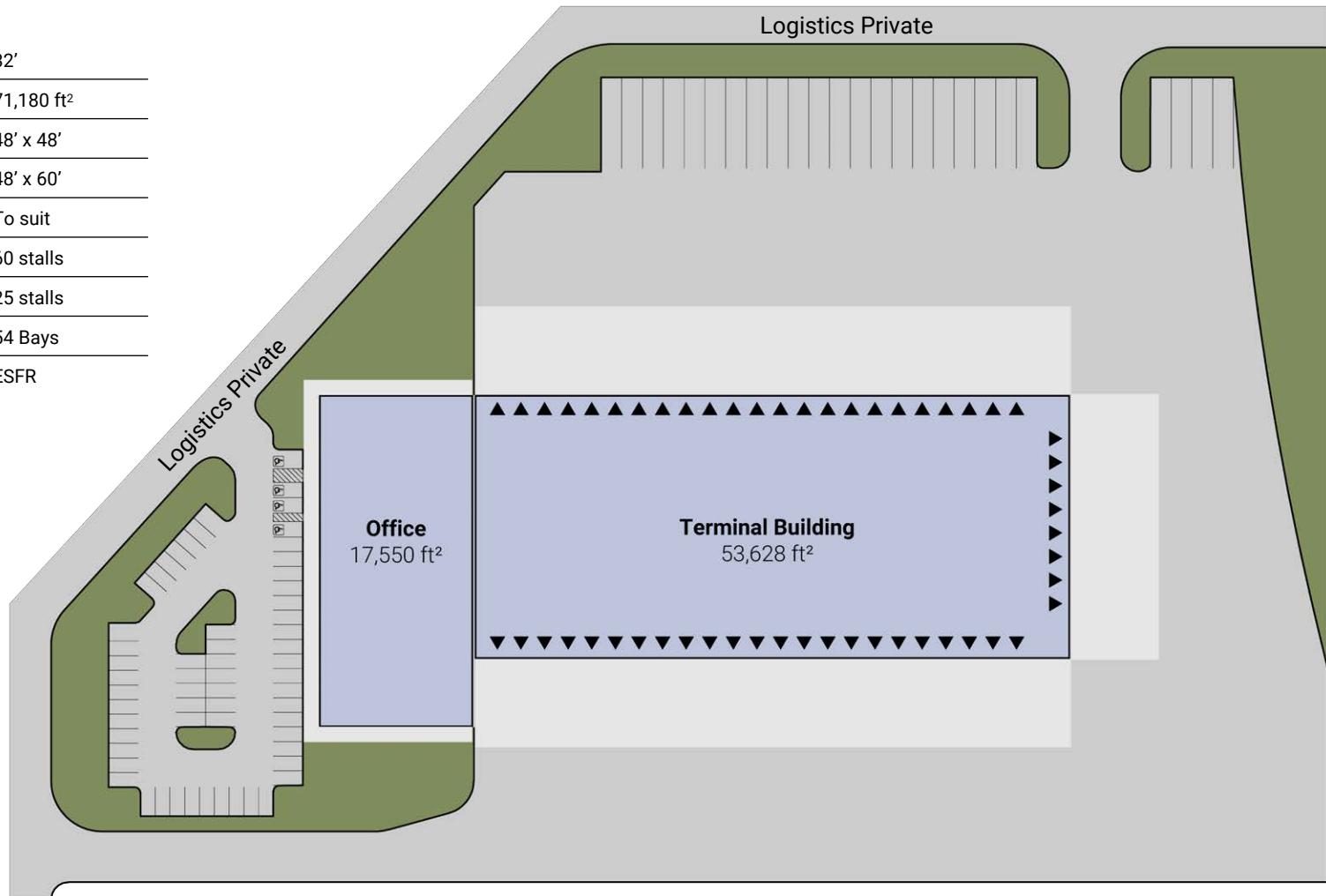


Multiple Configurations to Suit Your Needs



Building A1t

Height	32'
Total Unit Area	71,180 ft ²
Bay Size	48' x 48'
Marshalling Bay	48' x 60'
Office	To suit
Parking	60 stalls
Trailer Parking	25 stalls
Loading	54 Bays
Sprinklers	ESFR



Building At1 Opportunities

Building B – 1000 Logistics Private



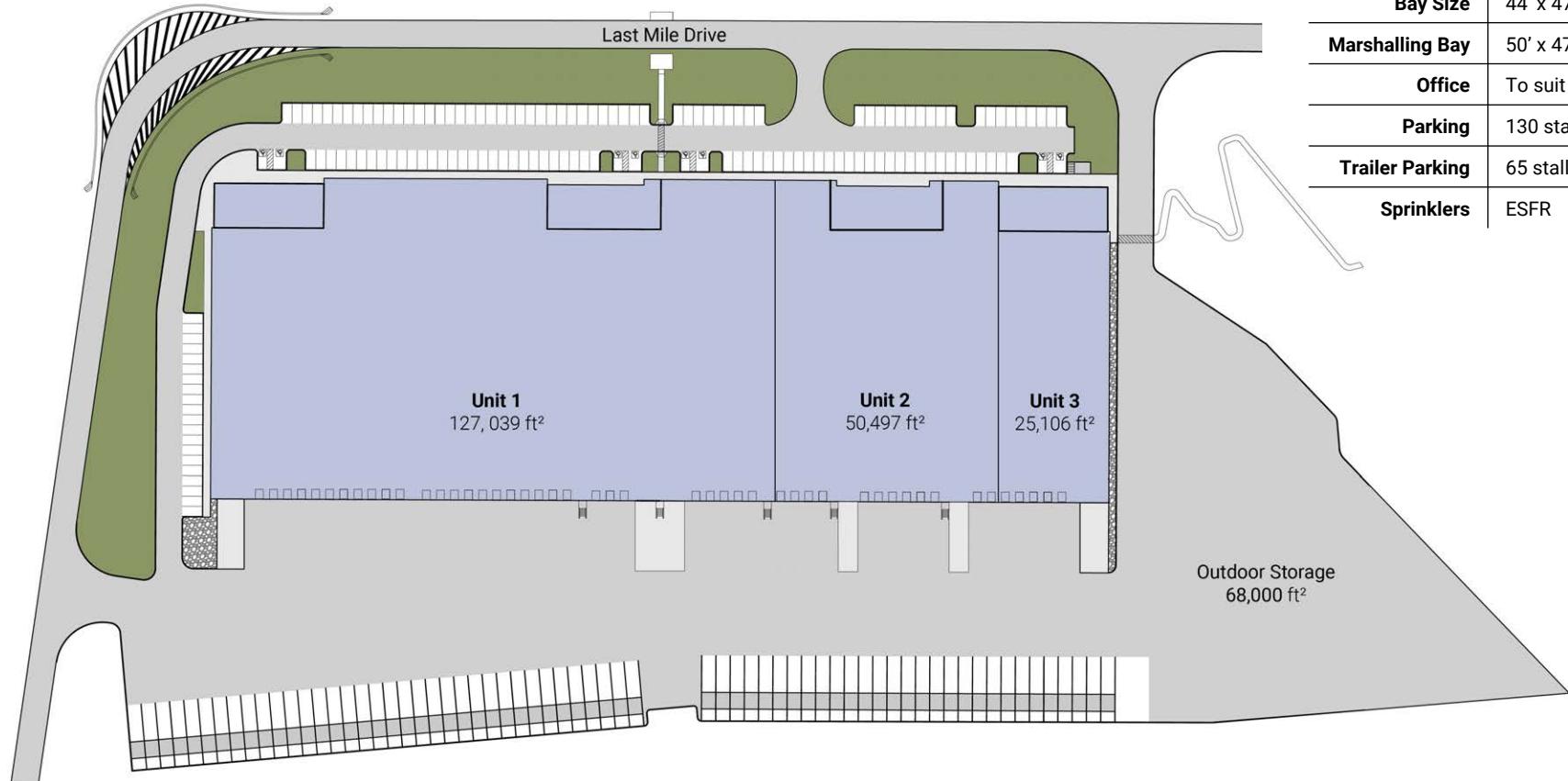
Height	28'
Total Unit Area	162,223 ft ²
Bay Size	40' x 50'
Marshalling Bay	60' x 54'
Office	To suit
Parking	140 stalls
Trailer Parking	17
Loading	24 Bays
Sprinklers	ESFR



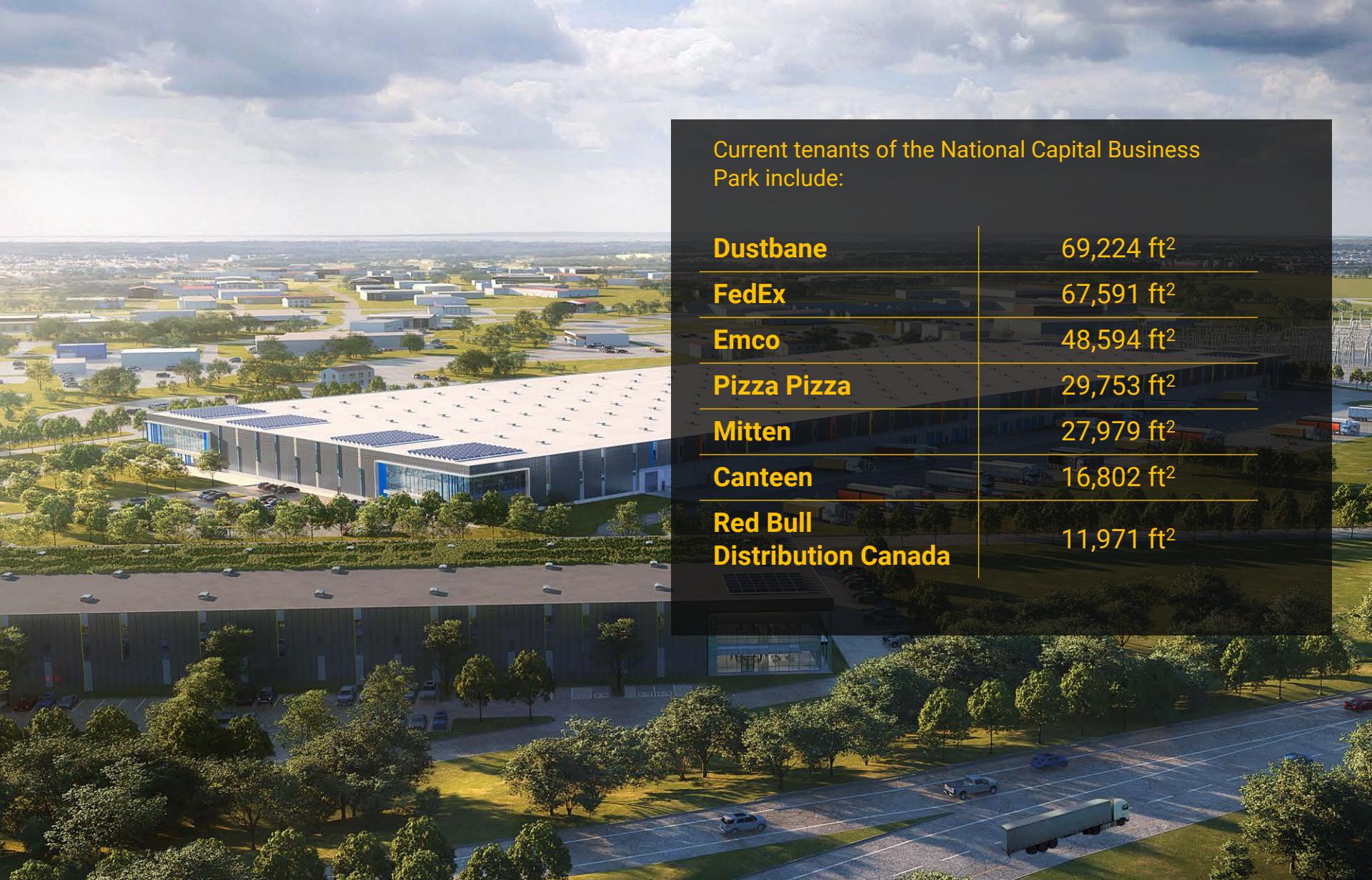
Building B Opportunities



Building D – 1100 Last Mile Drive



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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