

March Road

Herzberg Road

Teron Road

FOR SALE

260 MARCH ROAD

Ottawa, ON

THE GATEWAY TO KANATA NORTH



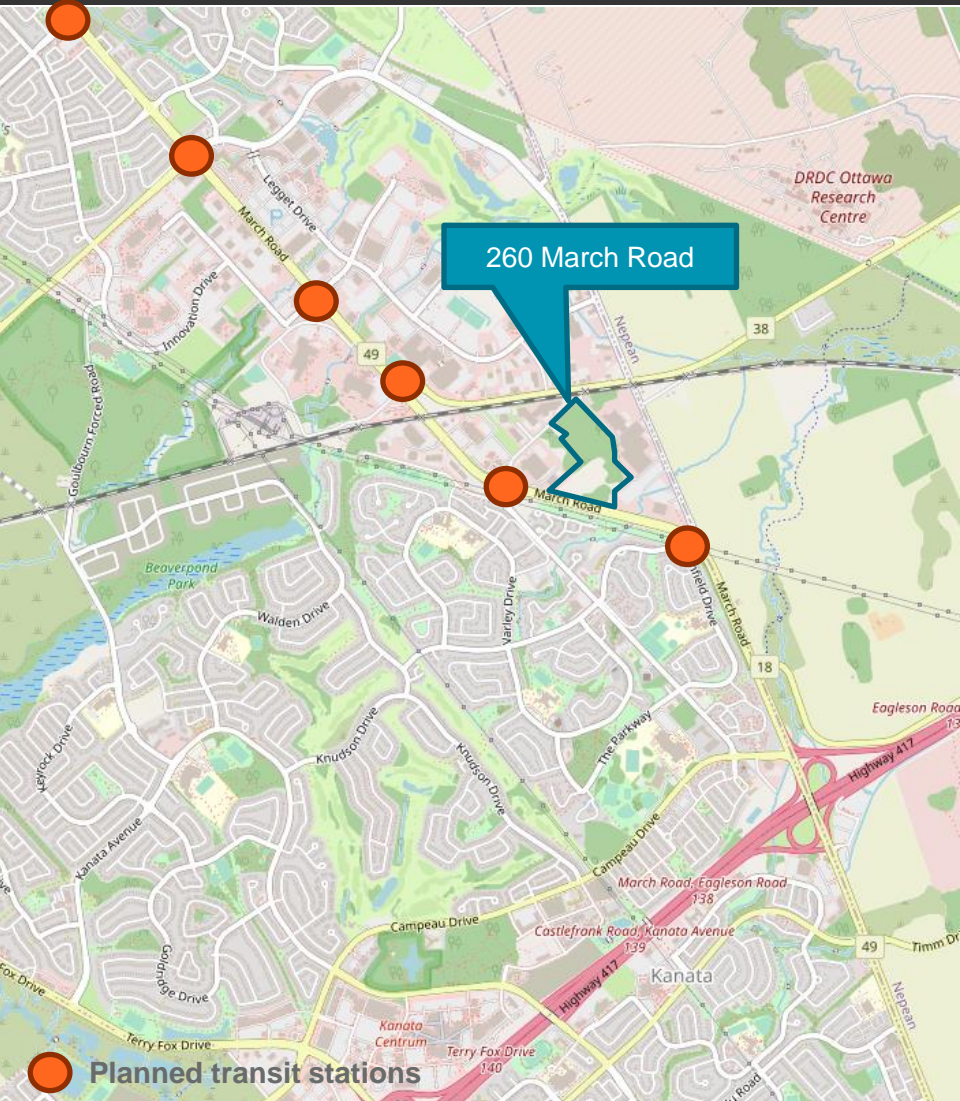
Cushman & Wakefield Ottawa (the “Advisor”), on behalf of 1323494 Ontario Inc. (the “Vendor”), is pleased to offer the opportunity to acquire a 100% freehold interest in (collectively, the “Property”).

The Property is situated at the gateway to Kanata North, adjacent to Kanata’s most prominent corner. The Property is one of the largest blocks of contiguous development land remaining in Kanata North. 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 and plans for significant enhanced transit infrastructure along March Road.

260 March Road features 26.4 acres of greenfield development land featuring over 1,000’ of frontage March Road and over 500’ of frontage along Teron Road. The Property is ideally situated along March Road, the primary thoroughfare connecting Kanata North to highway 417. This opportunity offers prospective developers a high-traffic-high visibility development site in a strategic node poised for significant growth and expansion supported by new transit infrastructure.

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 are 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 LAND

260 March Road



260 March Road is comprised of 26.4 acres of greenfield development land. The Land is located along March Road, featuring over 1,000' of frontage and existing access points. The Property also features an additional ~541' of frontage along Teron Road.

The Land represents the most prominent undeveloped contiguous land parcel remaining in Kanata North. This 26.4 acre development parcel is situated less than 300m from existing transit stops and, with the planned development of the March Road Transitway, will be situated between 2 Transitway stations connecting it to the future Eagleson Light Rail Transit Station.

HIGHLIGHTS

26.4

ACRES

~1,035'

MARCH ROAD FRONTAGE

THE DETAILS

260 MARCH ROAD

OWNER NAME	1323494 ONTARIO INC.
PROPERTY IDENTIFICATION NUMBER (PIN)	045160068
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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