



National Capital Business Park Leasing Opportunities



Avenue31



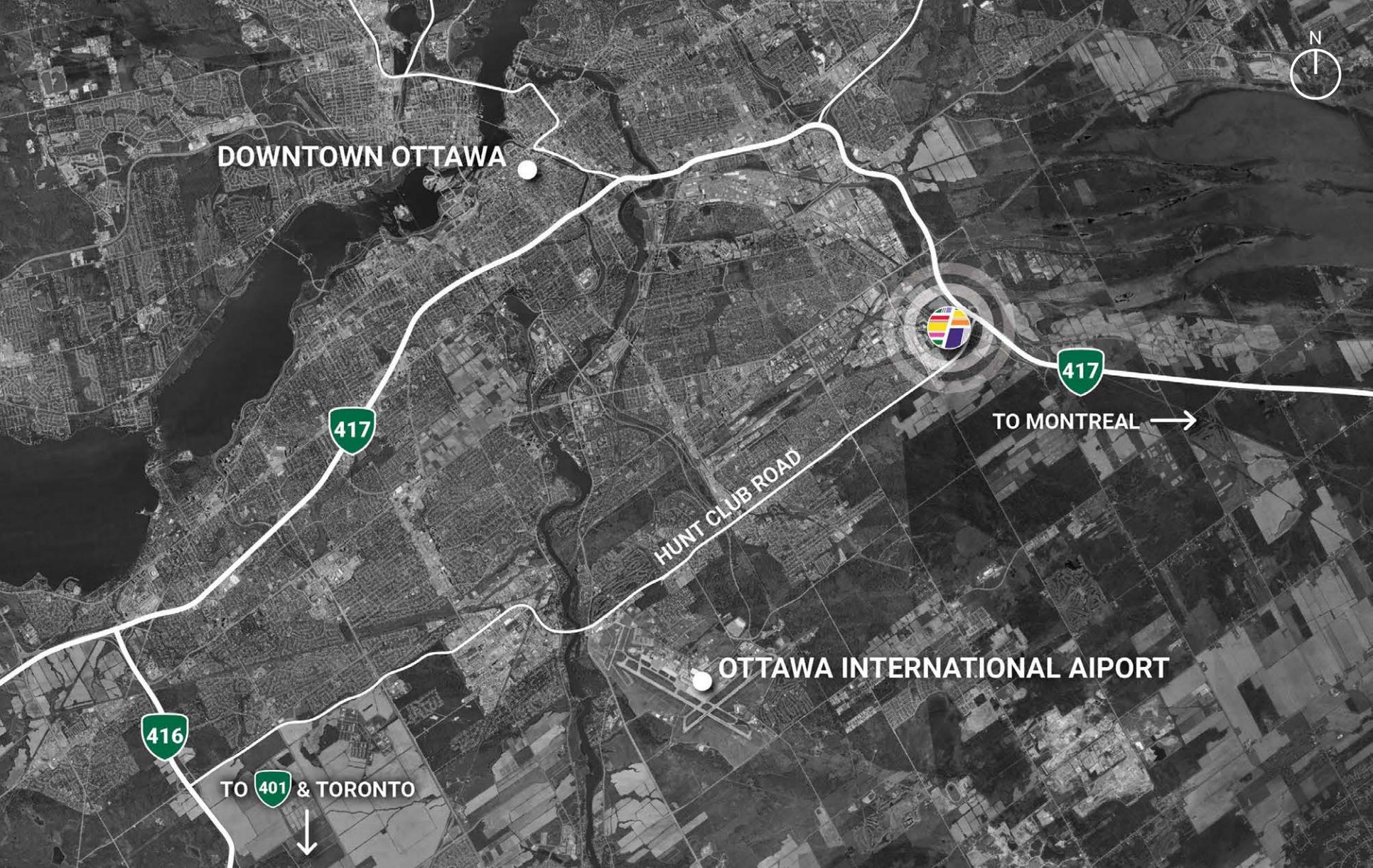
National Capital Business Park (NCBP) is a 40 ha (100 acre), master planned, state-of-the-art, industrial and logistics park located in the heart of the National Capital Region in Ottawa. Developed under a 49-year ground lease with the National Capital Commission (commenced January 1, 2020), the Park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

PARC D'AFFAIRES
CAPITALE NATIONALE
NATIONAL CAPITAL
BUSINESS PARK





DOWNTOWN OTTAWA



HUNT CLUB ROAD



TO MONTREAL →

OTTAWA INTERNATIONAL AIRPORT



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

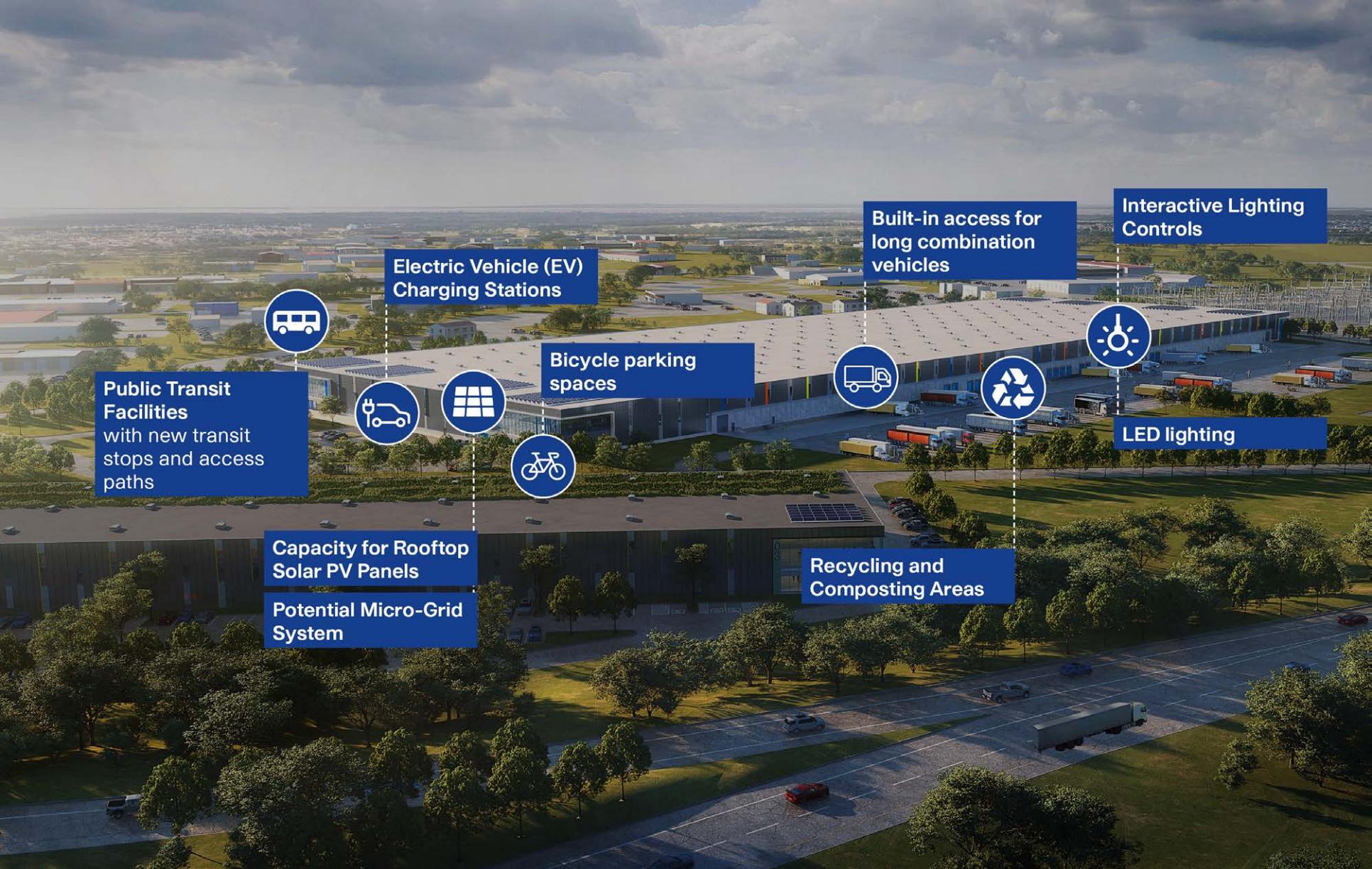
Naturalized Landscaping with non-invasive, native and drought tolerant plants

Bird-friendly building materials

Tree Planting and Compensation
2500 trees planted

Designed With Sustainability At The Core





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

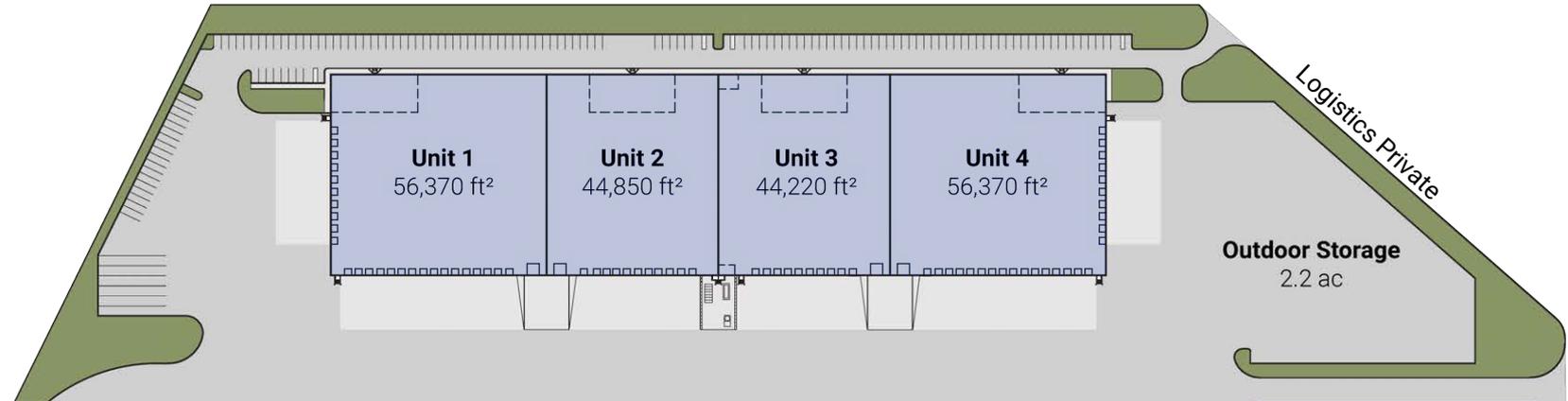


Multiple Configurations to Suit Your Needs

PARC D'AFFAIRES
CAPITALE NATIONALE
NATIONAL CAPITAL
BUSINESS PARK



Building A1



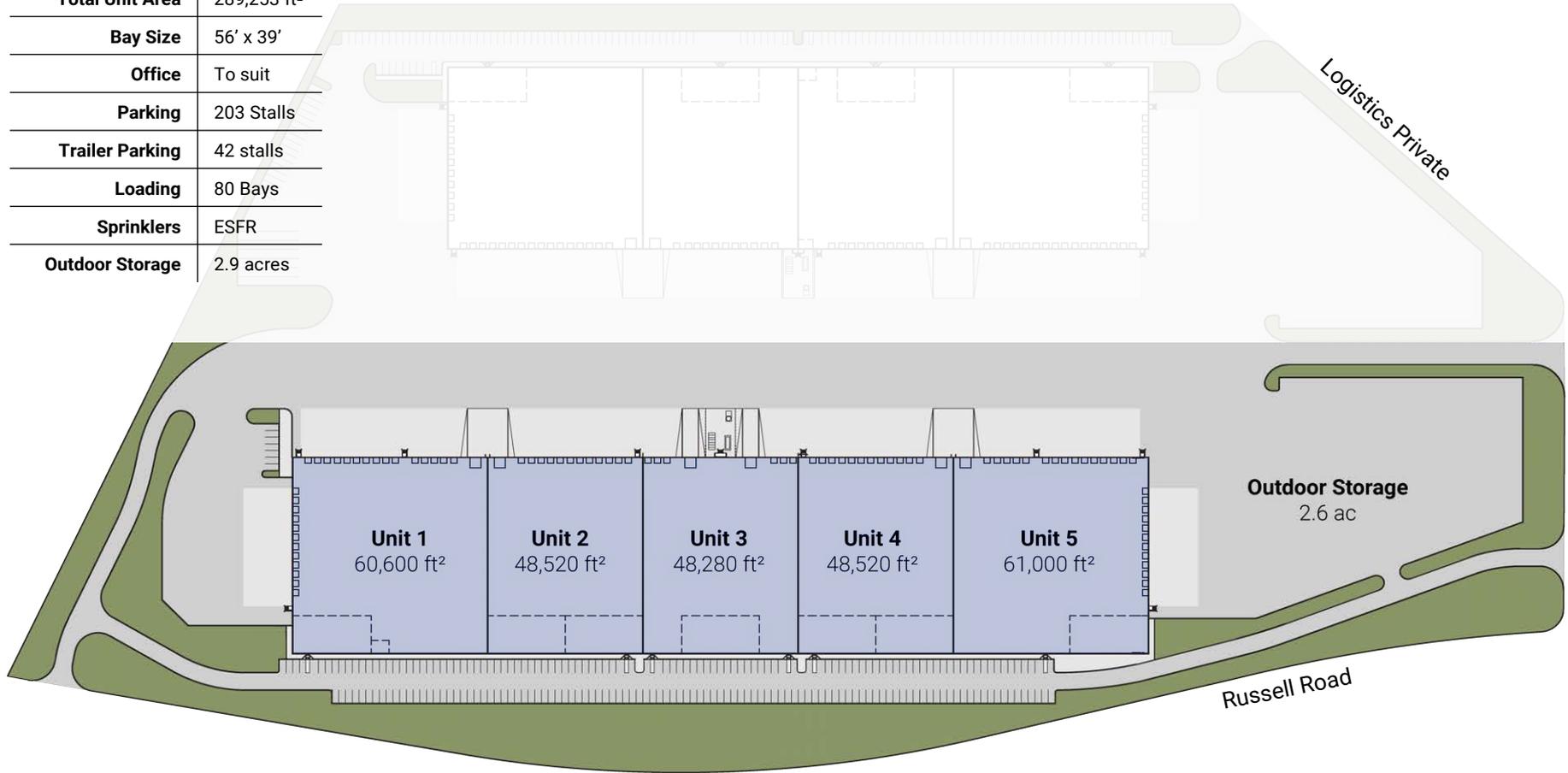
Height	32'
Total Unit Area	259,086 ft²
Bay Size	54' x 48'
Office	To suit
Parking	150 Stalls
Trailer Parking	21 stalls
Loading	66 Bays
Sprinklers	ESFR
Outdoor Storage	1.6 acres

Building A1 Opportunities

Building A1



Height	32'
Total Unit Area	289,253 ft ²
Bay Size	56' x 39'
Office	To suit
Parking	203 Stalls
Trailer Parking	42 stalls
Loading	80 Bays
Sprinklers	ESFR
Outdoor Storage	2.9 acres



Building A1 Opportunities

Building B – 1000 Logistics Private



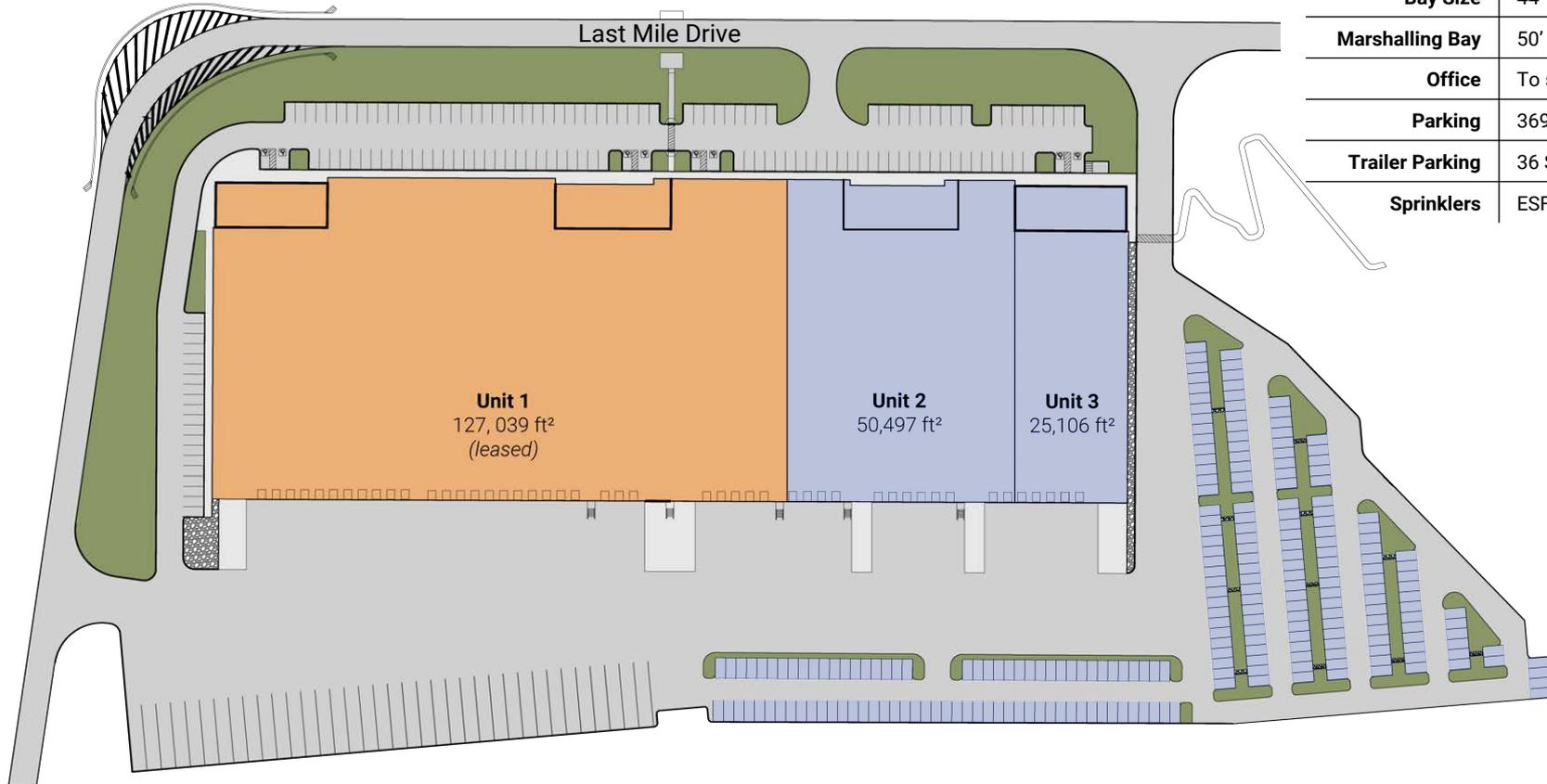
Height	28'
Total Unit Area	162,223 ft ²
Bay Size	40' x 50'
Marshalling Bay	60' x 54'
Office	To suit
Parking	140 stalls
Trailer Parking	17
Loading	24 Bays
Sprinklers	ESFR



Building B Opportunities



Building D – 1100 Last Mile Drive



Height	32'
Total Unit Area	202,642 ft ²
Bay Size	44' x 47'
Marshalling Bay	50' x 47'
Office	To suit
Parking	369 + 8 BF Stalls
Trailer Parking	36 Stalls
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
Stox Distribution	123,000 ft ²
Reliance Home Comfort	19,000 ft ²

Current Tenants of NCBP



**To discuss leasing opportunities
please contact:**

Michel Pilon,
President & CEO
Avenue 31 Capital Inc.
T: 613-850-3132
E: mpilon@ave31.com

Ryan Semple,
Director of Business Development
Avenue 31 Capital Inc.
T: 613-818-1466
E: rsemple@ave31.com

PARC D'AFFAIRES
CAPITALE NATIONALE

NATIONAL CAPITAL
BUSINESS PARK

