



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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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



Parking
34 Parking Stalls



Clear Height
12"



Zoning
IP4- Business Park 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

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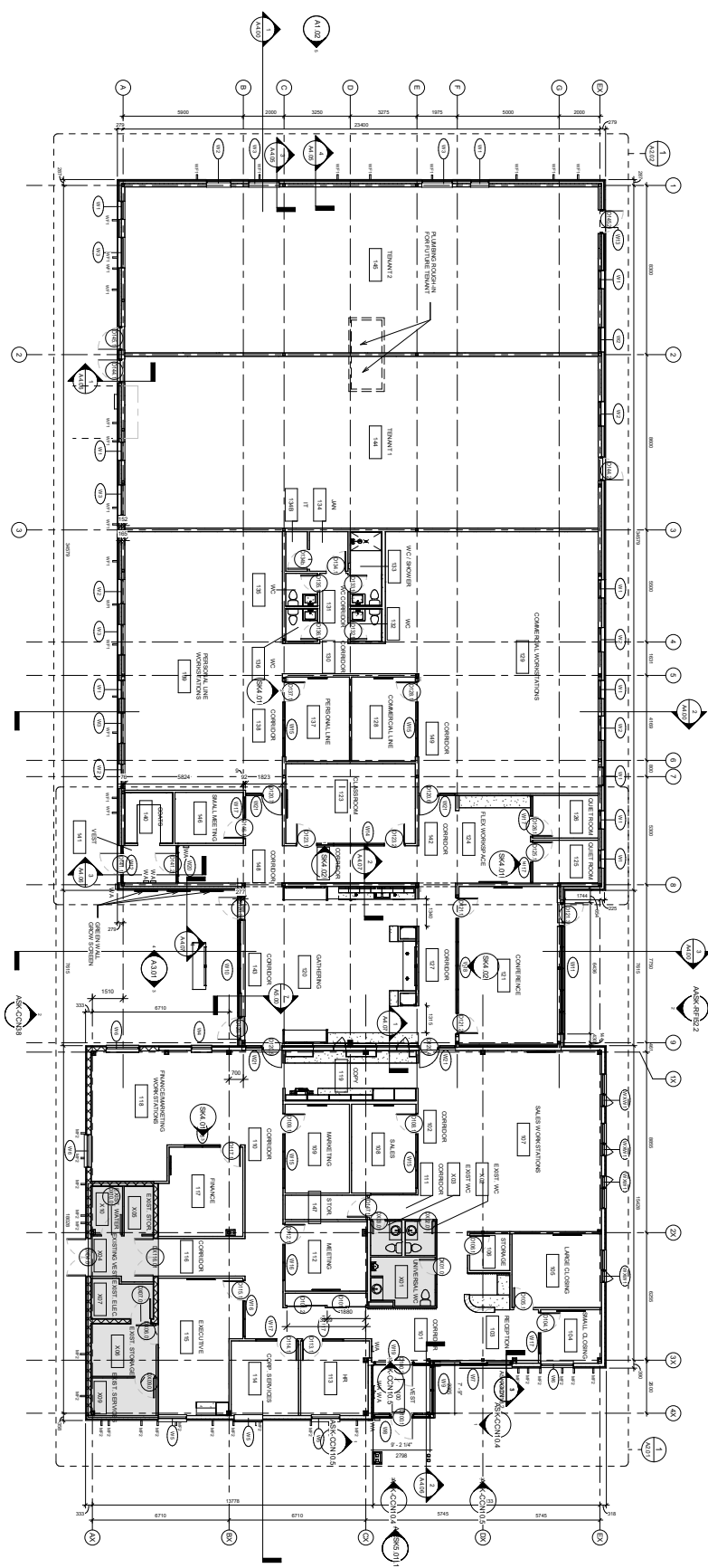
Property Highlights

- 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



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Floor Plan



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Floor Plan



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

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IP4 Subzone – Kanata South Business Park

(4) In the IP4 Subzone:

a. the following uses are prohibited:

automobile dealership
automobile rental establishment
automobile service station
hotel (By-law 2017-302)

b. The following uses are permitted:

restaurant, full-service
instructional facility (By-law 2017-302)

c. The following additional uses are permitted subject to a maximum gross floor area of 300 m² for an individual occupancy, and a cumulative gross floor area of 750 m² per lot:

catering establishment
restaurant, fast food
restaurant, take out (OMB Order #PL080959 issued March 18, 2010) (By-law 2017302)

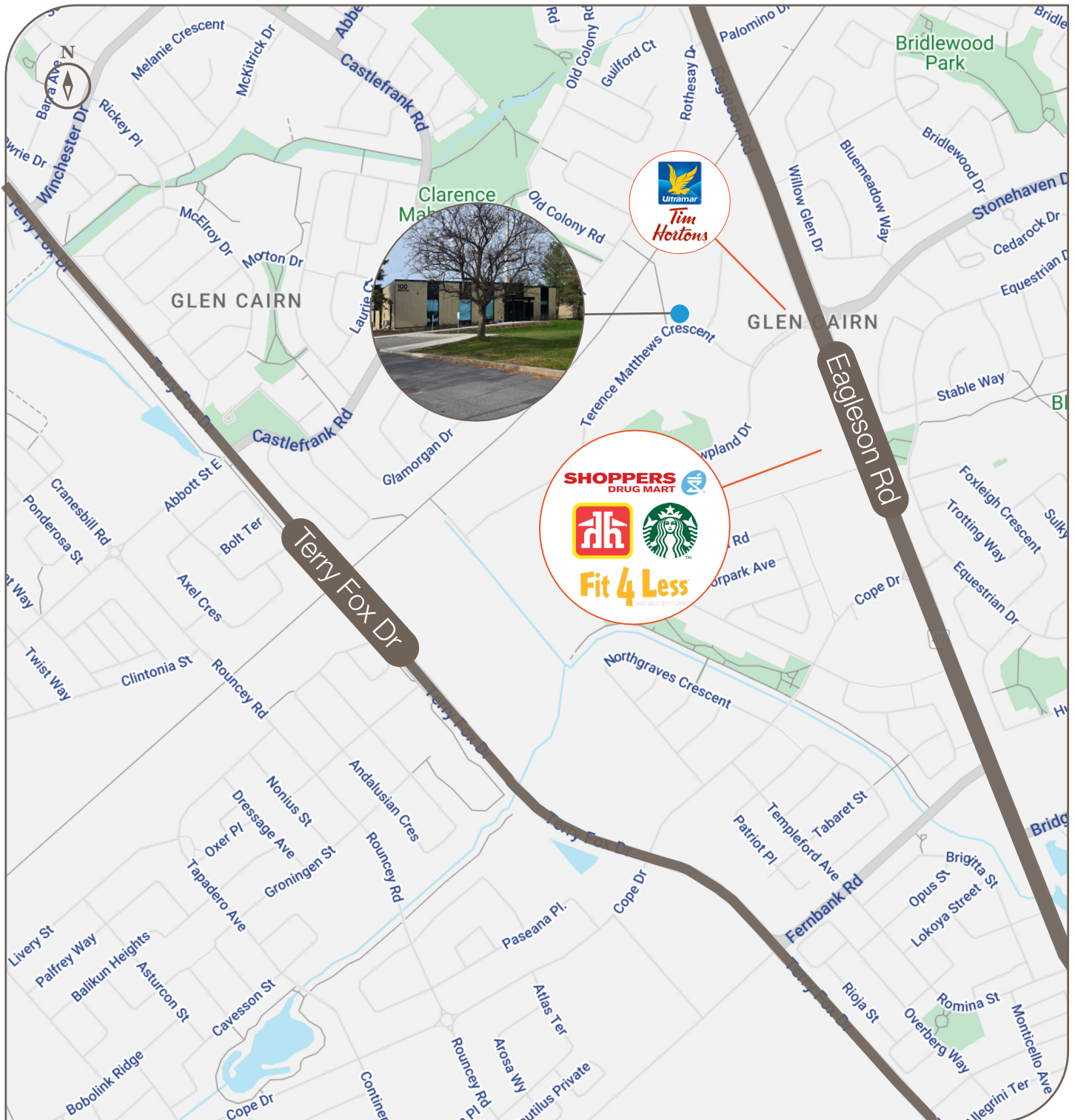
d. the provisions of subsections 205(3)(a),(b),(c),(d),(e) and (f), do not apply and the provisions set out under Table 206B below apply. (By-law 2017-302)

e. drive-through facility is only permitted in association with a permitted use when the permitted use is located within a building containing other permitted uses. (OMB Order #PL080959 issued March 18, 2010) (By-law 2017-302)

Table 206B - IP4 Subzone Provisions

I - Zoning Mechanisms	II - Provisions
(i) Minimum lot area	4,000 m ²
(ii) Minimum lot width	45 m
(iii) Minimum front yard and corner side yard	12 m
(iv) Minimum interior side yard and rear yard	7.5 m
(v) Maximum building height	22 m

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