

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

Lennard:

Here is where your business will *grow*.

lennard.com

2 • 100 Terence Matthews Crescent



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.

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 10,645 sf
- Many near-by amenities including shops, restaurants and more
- 4,500 sf ready for additional finishes based on intended use

Asking Price *Reduced Price!*

~~$7,800,000~~

$6,995,000

Description

One-story office

Light industrial building

Parking

34 Parking Stalls

Clear Height

12”



Zoning
IM-Mixed Industrial Zone

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

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.

IM - Mixed Industrial Zone Provisions

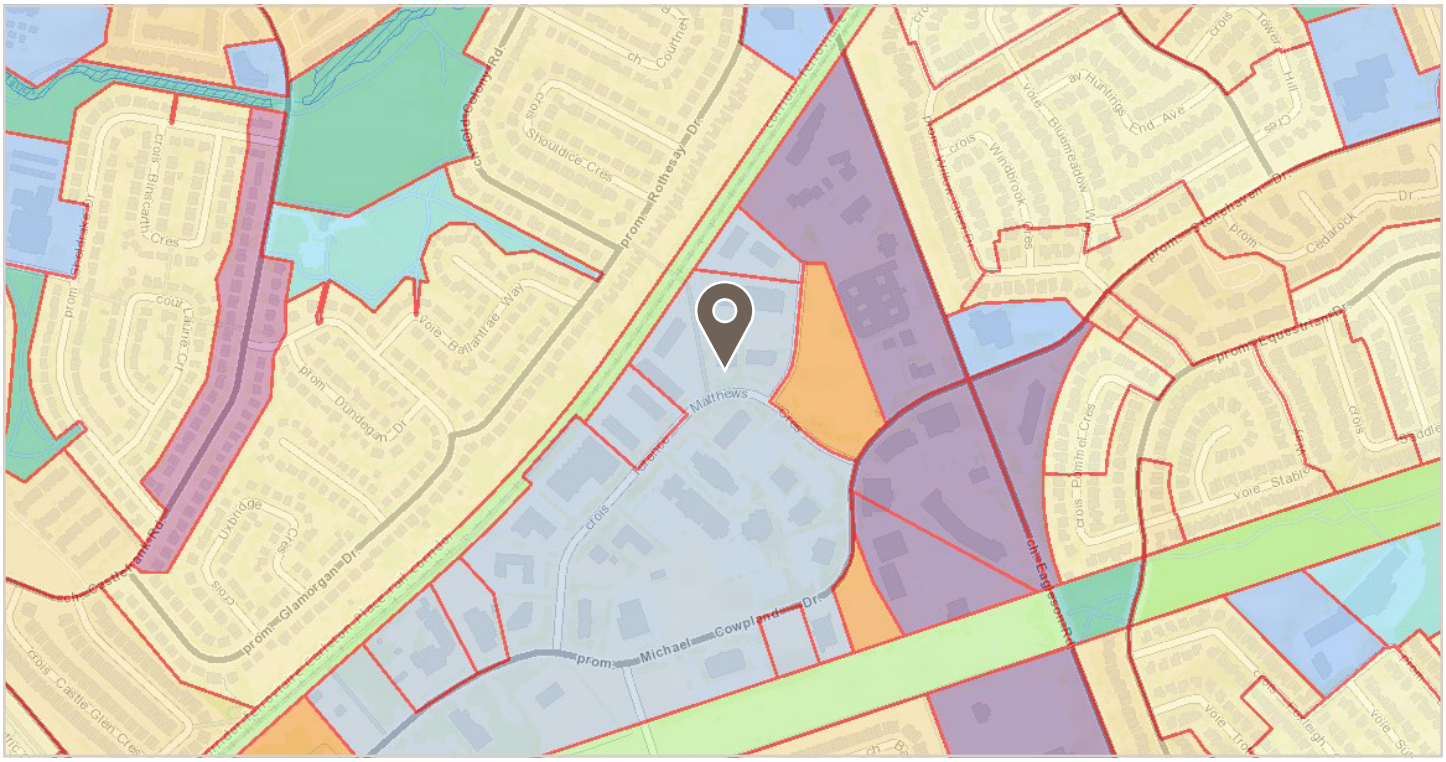


Table 1003 • Mixed Industrial Zone (IM) Provisions

	Zoning Mechanisms	Provisions
i)	Minimum lot area (m2)	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

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.

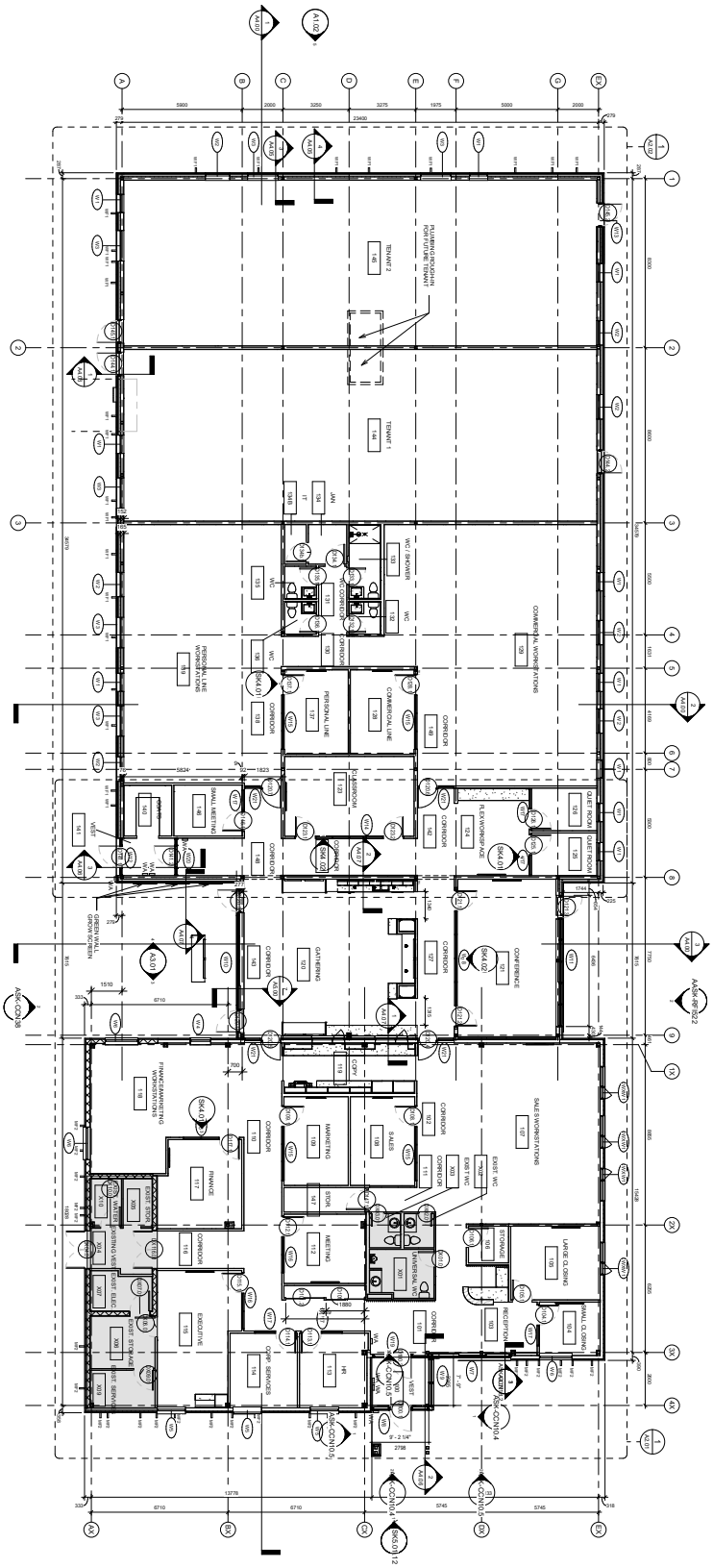
(3) The following conditional uses are also permitted in the Mixed Industrial Zone, subject to each use not exceeding 3,000 square metres of gross floor area:

- indoor entertainment facility
- recreation and athletic facility

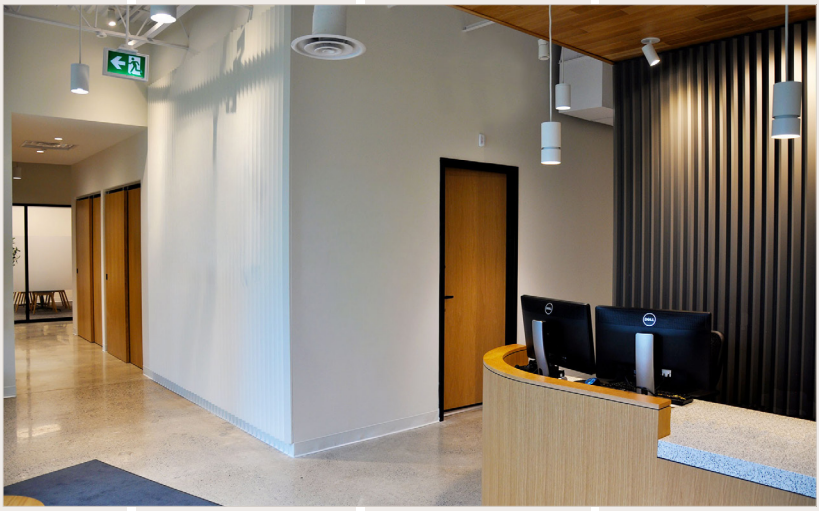
(4) An office is also permitted in the Mixed Industrial Zone, subject to the gross floor area not exceeding 10,000 square metres.

Mixed Industrial Zone (IM) • Permitted Uses

In the Mixed Industrial Zone, the following uses are permitted:	The following conditional uses are also permitted in the Mixed Industrial Zone:
• 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 & vehicle sales, rental, and servicing • kennel • light industrial use • micro-distribution facility • parking garage • parking lot • research and development centre • training centre • warehouse	• 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




JAN
134
IT
134B
WC / SHOWER
133
WC
132
WC CORRIDOR
131
WC
135
CORRIDOR
130
WC
136
COMMERCIAL WORKSTATIONS
129
PERSONAL LINE WORKSTATIONS
139
CORRIDOR
138
PERSONAL LINE
137
COMMERCIAL LINE
128
CORRIDOR
149
CLASSROOM
123
COATS
140
SMALL MEETING
148
VEST
141
CORRIDOR
146
CORRIDOR
122
CORRIDOR
142
FLEX WORKSPACE
124
QUIET ROOM
126
QUIET ROOM
125
CORRIDOR
143
GATHERING
120
CORRIDOR
127
CONFERENCE
121
COPY
119
FINANCE/MARKETING WORKSTATIONS
118
CORRIDOR
110
MARKETING
109
SALES
108
CORRIDOR
102
CORRIDOR
111
EXIST. WC
X03
EXIST. WC
X02
SALES WORKSTATIONS
107
FINANCE
117
EXIST. STOR
X05
EXIST. WATER
X10
EXISTING VEST
X04
EXIST. ELEC
X07
EXIST. STORAGE
X06
EXIST. SERVICE
X09
CORRIDOR
116
STOR.
147
MEETING
112
UNIVERSAL WC
X01
STORAGE
106
LARGE CLOSING
105
SMALL CLOSING
104
EXECUTIVE
115
CORP. SERVICES
114
HR
113
CORRIDOR
101
RECEPTION
103
VEST
100




BUSINESS
OPERATIONS


137
VP | BENEFITS & PLANNING
PERSONAL
LINES
BENEFITS &
PLANNING

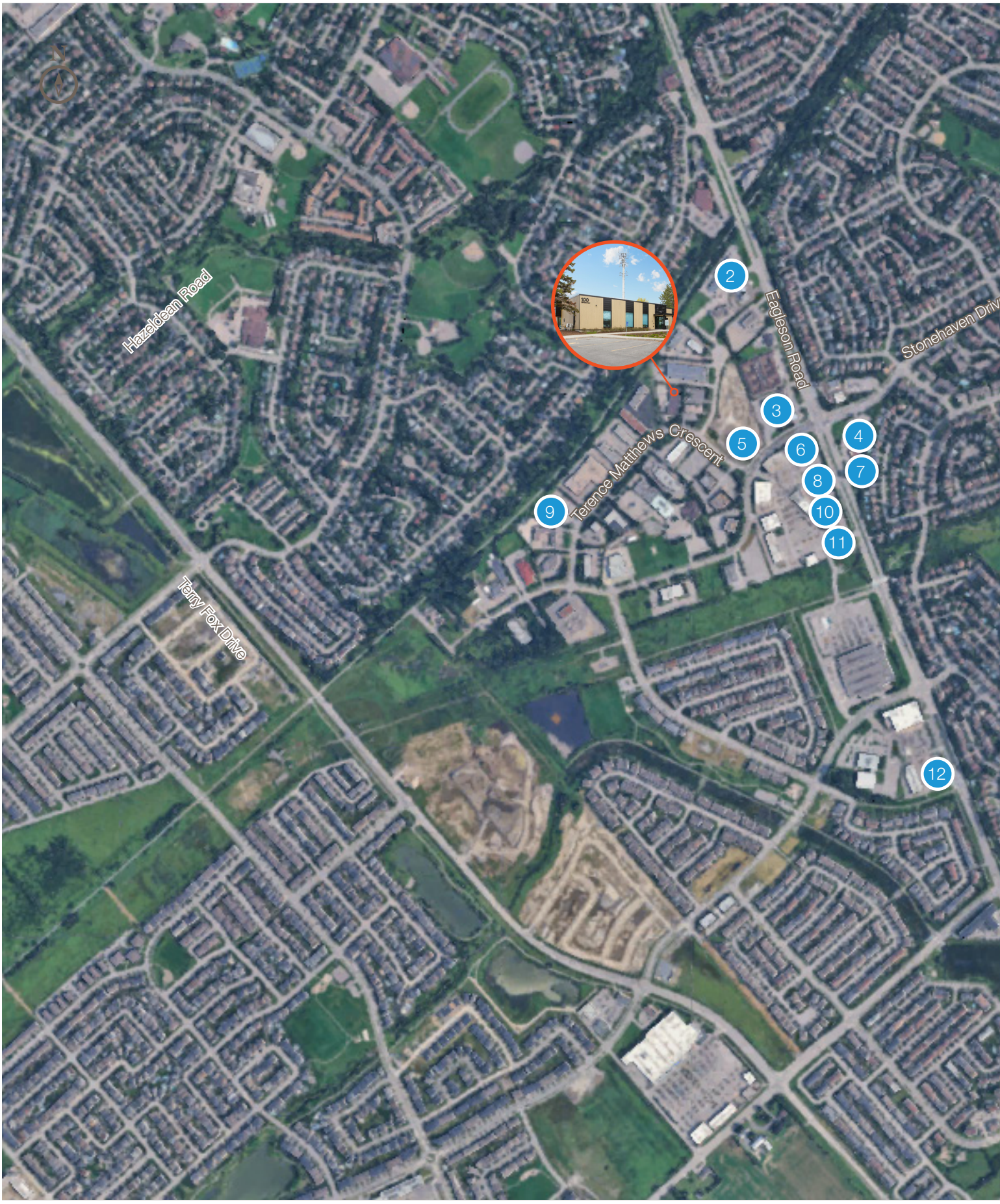


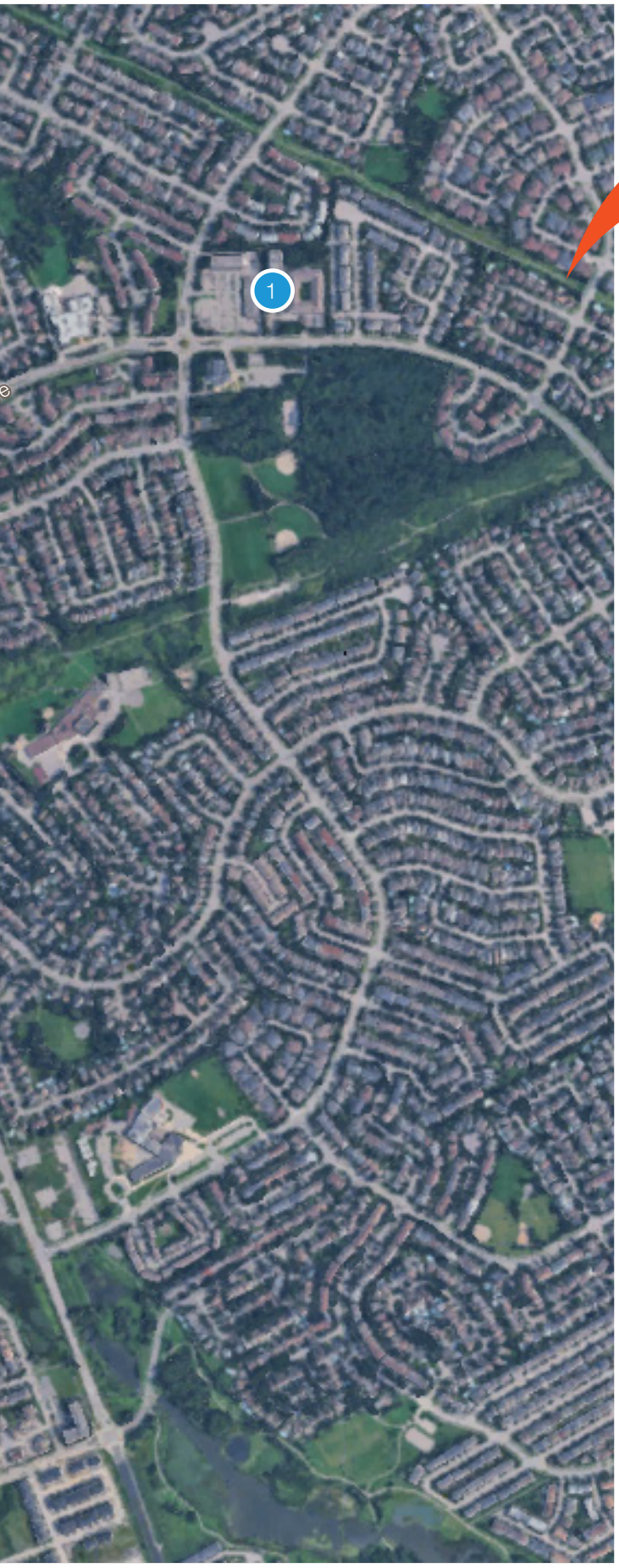

FLEX
WORKSPACE




121
BOARDROOM




Hazeldean Road
Eagleson Road
Stonehaven Driv
Terence Matthews Crescent
Terry Fox Drive
2
3
4
5
6
7
8
9
10
11
12



Kanata South Business Park

Located in the heart of the Kanata South Business Park, 100 Terence Matthews Crescent offers a premier professional setting characterized by modern design and exceptional accessibility. This strategic location provides businesses with a high-visibility address just minutes from Highway 417 and the Eagleson Park & Ride, ensuring a seamless 20-minute commute to downtown Ottawa. The area is defined by its clean, contemporary aesthetic, making it an ideal hub for tech firms and professional services looking for a prestigious suburban footprint.

The property is perfectly positioned to offer a “live-work-play” balance, surrounded by an abundance of retail amenities, dining options, and fitness centers at the nearby Kanata Town Centre. Employees can enjoy the best of both worlds with the high-speed infrastructure of a major business district situated right next to the scenic Monahan Wetlands and the established, tree-lined neighborhoods of Glen Cairn. This blend of urban convenience and natural beauty makes it one of Ottawa’s most functional and attractive commercial pockets.

	Amenities
1	Chucks Roadhouse Bar & Grill
2	A&W Canada
3	Tim Hortons
4	Big Bone BBQ & Wicked Wings
5	Taters
6	Shoppers Drug Mart & Canada Post
7	Scotiabank
8	Starbucks Coffee Company
9	Law & Orders Kanata South
10	Domino's Pizza
11	Kettlemans Bagel
12	St. Louis Bar & Grill

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