



400 COVENTRY ROAD

OTTAWA, ON ——— TRANSIT ORIENTED DEVELOPMENT OPPORTUNITY



SIGNIFICANT DEVELOPMENT POTENTIAL



EXCEPTIONAL TRANSIT ACCESS



4.93 ACRES



LEASEBACK OPPORTUNITY

INVESTMENT SUMMARY

THE OFFERING

On behalf of Enbridge Gas Inc. (the “Vendor”), Jones Lang LaSalle Real Estate Services, Inc. (“JLL”, or the “Advisor”) is pleased to offer a 100% freehold interest in **400 Coventry Road, Ottawa, ON** (the “Property”, the “Site”, or the “Offering”).

The Property presents an exceptional opportunity to acquire a 100% freehold interest in a 4.93-acre transit-oriented development site in the Overbrook community, just east of Ottawa’s downtown core. Located at the intersection of Coventry Road and Belfast Road, the Property is within walking distance of the St. Laurent and Tremblay LRT Stations, backs onto Hwy 417, providing tremendous accessibility and exposure.

The rectangular shaped site is improved with a 78,700 sf office building, with the Vendor open to a flexible leaseback structure, offering highly secure income in the short term, representing an opportunity for a new owner to pursue a redevelopment strategy in an area poised for intensification.

SITE



SITE SIZE
4.93 acres



DIMENSIONS
345' x 600'



ZONING
GM6 H(34)
& H(90)



OFFICIAL PLAN
Transit Oriented
Development Zone

BUILDING



GLA
78,700 sf



YEAR BUILT
1960



STORIES
3



SITE COVERAGE
22%



SIGNIFICANT DEVELOPMENT POTENTIAL

The Property's 4.93 acre site area, rectangular shape and favourable zoning, provide an exceptional opportunity for a large-scale redevelopment, in a gentrifying neighbourhood just minutes from Ottawa's downtown core.

Being located within close proximity to the Tremblay and St. Laurent LRT Stations, the Property is situated within the **Tremblay Transit Oriented Development Area**, and benefits from increased allowable density ranging from 20 to 30 storey's of maximum building height.

RENDERINGS

Conceptual drawings based on the current General Mixed Use zoning for the Site include six mid to high density residential towers, with two podiums consisting of retail and residential, totaling approximately **1.28 million sf** of buildable area.



EXCEPTIONAL ACCESSIBILITY

Located just east of Ottawa's downtown core at the intersection of **Coventry Road and Belfast Road**, the Site offers tremendous accessibility to Highway 417, being just 1.5 km to the Vanier Parkway and Riverside Drive interchange and 1.4 km to the St. Laurent Boulevard interchange. The Property is well-served by Ottawa's OC Transpo bus service and is within walking distance of both the **St. Laurent** and **Tremblay** LRT Stations. The area is well-developed with several shopping centres, employment areas, and sports venues including St. Laurent Shopping Centre, Train Yards Shopping Centre, Raymond Chabot Grant Thornton Park, Ottawa Conference & Event Centre, RCMP Headquarters and the Ottawa Via Rail Station.

KEY DESTINATIONS



800 M
ST. LAURENT
SHOPPING CENTRE



850 M
TREMBLAY
LRT STATION



850 M
VIA RAIL
STATION



950 M
ST. LAURENT
LRT STATION



1.0 KM
OTTAWA
TRAIN YARDS



5.2 KM
DOWNTOWN
OTTAWA



STRONG MARKET FUNDAMENTALS

The Property benefits from its corner location in the rapidly growing Overbrook community, just minutes from downtown Ottawa. With the introduction of LRT, the immediate area has benefited tremendously from multiple LRT Stations and favourable zoning being implemented by the City. Ottawa's rental market has experienced an increase in vacancy during C-19 but is expected to come back down once students return to class. Rents have remained on an upward trajectory in 2021, with arrears in the Ottawa area being the lowest across the country, further confirming the stability of Ottawa's market.

LEASEBACK WITH STRONG COVENANT

The Vendor is considering remaining in a material portion of the Property over the medium term, offering new owners holding income while they pursue a development strategy.



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FREE AND CLEAR

The Property is being offered free and clear of existing financing, allowing investors to secure a new first mortgage at attractive interest rates.

OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. (the “Advisor”) has been exclusively retained by the owner of 400 Coventry Road, Ottawa ON (the “Vendor”) to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Vendor’s form of Confidentiality Agreement prior to receiving detailed information about the Property. Additionally, interested parties will be invited to submit a Letter of Intent on a specific date that will be communicated by the Advisor at least fourteen (14) days in advance.

JONES LANG LASALLE REAL ESTATE SERVICES INC.

OTTAWA

275 Slater Street, Suite 800

Ottawa, ON K1P 5H9

tel +1 613 656 0145

fax +1 613 288 0109

www.jll.ca

All inquiries regarding the Property should be directed to the undernoted on behalf of the Vendor:

DAVE JOHNSTON*

JLL Capital Markets

+ 1 613 656 0153

Dave.Johnston@am.jll.com

SAM MEER*

JLL Tenant Representation Group

+ 1 416 304 6045

Sam.Meer@am.jll.com

*Sales Representative

