



**AVISON
YOUNG**

FOR SALE OR FOR LEASE

38

COLONNADE ROAD NORTH
OTTAWA, ON

Partnership. Performance.

- 8,240 sf (approx.)
- Ideal for single occupant or owner occupier use
- Possibility to be subdivided for multiple tenancies
- Quality building with quality finishes
- Excellent location in the Colonnade Business Park



Platinum member

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Location

Situated in the Colonnade Business Park with easy access to both Prince of Wales Drive and Merivale Road. Close proximity to the Ottawa Macdonald-Cartier International Airport and many amenities on Merivale and Hunt Club Roads.

Size

- 7,340 sf ground level
- 900 sf mezzanine

Asking Net Rent

\$13.50 psf

Sale Price

\$2,500,000.00

Highlights

- Beautiful finishes offer several perimeter offices, multiple modern glass framed interior offices, two boardrooms, several washrooms, a small locker area with showers for employees, and a large eat-in kitchen area
- Building has secret clearance
- Fiber internet (primary internet- Zerofail is 100/100 Mbps with backup internet- Broadconnect Telecomms 50/10 Mbps)
- Boasts ample power as former industrial building
- Three HVAC units have been replaced in the past two years
- Roof is well maintained

- Potential to lease rear hydro lands for additional parking and/or storage
- Office furniture and equipment is available for negotiation

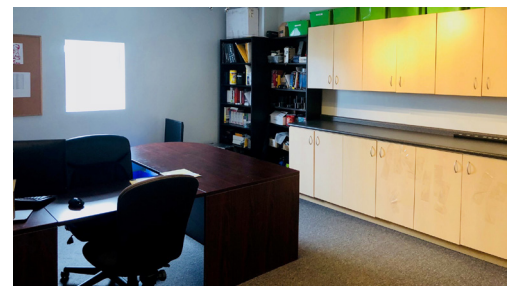


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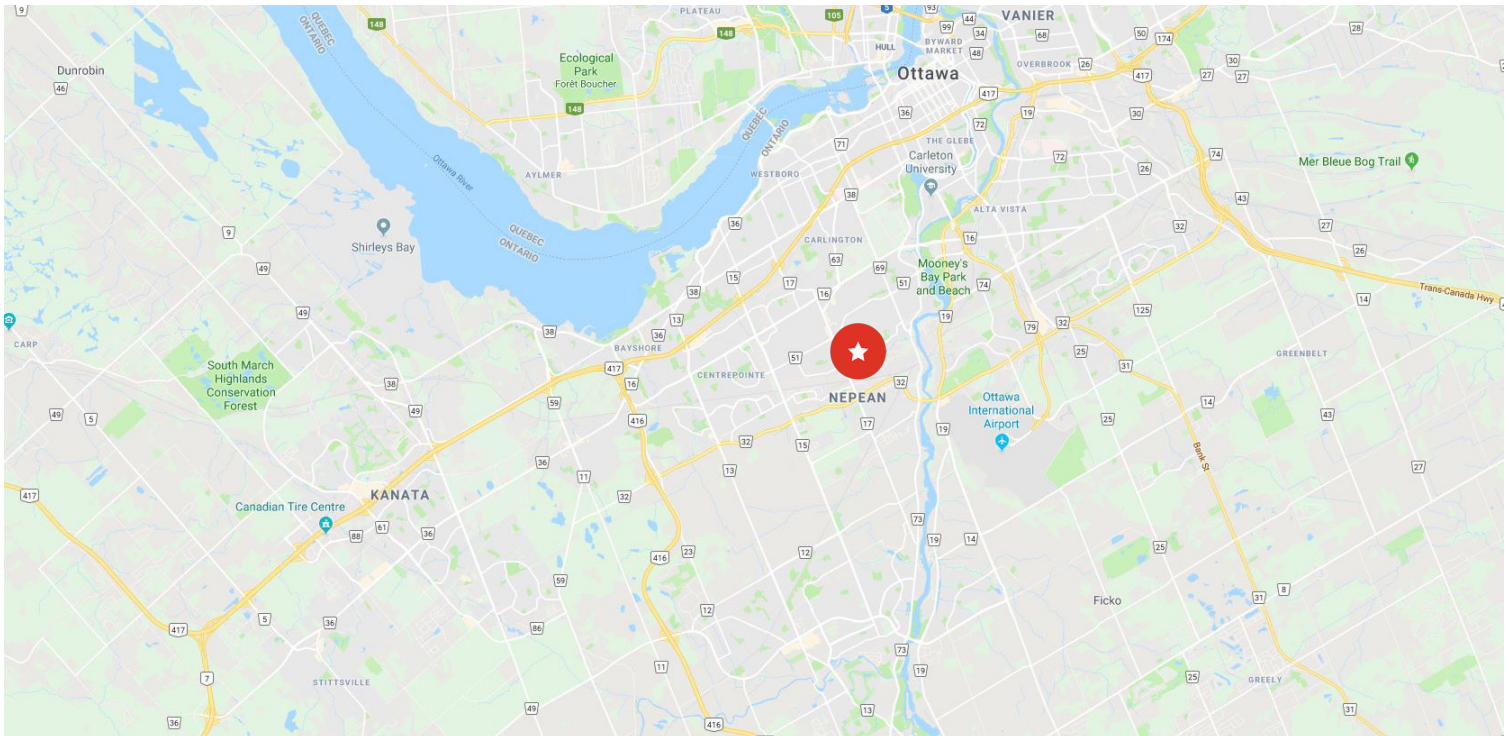
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Zoning Description

IG - General Industrial Zone (Sec. 199-200)

Purpose of the Zone

The purpose of the IG – General Industrial Zone is to:

- (1) permit a wide range of low to moderate impact, light industrial uses in accordance with the Employment Area designation of the Official Plan or, the General Urban Area designation where applicable;
- (2) allow in certain Employment Areas or General Urban Areas, a variety of complementary uses such as recreational, health and fitness use and service commercial (e.g. convenience store, personal service business, restaurant, automobile service station and gas bar), occupying small sites as individual occupancies or in groupings as part of a small plaza, to serve the employees of the Employment or General Urban Area, the general public in the immediate vicinity, and passing traffic;
- (3) prohibit retail uses in areas designated as Employment Area but allow limited sample and showroom space that is secondary and subordinate to the primary use of buildings for the manufacturing or warehousing of the product; and
- (4) provide development standards that would ensure that the industrial uses would not impact on the adjacent non-industrial areas.

199. In the IG Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsections 199(3) to (5);

animal care establishment (By-law 2015-190)
animal hospital
automobile body shop
broadcasting studio
catering establishment
crematorium
drive-through facility
emergency service
garden nursery
heavy equipment and vehicle sales, rental and servicing
kennel
leaf and yard waste composting facility
light industrial uses
medical facility
medical marijuana production facility (By-law 2014-74)

office
park
parking garage
parking lot
place of assembly
printing plant
production studio
research and development centre
service and repair shop
small batch brewery, see Part 3, Section 89
storage yard
technology industry
training centre
truck transport terminal
warehouse
waste processing and transfer facility (non-putrescible) (By-law 2014-289)

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Conditional Permitted Uses

- (2) The following uses are also permitted subject to:
- (a) the provisions of subsection 199(3) to (5);
 - (b) the cumulative total gross floor area for these uses not exceeding 2,999 m², and (OMB Order #PL080959, issued September 18, 2009)
 - (c) each use not exceeding 300 square metres of gross floor area;

animal care establishment	bank machine	post office
automobile dealership	car wash	recreational and athletic facility
automobile rental establishment	convenience store	restaurant
automobile service station	gas bar	
bank	instructional facility	
	personal service business	

Zone Provisions

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area		1,000 m ²
(b) Minimum lot width		No minimum
(c) Maximum lot coverage		65%
(d) Minimum front yard and corner side yard		3 m
(e) Minimum interior side yard	(i) for uses listed in subsection 199(1) abutting a residential or institutional zone	15 m
	(ii) all other cases	3 m
(f) Minimum rear yard	(i) for uses listed in subsection 199(1) abutting a residential or institutional zone	15 m
	(ii) all other cases	3 m
(g) Maximum floor space index		2, unless otherwise shown on the zoning maps
(h) Maximum building height	(i) within 20 meters of a property line abutting a residential zone	11 m
	(ii) in all other cases	22 m, unless otherwise shown on the zoning maps or schedules
(i) Minimum width of landscaped area	(i) abutting a residential or institutional zone	3 m
	(ii) abutting a street	3 m
	(iii) in all other cases	No minimum

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- (3) Accessory display and sales area must be within the same building as the use to which it is accessory and must not exceed 25% of the gross floor area of that use.
- (4) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking, Queuing and Loading Provisions.

IG SUBZONES

200. In the IG Zone, the following subzones apply:

IG5 Subzone

(5) In the IG5 Subzone:

(a) the following uses, listed in paragraph 199 (2) are prohibited:

animal care establishment

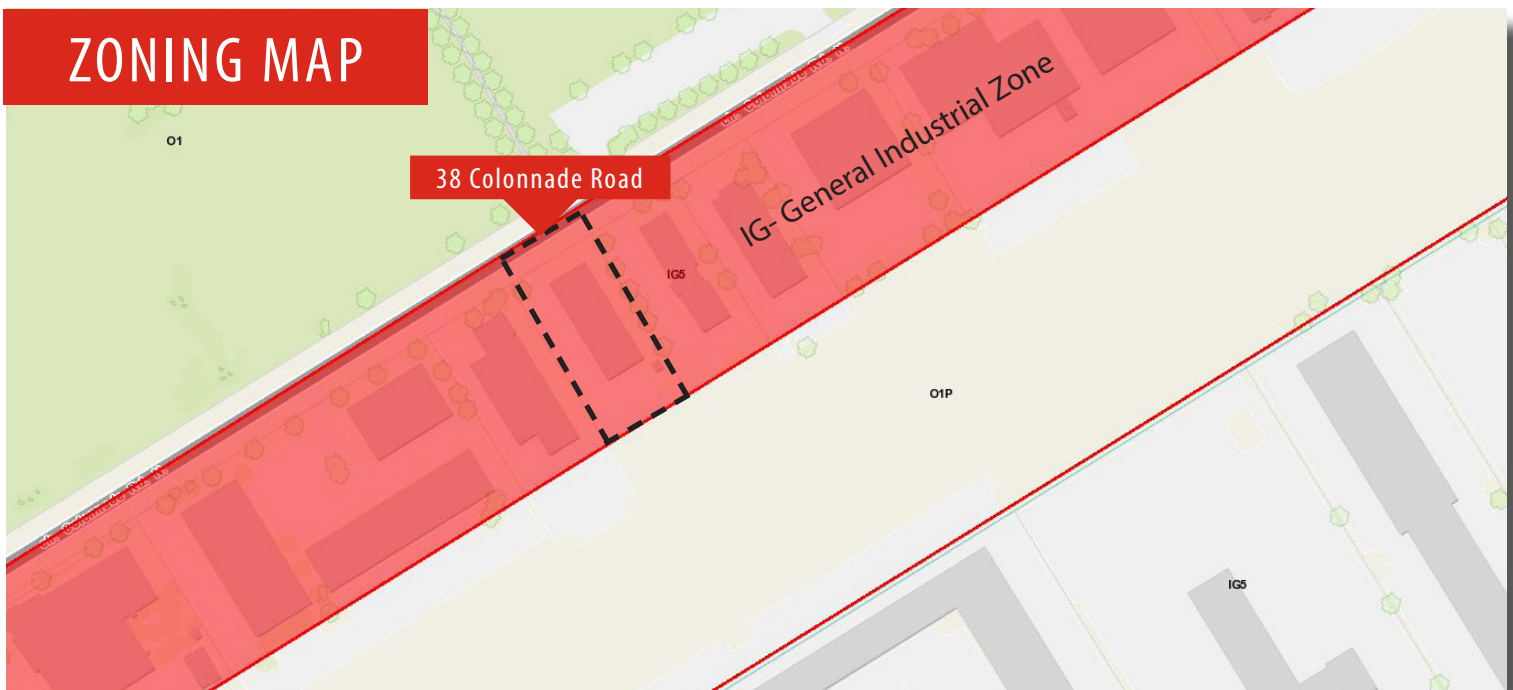
automobile dealership

car wash

convenience store

gas bar (OMB Order #PL080959 issued March 18, 2010)

ZONING MAP



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