



March Road

Herzberg Road

Teron Road

FOR SALE

100 HERZBERG ROAD

Ottawa, ON

THE GATEWAY TO KANATA NORTH



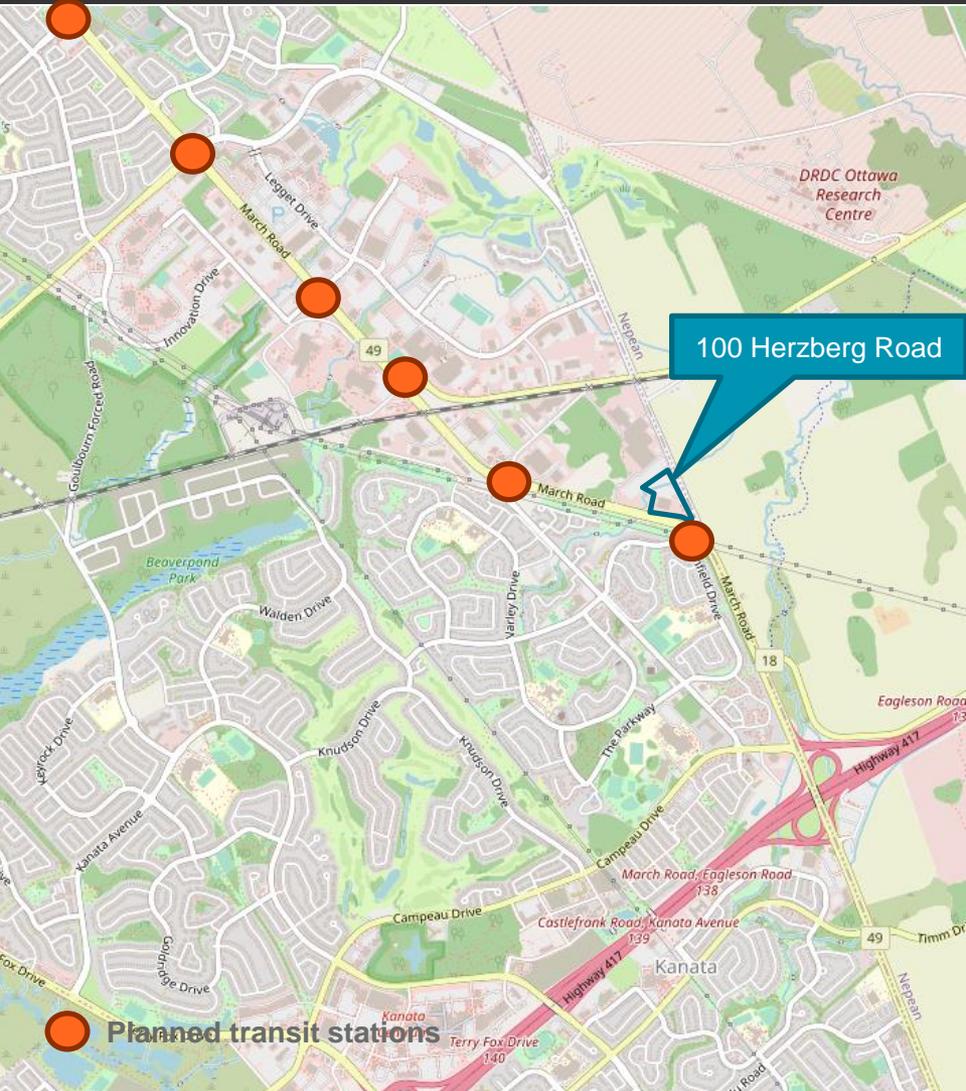
Cushman & Wakefield Ottawa (the “Advisor”), on behalf of 1323492 Ontario Inc. (the “Vendor”), is pleased to offer the opportunity to acquire a 100% freehold interest in 100 Herzberg Road, (the “Property”).

100 Herzberg Road is comprised of a 106,000-square-foot office building situated on 8.6 acres of land and 316 parking spaces. The Property benefits from access to electrical service from two separate substations and expansive 10’ ceilings (14’ slab-to-slab). The Vendor will deliver the Building’s vacant possession.

The Property is situated at the gateway to Kanata North, occupying Kanata’s most prominent corner. The Property represents a unique opportunity to acquire a significant office building with excess development capacity as the area is poised for significant growth with the passing of Ottawa’s New Official Plan and the designation of the Kanata North Economic Zone.

THE LOCATION

Kanata North



The Property is located at the gateway of the Kanata North Economic District. This special economic district, identified in Ottawa's New Official Plan, represents Canada's largest research and innovation cluster. As of 2020, it accounted for over 24,000 technology jobs across over 540 companies, including global leaders such as Apple, Ericsson, Lockheed Martin, CAE, MDA, Nokia, and Blackberry QNX.

The Property is located along March Road, a short 1-minute drive from highway-417, Ottawa's primary east-west thoroughfare, and is the first accessible property north of the highway. 100 Herzberg Road offers a high-profile location with excellent signage opportunities visible for over 42,000 vehicles per day (2018, AADT, City of Ottawa).

The goal of the Special Economic Zone designation is to transform Kanata North by enhancing mobility options, which will see the creation of a rapid transit corridor along March Road with stations at Herzberg and Teron Road, create mixed-use development and urban design that will deliver a fully live, work, play center in Kanata and drive economic growth for the next 25 years.

According to the New Official Plan: "*The intent is that wherever possible, land use changes that support the district's economic role will not require an Official Plan amendment. The Zoning By-law will broaden land use permissions, reduce required setbacks, reduce on-site parking requirements and establish minimum/maximum floor space index ratios.*" This will reduce red tape and expedite development in the area.

This plan will further enhance the existing amenities in the area, which include a luxury hotel and conference center, a 27-hole golf course, and a variety of restaurants and fitness facilities.

THE BUILDING

100 Herzberg Road



The Building stands prominently at the high-traffic intersection of March and Herzberg Roads. It is the first building commuters meet, travelling north from highway-417 into Kanata North.

This highly visible office building comprises 106,000 sf over 3 floors. The large, 35,000+ sf floor plates are well suited to Kanata's primarily technology sector tenant base.

Formerly occupied by HP, the Building features a connection to 2-separate electrical substations providing important redundancy for critical infrastructure.

106,000
SQUARE FEET

10'
CEILING HEIGHT

8.6
ACRES

316
PARKING SPACES

THE DETAILS

100 HERZBERG ROAD

OWNER NAME	1323492 ONTARIO INC.
PROPERTY IDENTIFICATION NUMBER (PIN)	045160066
ZONING	IG6: GENERAL INDUSTRIAL ZONE, SUBZONE 6
OFFICIAL PLAN DESIGNATION	KANATA NORTH ECONOMIC DISTRICT; EVOLVING NEIGHBOURHOOD OVERLAY; MAIN STREET CORRIDOR

The Property is being offered for sale on an 'unpriced' basis. The Vendor's objective is to maximize upfront cash sale proceeds and preference will be given to offers with limited (or no) conditionality and a timely closing. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement ("CA") prior to receiving the information on the opportunity.

It is understood that the Advisor acts as an agent for the Vendor, owes to the Vendor a fiduciary duty, and will be compensated by the Vendor. If the Advisor directly introduces a purchaser to the Vendor, the purchaser shall receive customer service; that is, while the Advisor acts as agent for the Vendor only, it shall act in a fair, ethical, and professional manner in providing customer service to a prospective purchaser.

Offers should be submitted to the Vendor, care of:

Cushman & Wakefield Ottawa
c/o Nathan Smith & Scott Brooker
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