



# 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.

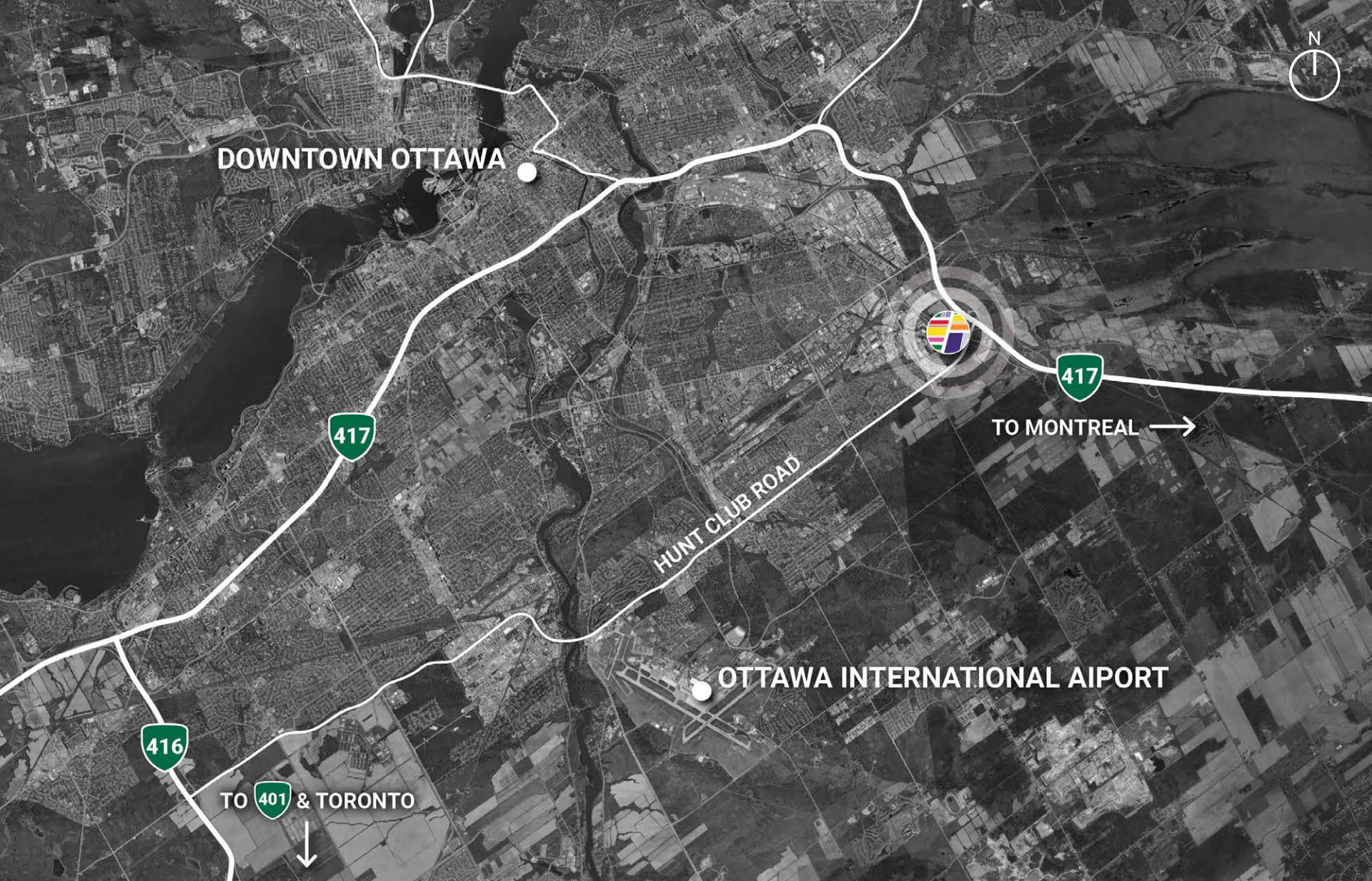
The full buildout of the NCBP will see eight new buildings constructed across the park, resulting in approximately 120,774 m<sup>2</sup> (1.3 million ft<sup>2</sup>) of new business industrial floorspace. We have completed three buildings containing 41,300 m<sup>2</sup> (445,000 ft<sup>2</sup>). The 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

PARC D'AFFAIRES  
CAPITALE NATIONALE  
NATIONAL CAPITAL  
BUSINESS PARK







**Centrally and Strategically Located in Ottawa**

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**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

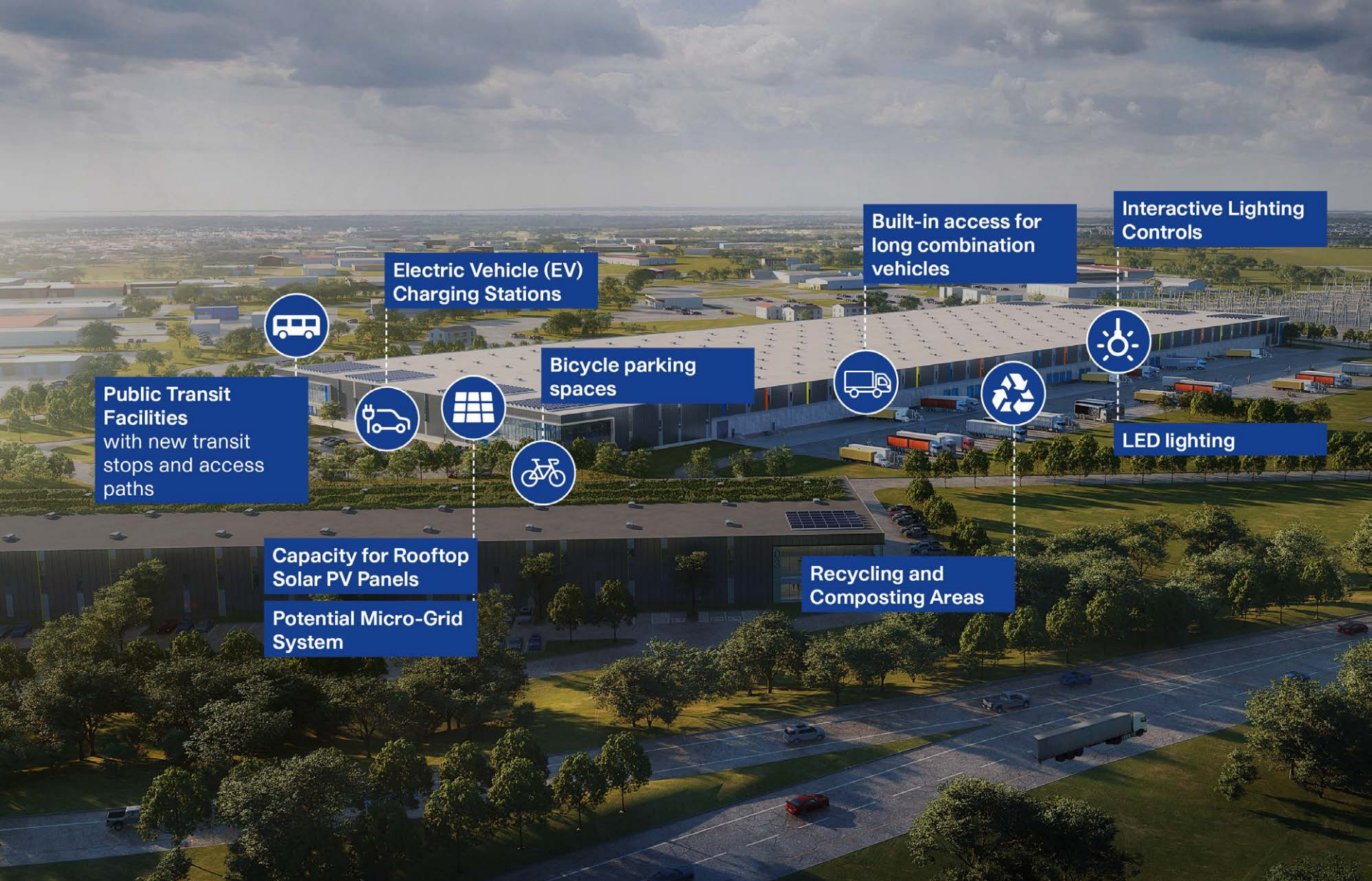
**Bird-friendly building materials**

**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**

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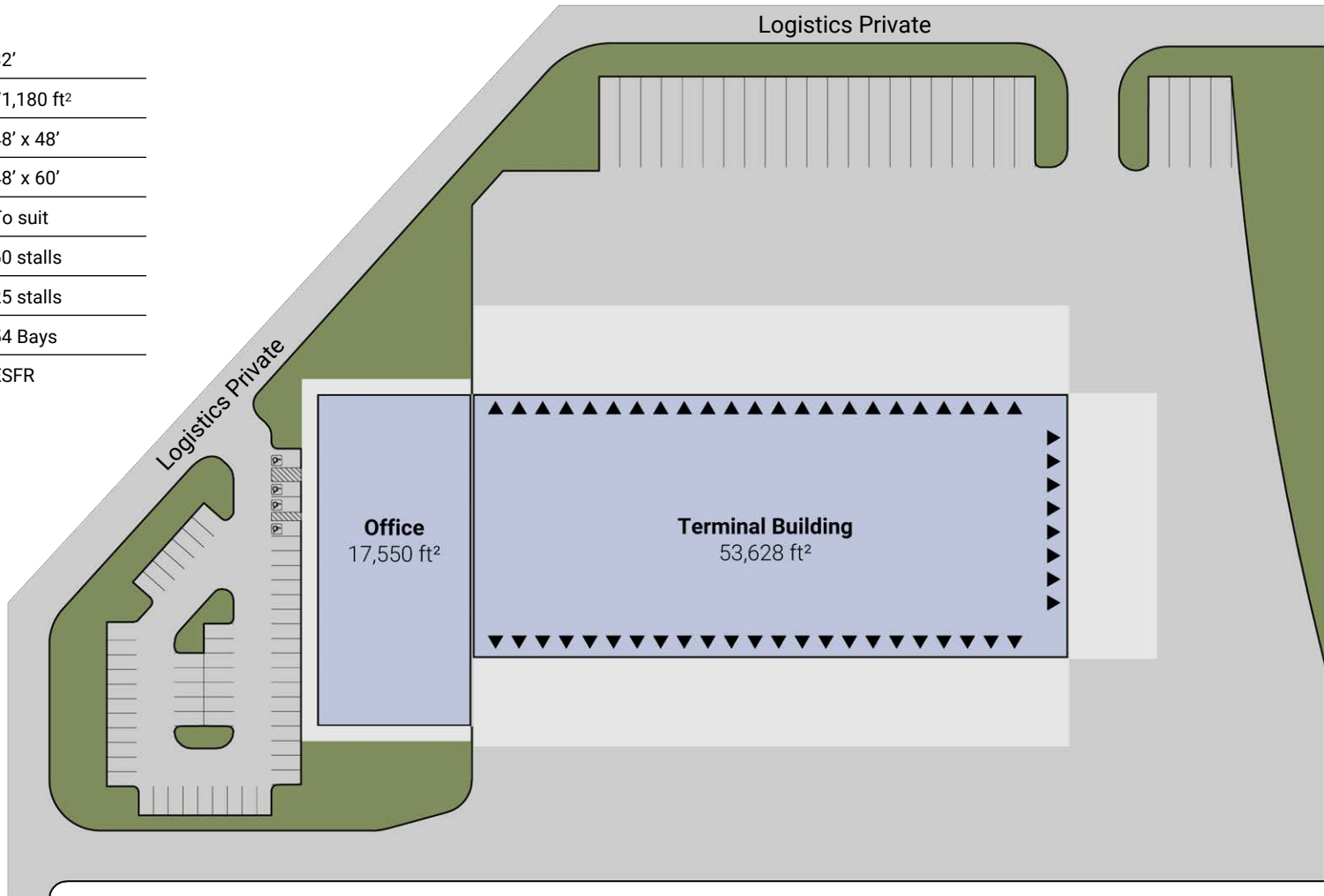
**Multiple Configurations to Suit Your Needs**

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## Building A1t

Height	32'
Total Unit Area	71,180 ft <sup>2</sup>
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 ft²
Bay Size	40' x 50'
Marshalling Bay	60' x 54'
Office	To suit
Parking	140 stalls
Trailer Parking	17
Loading	24 Bays
Sprinklers	ESFR

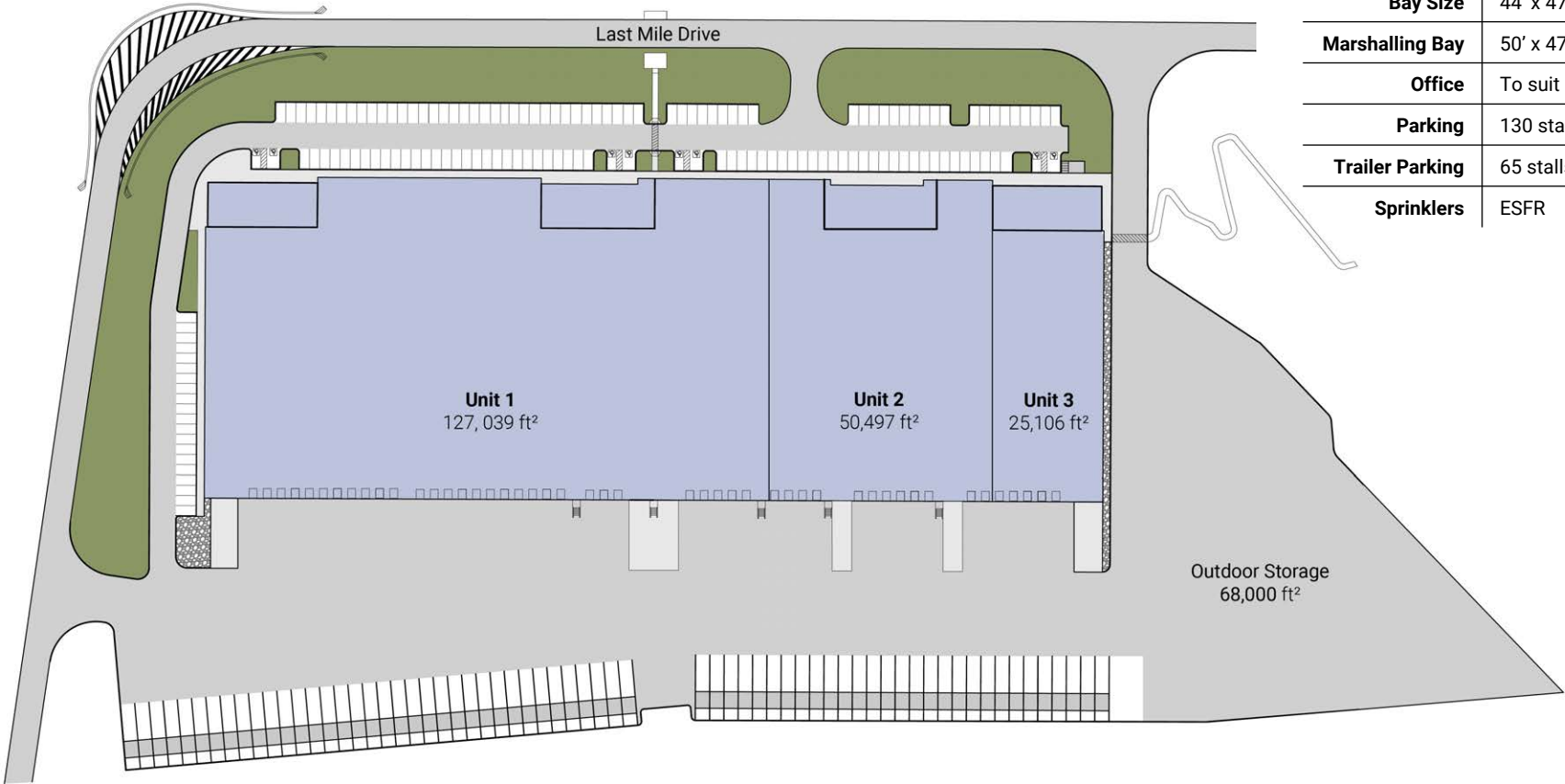


## Building B Opportunities



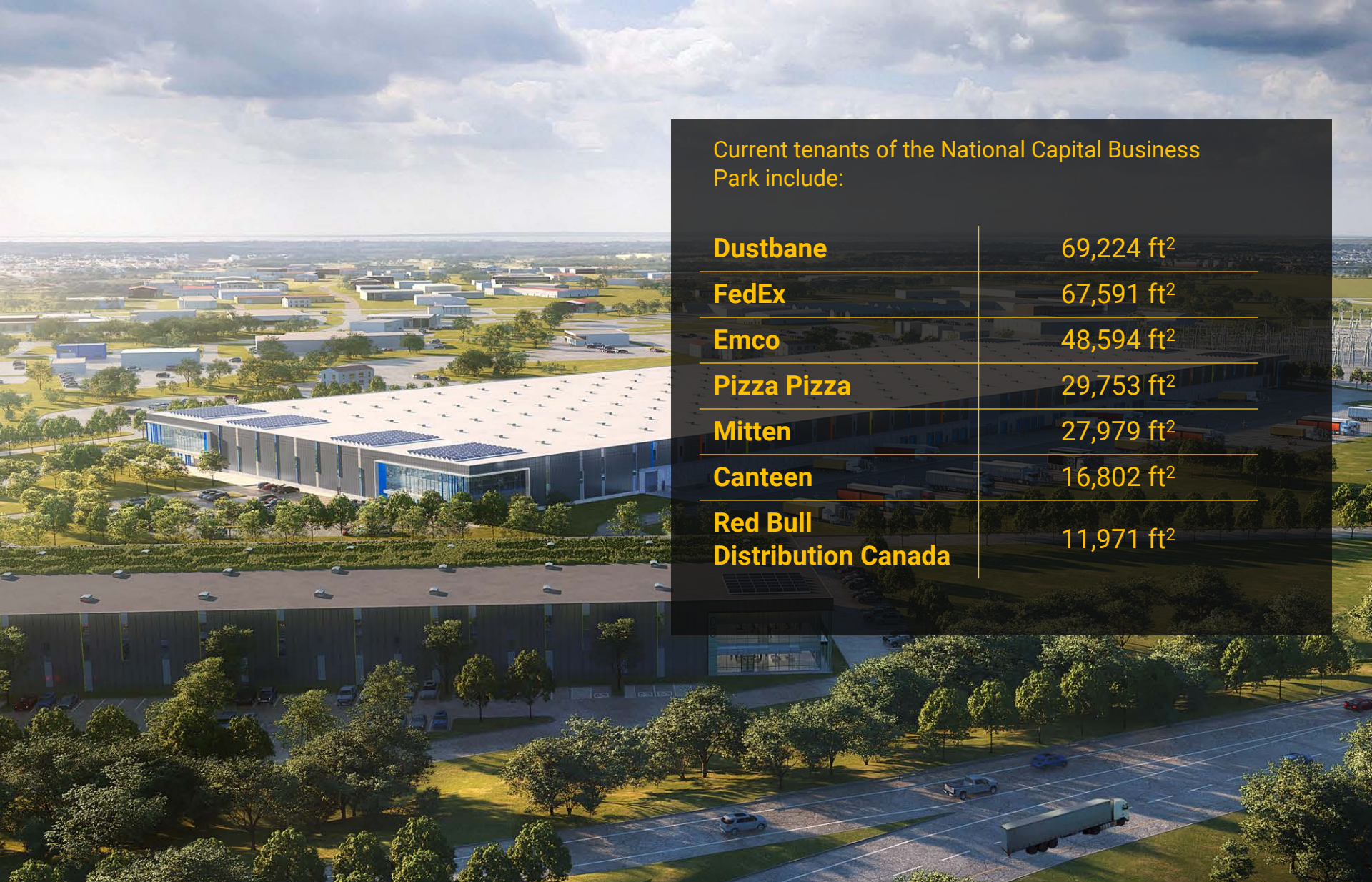


Building D – 1100 Last Mile Drive



Building D Opportunities





Current tenants of the National Capital Business Park include:

<b>Dustbane</b>	69,224 ft <sup>2</sup>
<b>FedEx</b>	67,591 ft <sup>2</sup>
<b>Emco</b>	48,594 ft <sup>2</sup>
<b>Pizza Pizza</b>	29,753 ft <sup>2</sup>
<b>Mitten</b>	27,979 ft <sup>2</sup>
<b>Canteen</b>	16,802 ft <sup>2</sup>
<b>Red Bull Distribution Canada</b>	11,971 ft <sup>2</sup>

# Current Tenants of NCBP

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**To discuss leasing opportunities  
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