

**CBRE**

# 115 | WALGREEN ROAD CARP, ON

---

Freestanding Office Building For Sale | Owner/Occupier Opportunity

---



# THE OPPORTUNITY

## RARE OFFICE BUILDING IN OTTAWA'S LARGEST LIGHT INDUSTRIAL PARK OFFERING WIDE APPEAL

Exciting opportunity for an owner/occupier or investor! Located on 2.6 acres in the Carp Road Corridor, 115 Walgreen Rd is a 2-storey building that offers approx. 20,000 sq.ft. of office space. Constructed in approx. 2010, the building features energy-efficient design and spacious, well-maintained interiors.

A welcoming reception connects to an open café/collaboration area surrounded by a two-storey glass atrium that enjoys an abundance of natural light and access to an outdoor patio and corporate garden space that supports a healthy and thriving work environment.

The office area offers a mix of closed and open work spaces, meeting rooms, production and storage spaces, washrooms on both levels, a shipping and receiving door and ample parking on an outdoor surface lot. The building offers 600V/400A, 3 phase power + back up generator, ground-floor radiant heating with heat pump loop tied into HVAC system & Building Automation System (BAS), operable windows, building security system, natural gas and hook up for a BBQ as well as beautifully appointed exterior landscaping. The site also includes a separate storage building (complete with 4 grade-level access doors) and an outdoor fenced-in waste enclosure.

Situated between Carp and Stittsville in Ottawa's largest light industrial business park, the building is minutes from HWY 417. This opportunity is ideal for owner occupiers looking for high quality office space in a rural setting.

---

|                     |  |
|---------------------|--|
| <b>Asking Price</b> | \$4,100,000  |
| <b>Annual Taxes</b> | \$67,645 (2023)  |
| <b>Total Area</b>   | 2.62 acres   |
| <b>Office Area</b>  | ~ 20,000 sq. ft.   |
| <b>Stories</b>      | 2 floors, walk-up  |
| <b>Year Built</b>   | ~ 2010   |
| <b>Parking</b>      | ~ 84 surface parking stalls  |
| <b>Zoning</b>       | RG4 [399r] Rural General Industrial Zone - Exception allows for office use |

---





## BUILDING INFORMATION

|                         |  |
|-------------------------|--|
| <b>Area:</b>            | ~20,000 RSF office   |
| <b>Floors:</b>          | 2-storey walk-up   |
| <b>Foundation:</b>      | slab on grade  |
| <b>Structure:</b>       | steel frame  |
| <b>Exterior:</b>        | prefinished metal panels and stone veneer  |
| <b>Windows:</b>         | aluminium frame, Thermopane units; operable  |
| <b>HVAC:</b>            | ground floor, in-floor radiant heating (natural gas fired glycol heat loop) connected to independent heat pumps with air exchangers. 2x roof mounted AC unit |
| <b>Sewage:</b>          | septic bed   |
| <b>Electrical:</b>      | 600V/400A, 3 phase power (to be verified) + back-up generator  |
| <b>Fire protection:</b> | fully sprinklered  |
| <b>Controls:</b>        | Building Automation System (BAS) upgraded in 2024<br>Fully zoned and controlled via online system with remote access   |
| <b>Security:</b>        | System includes remote access, cameras, integrated FOB access system with tracking and intercom system   |

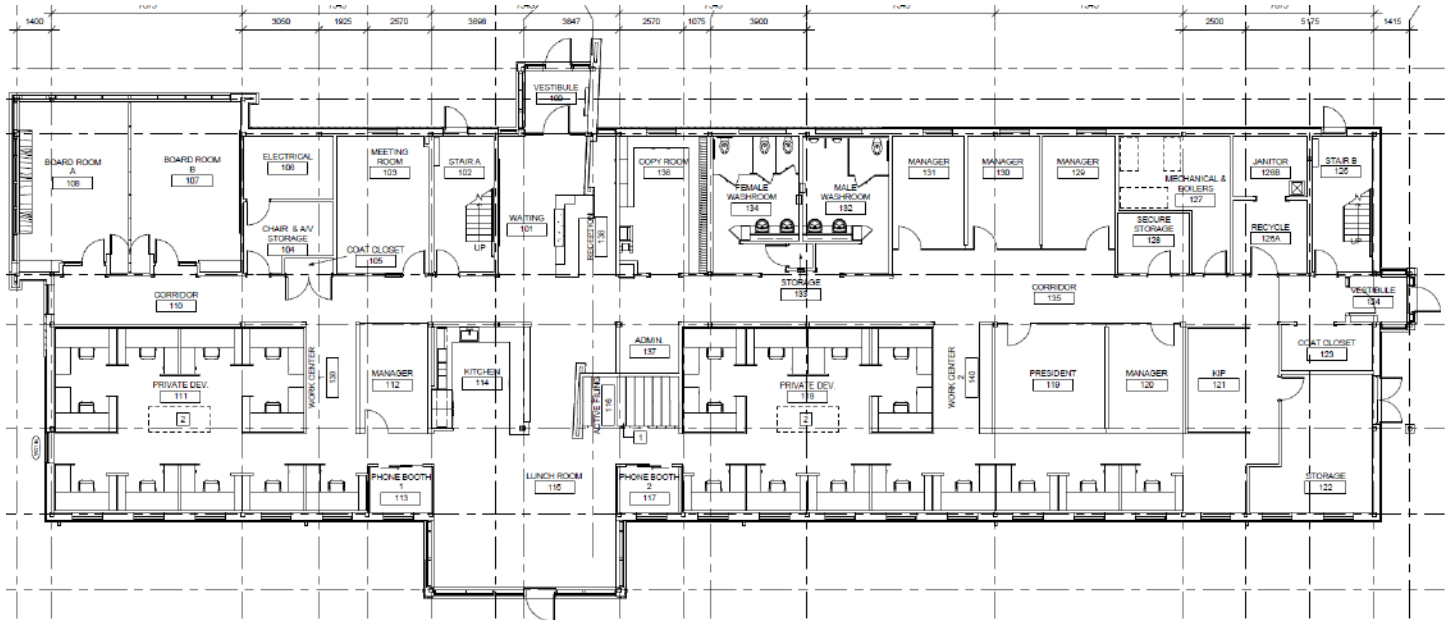


## BUILDING FEATURES

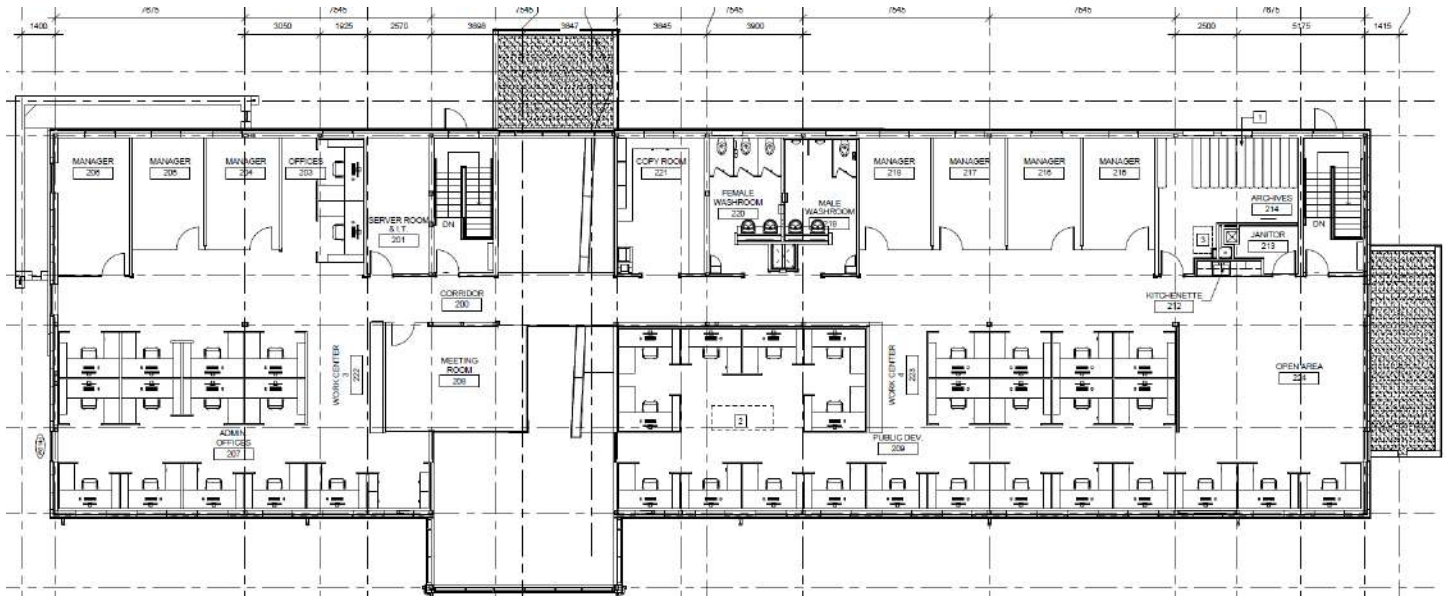
- Ground floor exterior patio area adjacent to common kitchen/collaborative café space
- Natural Gas hook up for BBQ
- Corporate Garden space
- Well appointed landscaping including green space, manicured pathways and exterior lighting that incorporate site drainage consideration
- High quality interior build-out, includes main reception, open café and full height atrium space with beautiful access to natural light and common collaboration space.
- Approx. 10 enclosed offices with glass fronts, ~65 open workstations, washrooms on both floors, various storage areas, rooms housing building supply/infrastructure and IT rooms, production spaces, filing room (rolling shelving unit), various meeting rooms and a storage/supply room connected to a rear shipping/double 'man-door' for shipping and receiving at grade
- Separate outdoor storage building complete with 4 grade level access doors
- Surface parking for 84 parking stalls of which there is barrier free parking and designated visitor parking in close proximity to the main access door

# FLOOR PLAN

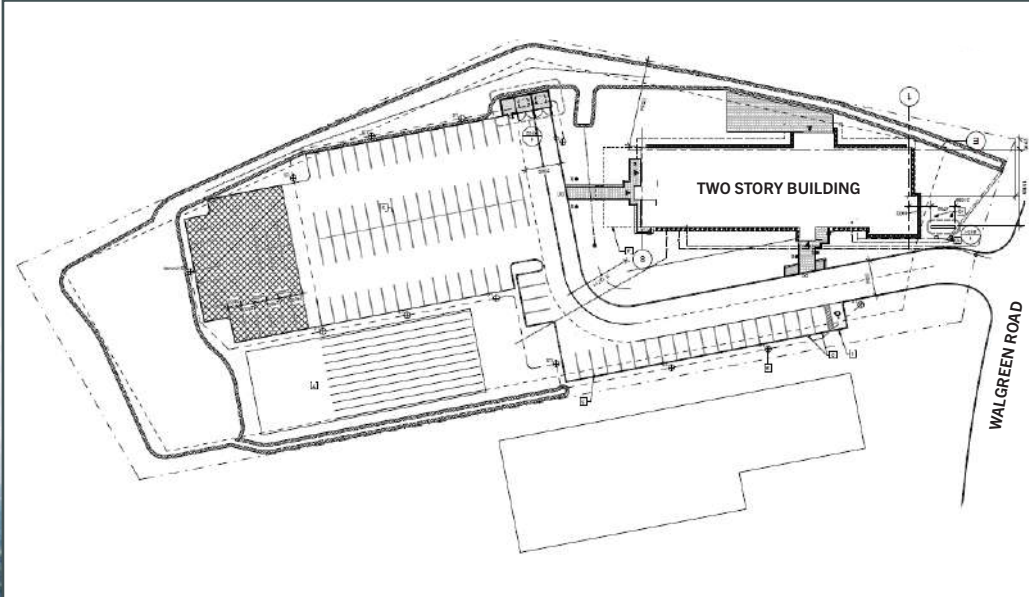
## GROUND FLOOR PLAN WITH FURNITURE LAYOUT



## SECOND FLOOR PLAN WITH FURNITURE LAYOUT



# SITE PLAN



# PROPERTY PHOTOS







# PERMITTED USES

## ZONING: RG4 [399r] RURAL GENERAL INDUSTRIAL ZONE

### PURPOSE OF THE ZONE

The purpose of the RG - Rural General Industrial Zone is to:

- 1) permit the development of light industrial uses in areas mainly designated as **General Rural Area, Village and Carp Road Corridor Rural Employment** in the Official Plan;
- 2) accommodate a range of light industrial uses and limited service commercial uses for the travelling public; and,
- 3) regulate development in a manner that respects adjacent land uses and will have a minimal impact on the surrounding rural area.

219. In the RG Zone:

### PERMITTED USES

(1) The following uses are permitted subject to:

- (a) the provisions of subsection 219(3) to (5);
- (b) the **dwelling** unit is limited to a caretaker;
- (c) the **retail store** is limited to the sale of agriculture, construction, gardening or landscape-related products, equipment or supplies;

animal care establishment (By-law 2015-190)

**animal hospital**

**automobile body shop**

**automobile dealership**

**automobile service station**

**Cannabis Production Facility**, and contained within a building that is not a greenhouse. (By-law 2019-22)

**drive-through facility** (OMB Order #PL080959 issues March 18, 2010)

**dwelling** unit

**gas bar**

**heavy equipment and vehicle sales, rental and servicing**

**kennel**, see Part 3, Section 84

leaf and yard waste composting facility

**light industrial uses**

**parking lot**

printing plant

**retail store**

**service and repair shop**

**storage yard**

truck transport terminal

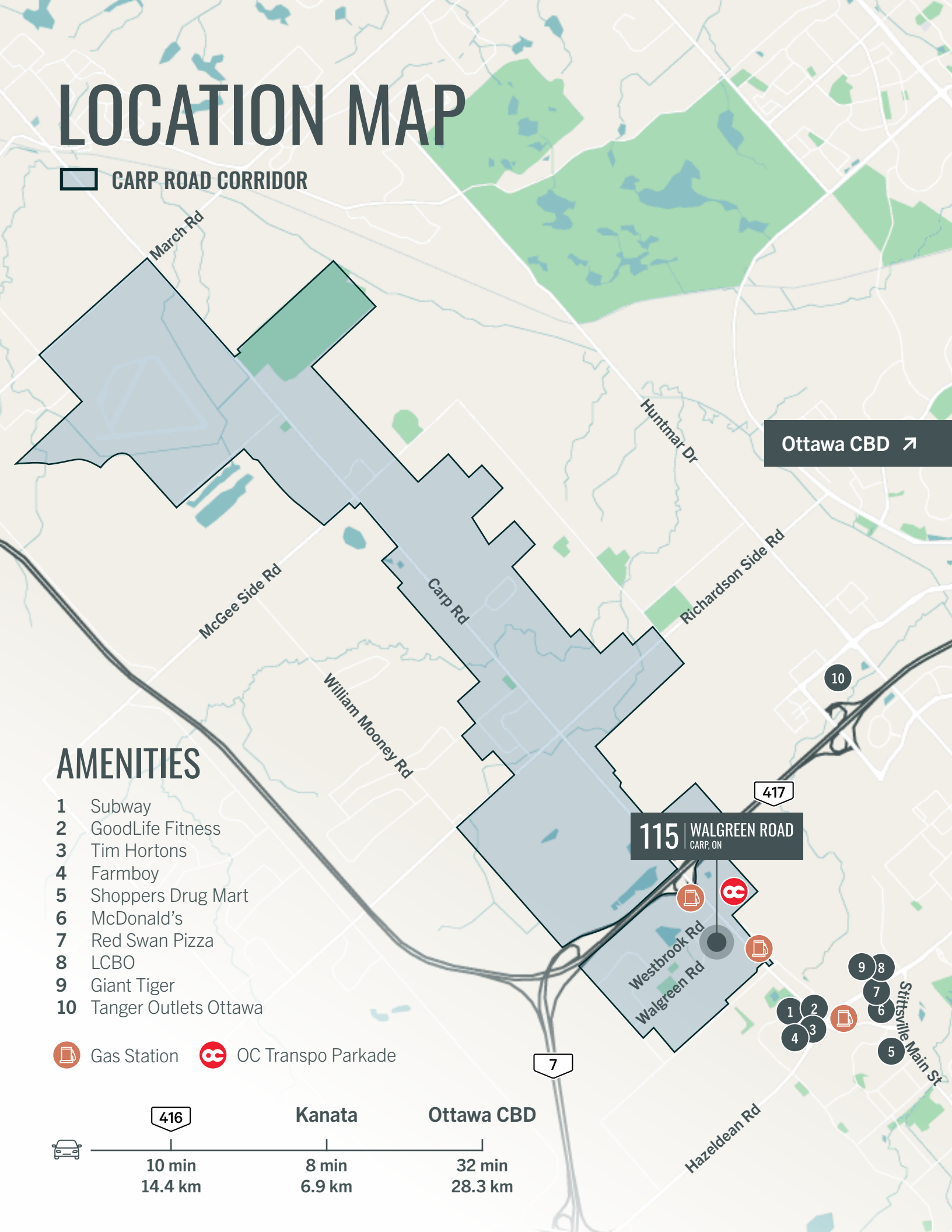
warehouse

waste processing and transfer facility (non-putrescible)

Exception allows for office use

# LOCATION MAP

 **CARP ROAD CORRIDOR**

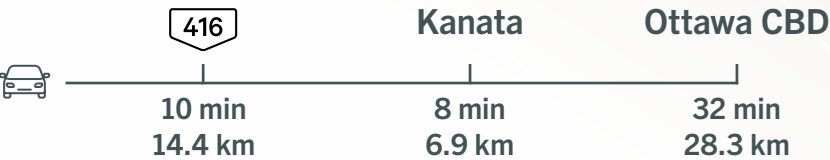


Ottawa CBD ↗

## AMENITIES

- 1 Subway
- 2 GoodLife Fitness
- 3 Tim Hortons
- 4 Farmboy
- 5 Shoppers Drug Mart
- 6 McDonald's
- 7 Red Swan Pizza
- 8 LCBO
- 9 Giant Tiger
- 10 Tanger Outlets Ottawa

 Gas Station    OC Transpo Parkade





# 115 | WALGREEN ROAD

CARP, ON

Freestanding Office Building For Sale | Owner / Occupier Opportunity

For more information, please contact:

## Ottawa Office

**Victoria Scott, DID, PMP, LEED® AP\*\***  
Senior Sales Associate  
+1 613 691 2121  
victoria.scott@cbre.com

**Brian Seymour, MCR\*\***  
Senior Vice President  
+1 613 788 2759  
brian.seymour@cbre.com

## Toronto North Office

**Craig Williamson, MBA\*\***  
Senior Vice President  
+1 416 495 6267  
craig.williamson@cbre.com

**Gary L. Williamson\***  
Senior Vice President  
+1 416 495 6247  
gary.williamson@cbre.com

\*Sales Representative \*\*Broker | All outlines are approximate | CBRE Limited, Brokerage | 340 Albert Street, Suite 1900 | Ottawa, ON, K1S 5N4 | [www.cbre.ca](http://www.cbre.ca)

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Environments Analytics, Microsoft Bing, Google Earth.

# CBRE