

AVISON
YOUNG

CITY PARK PLACE

1900 City Park Drive, Ottawa

OFFICE INVESTMENT OPPORTUNITY

INVESTMENT SUMMARY
CAPITAL MARKETS GROUP



 **CANADA BEST
MANAGED
COMPANIES**

Platinum member

The Offering

Avison Young has been exclusively retained to arrange the offering and sale of 1900 City Park Drive, Ottawa (“the Property” or “City Park Place”). This opportunity offers investors a compelling acquisition of a highly visible multi-tenant Class A office building situated in a high-growth, transit-oriented node.

City Park Place is institutionally managed and maintained to the highest standards and is home to a roster of high-quality tenants. The Property is Energy Star certified, underscoring its strong ESG profile and operational efficiency.

Strategically located adjacent to the Blair Light Rail Transit (LRT) Station on the Confederation Line, the Property benefits from immediate access to rapid transit infrastructure. The area has experienced significant investment and mixed-use development, driven by the success of the LRT. Just steps away is Gloucester Centre, a 370,000 sf shopping centre offering a wide range of retail, dining, and amenities.

The Property has a leasable area of 93,200 sf situated on a 2.5-acre site. The investment is generating a stable and growing cash flow from a diversified and established tenant roster, occupying 81.4% of the available space and has an enviable Weighted Average Lease Term (“WALT”) of 6.8 years. Unit sizes range from 1,200 sf to 19,600 sf.

The Ottawa market is one of the top-performing office markets in Canada, boasting one of the lowest availability rates in Canada at just 12%. Class A properties in Ottawa East have led the city in positive net absorption since Q1 2024.

City Park Place presents a prime opportunity to acquire a premier office asset with immediate value creation potential through lease-up, supported by a strong location, desirable tenant profile, and proven market performance.

Property Details



Leasable Area

93,200 sf



Occupancy

81.4%



WALT

6.8 years



Site Area

2.5 acres



Year Built

1991



Zoning

MC F (2.0) H(48)



Number of Storeys

5



Investment Highlights



Prime Location: Direct access to Blair LRT and Highway 174



Top-Tier Asset: Institutional-grade office with BOMA Best Gold, Leed Gold and Energy Star Certification



Strong Income Profile: Diverse mix of tenants and revenue from parking, storage, telecom and signage



Market Momentum: Located in Ottawa's high-performing Suburban East, driven by federal and tech sector demand.



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