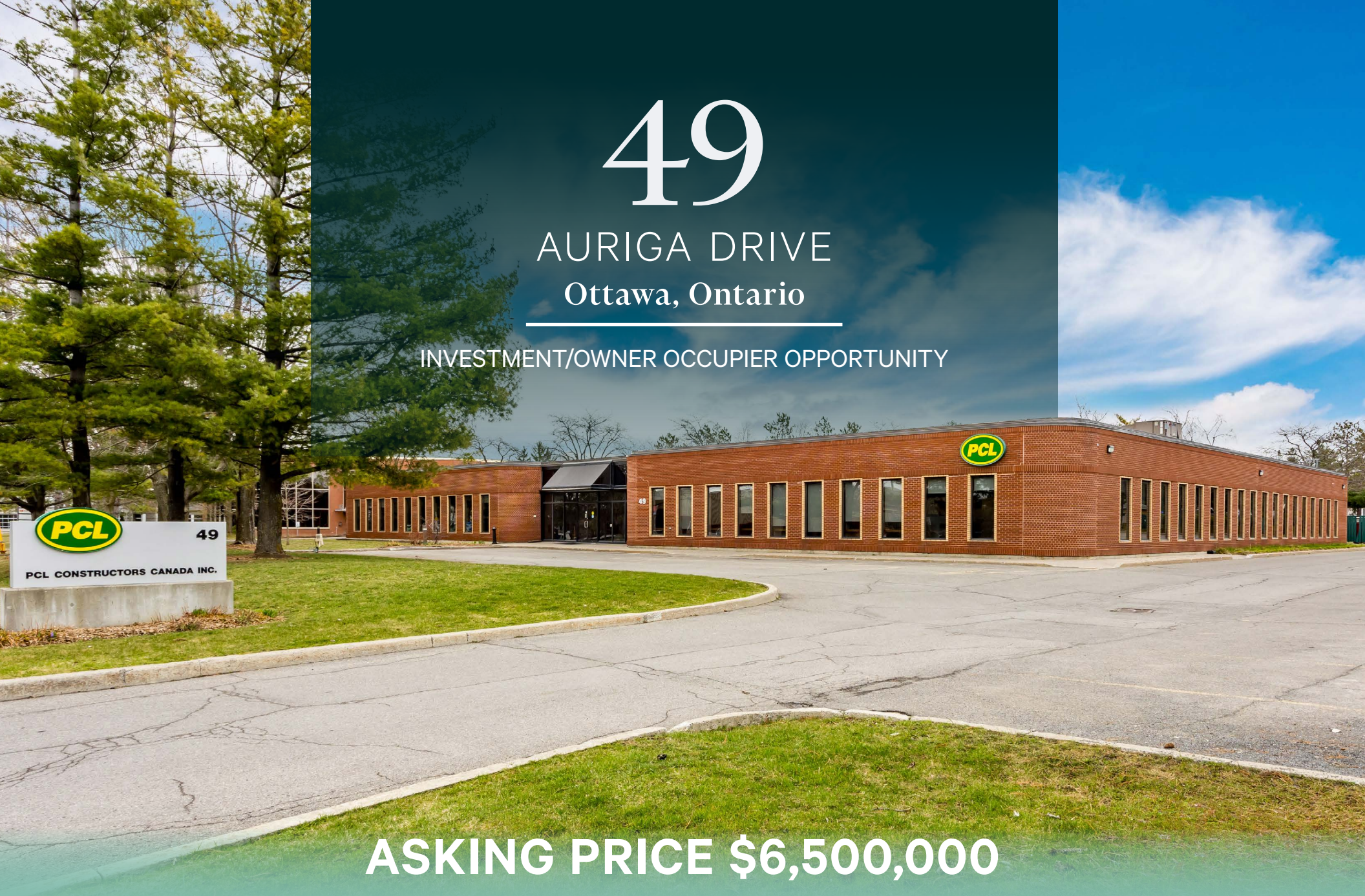


# 49

AURIGA DRIVE  
Ottawa, Ontario

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INVESTMENT/OWNER OCCUPIER OPPORTUNITY



## ASKING PRICE \$6,500,000

**CBRE**

Contact Us

**CBRE Limited, Real Estate Brokerage**

340 Albert Street, Suite 1900

Ottawa, ON K1R 7Y6

\*Sales Representative

**Erik Falardeau\***

Senior Vice President

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# 49 THE OFFERING

CBRE Limited is pleased to offer for sale on behalf of PCL Construction Resources Inc., (“Owner”) 49 Auriga Drive (the “Property”) in Ottawa, Ontario. This offering presents an excellent opportunity for an owner occupier or investor to acquire a mid size office/flex building suited for either single or multi tenant occupancy. Located in a well-established and highly accessible suburban business park-Rideau Heights Business Park, the building is approximately 23,699 square feet, on 1.99 acres that includes 100 parking spaces. Vacant possession of the Property will be early Fall 2024.

## Property Details

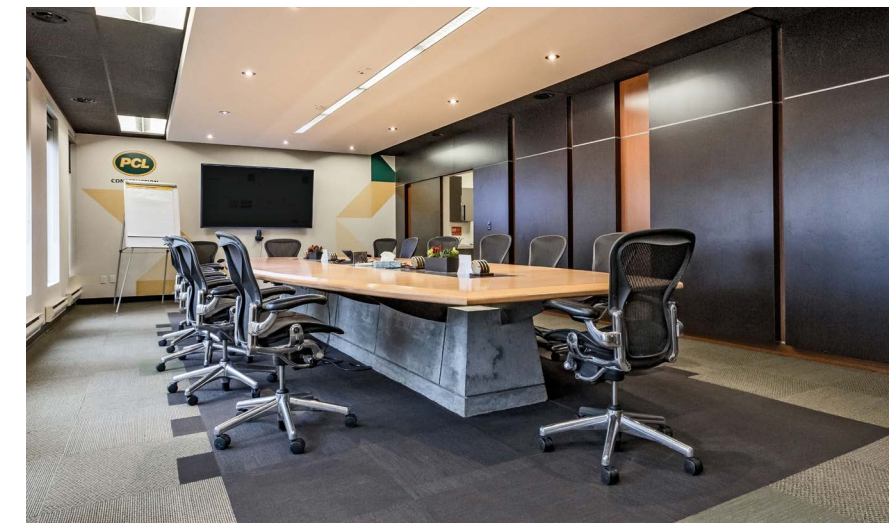
ADDRESS	49 Auriga Drive
LOCATION	Ottawa, ON
BUILDING AREA	23,669 sq. ft.
SITE AREA	1.99 acres
PARKING	100 surface stalls   4.2 spaces per 1,000 sq. ft.
OCCUPANCY	Vacant Possession Q4 2024
ZONING	IG5 [288] – General Industrial Zone
MECHANICAL SYSTEMS	Electrically Energized Rooftop Units - Low Carbon Building System
PYLON SIGN	Backlit - Electric
PIN	046260033
LEGAL DESCRIPTION	PT LT 26, CON A RIDEAU FRONT , PART 2 , 5R10895 , EXCEPT PT 3, 4 & 5, 5R13034; EXCEPT PART 3 PLAN 4R11078 S/T CR618980 NEPEAN
YEAR BUILT	1988
<b>ASKING PRICE</b>	<b>\$6,500,000.00</b>





# 49

## PROPERTY PHOTOS

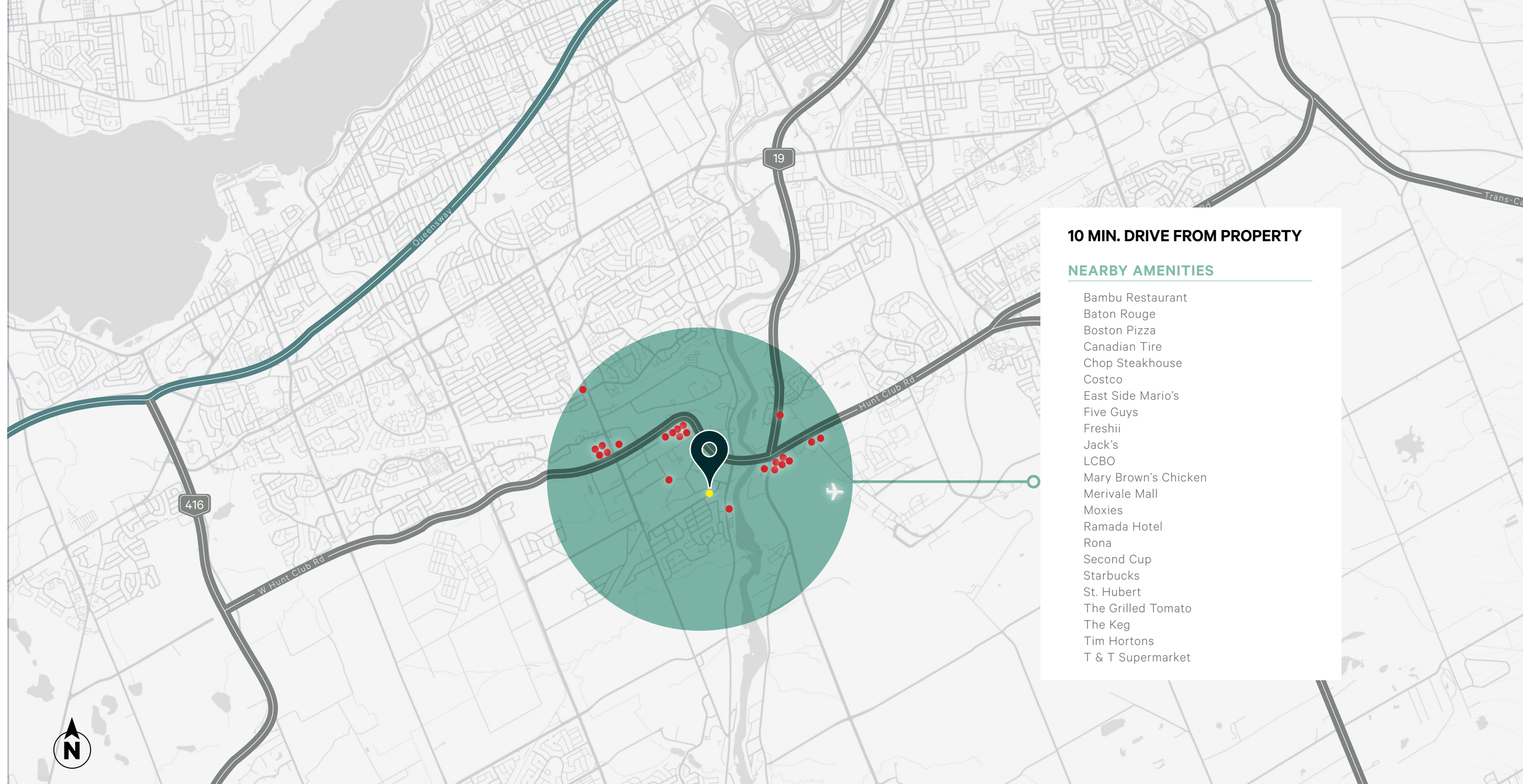


## LOCATION OVERVIEW

The Property is located in the Ottawa South submarket, in the heart of Ottawa's Rideau Heights Business Park ("RHBP") of the former City of Nepean, fronting on the south side of Auriga Drive, which serves as one of RHBP's main transportation arteries. RHBP is one of the Ottawa's most mature employment parks, benefiting from a growing tenant base, and enhanced access to amenities as the Hunt Club and Merivale corridors continue to see additional commercial/retail growth. Strategically located between Merivale Road to the west and Hunt Club Road to the north and east, the site provides excellent access to key arterial routes serving the greater Ottawa area. In addition, the location is in close proximity to the Ottawa International Airport which is a 10 minute drive from the Property.

The Rideau Heights Business Park is home to over 380 businesses and over 3,600 employees. Including adjacent privately owned land, the Rideau Heights Business Park totals approximately 190 acres. Land still remains for development/re-development in the Park. The neighbourhood is mainly comprised of clean industrial (high-tech) and office uses. There are a number of multi-tenant facilities with front showroom and/or office components and rear warehousing facilities. There are also a number of one and two-storey office buildings in the park with two six storey office buildings along Hunt Club Road.

The improvements are generally newer, having been constructed since the late 1980's. Existing tenancies in the immediate area inside the Park include a diversified range of local, regional and Fortune 500 companies. Notable tenants include IBM, Innovapost, PCL, The Ottawa Sun, Investors Group and the Federal Government among others.



**10 MIN. DRIVE FROM PROPERTY**

**NEARBY AMENITIES**

- Bambu Restaurant
- Baton Rouge
- Boston Pizza
- Canadian Tire
- Chop Steakhouse
- Costco
- East Side Mario's
- Five Guys
- Freshii
- Jack's
- LCBO
- Mary Brown's Chicken
- Merivale Mall
- Moxies
- Ramada Hotel
- Rona
- Second Cup
- Starbucks
- St. Hubert
- The Grilled Tomato
- The Keg
- Tim Hortons
- T & T Supermarket



# Contact Us

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