



Price Adjustment
— \$6,995,000 —

For Sale: Investment / Owner Occupier Opportunity

100 Terence Matthews Crescent, Ottawa ON

Premium office building for sale in Kanata South Business Park.

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Here is where your business will *grow*.

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100 Terence Matthews



This 15,145 sq. ft. office building, situated on a 1.34-acre site in Kanata South Business Park, was fully renovated and expanded in 2023, featuring high-end finishes throughout. The modern, turnkey space offers flexible floor plans suitable for multiple tenants or single occupancy, providing excellent leasing potential and investment versatility. Located in one of Ottawa's most sought-after business districts, the property boasts ample parking, strong visibility, and convenient access to major transportation routes. Ideal for corporate tenants or investors seeking a premium office asset, this property represents a rare opportunity to combine contemporary design, strategic location, and long-term value in one turnkey package.



Asking Price
\$7,800,000
\$6,995,000



Parking
34 Parking Stalls



Clear Height
12"



Zoning
IM- Mixed Industrial Zone



Description
One-story office / light industrial building



Legal Description
Part of Road Allowance Between Concessions 10 & 11, Part of Lot 31, Concession 10 and Part of Lot 32, Concession 11, Former Geographic Township of Goulbourn, City of Ottawa. Designated as Part 30 on Registered Plan 5R-10105.



Building Size
15,145 SF



Site Area
1.34 Acres



Possession
To be Negotiated



Year Built
Built in 1987. Full Renovation & addition in 2023



Pin
04744-0135

100 Terence Matthews



Property Highlights

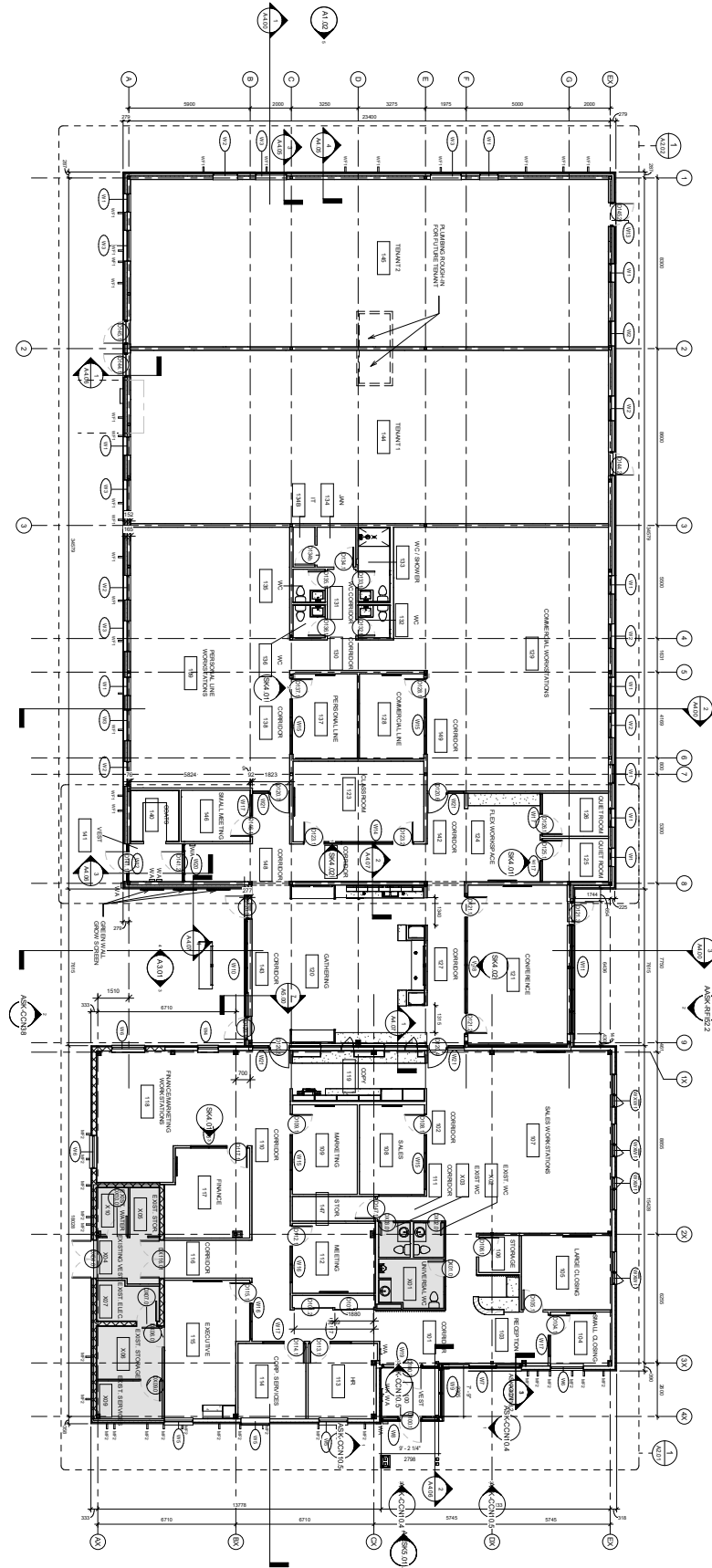
- Fully renovated & expanded building completed in 2023
- Extremely high-end finishes
- Configured with the modern office employee in mind
- Can easily accommodate multi tenant use with separate entrances
- Current owner/tenant occupies 10,645sf
- Many near-by amenities including shops, restaurants and more
- 4,500sf ready for additional finishes based on intended use



100 Terence Matthews



Floor Plan



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Floor Plan



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*A bright future
for your business
is right here.*

100 Terence Matthews



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IM - Mixed Industrial Zone Provisions

In the Mixed Industrial Zone, the following uses are permitted:	The following conditional uses are also permitted in the Mixed Industrial Zone:
<ul style="list-style-type: none"> • automobile body shop • automobile dealership • automobile service station • broadcasting and production studio • cannabis production facility, indoor • catering establishment • crematorium • data centre • emergency service • garden centre • government service centre • heavy equipment and vehicle sales, rental, and servicing • kennel • light industrial use • micro-distribution facility • parking garage • parking lot • research and development centre • training centre • warehouse 	<ul style="list-style-type: none"> • animal care establishment • automobile rental establishment • car wash • gas bar • instructional facility • medical facility • personal service business • restaurant • retail store, limited to a convenience store or a retail food store

Subject to the following:

(a) each use must not exceed 300 square metres of gross floor area; and

(b) the cumulative gross floor area of uses listed in subsection (2) on a lot must not exceed 3,000 square metres.

(3) The following conditional uses are also permitted in the Mixed Industrial Zone, subject to each use not exceeding 3,000 square metres of gross floor area:

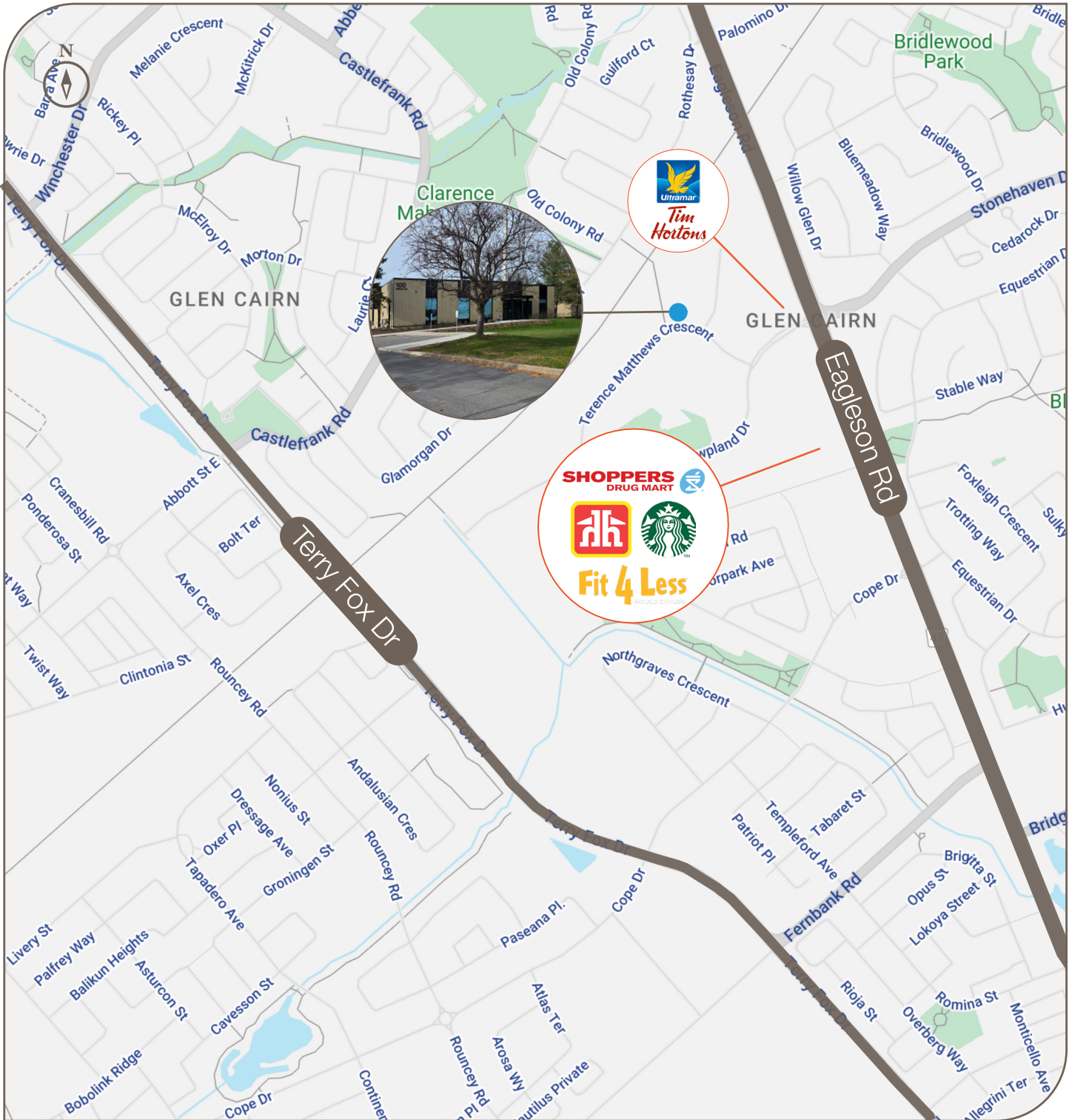
- indoor entertainment facility
- recreation and athletic facility

(4) An office is also permitted in the Mixed Industrial Zone, subject to the gross floor area not exceeding 10,000 square metres.

Table 1003 – Mixed Industrial Zone (IM) Provisions

Zoning Mechanisms	Provisions
(i) Minimum lot area (m ²)	1,000
(ii) Minimum lot width (m)	No minimum
(iii) Minimum front yard setback (m)	3
(iv) Minimum interior side yard setbacks (m)	15
(v) Maximum building height	22

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