

Freestanding Office Building · For Sale or Lease

A Building of Your Own.

31 Auriga Drive, Ottawa

A freestanding 29,338 SF building on 2.90 acres in south Ottawa. Vacant, and yours to buy or to lease.

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property summary



PROPERTY DESCRIPTION

31 Auriga Drive is a freestanding 29,338 SF office building on 2.90 acres, now fully vacant and available to a single occupier to buy or to lease in its entirety. Under one occupant's control, with no shared lobby and no other tenants, it suits work that depends on security and discretion. 600A / 600V 3-phase power and IM (Mixed Industrial) zoning support labs, secure operations, and data-centre use. It is well suited to defence and aerospace contractors, cybersecurity firms, secure government operations, and research and development groups.

OFFERING SUMMARY

Sale Price	\$7,288,900
Lease Rate	\$17.00/SF Net + \$12.40 CAM
Building Size	29,338 SF (2 Floors)
Site Area	2.90 Acres / 126,405 SF
Power	600A / 600V, 3-Phase
Zoning	IM (Mixed Industrial)

PROPERTY HIGHLIGHTS

- 29,338 SF freestanding building on 2.90 acres, fully vacant, available to buy or lease in its entirety.
- Offered whole to a single owner-user; single-floor tenancies will also be considered for lease.
- One occupant, full control: no shared lobby, no other tenants, complete control of access and security.
- 600A / 600V 3-phase power supports labs, test benches, server rooms, and high-density computing.
- IM (Mixed Industrial) zoning permits office, R&D, data centre, training, and light-industrial uses.
- 109 surface parking stalls (~4.0 per 1,000 SF), with more parking available on the adjacent lot if required.
- Expansion potential of up to approximately 17,000 SF on site.
- Turnkey amenities: full-service cafeteria, purpose-built training rooms, and a passenger elevator.
- Building systems: six rooftop HVAC units, a 30 kW standby generator, and full wet-sprinkler coverage.

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office space



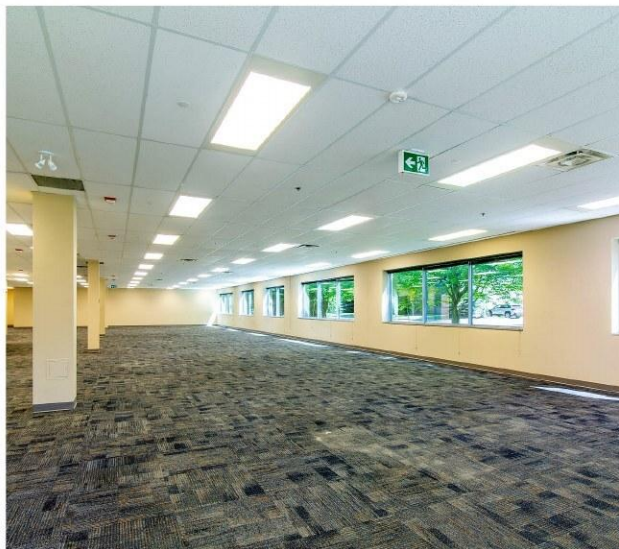
Two-Storey Lobby & Skylight



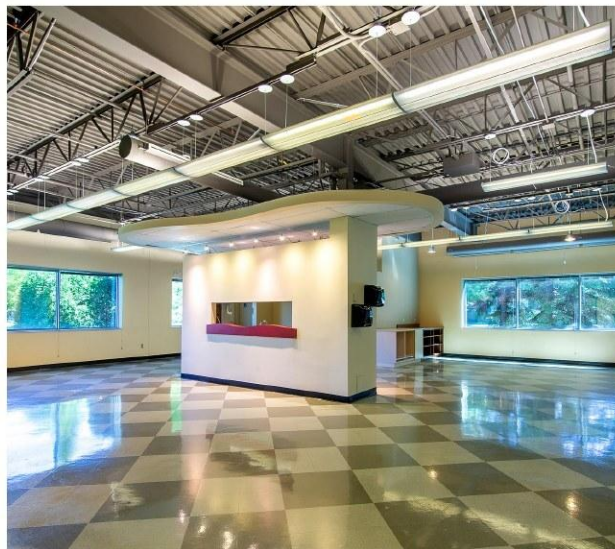
Built-Out Cafeteria



Reception & Elevator Lobby



Perimeter-Glazed Workspace



Staff Lunch Room with Adjacent Patio



Testing / Lab Space with Plumbing

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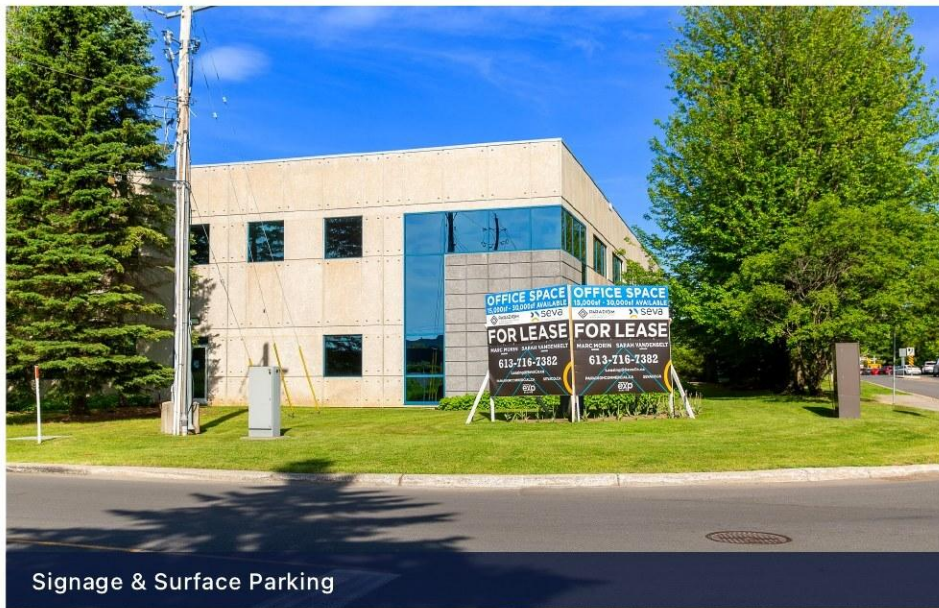
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the building



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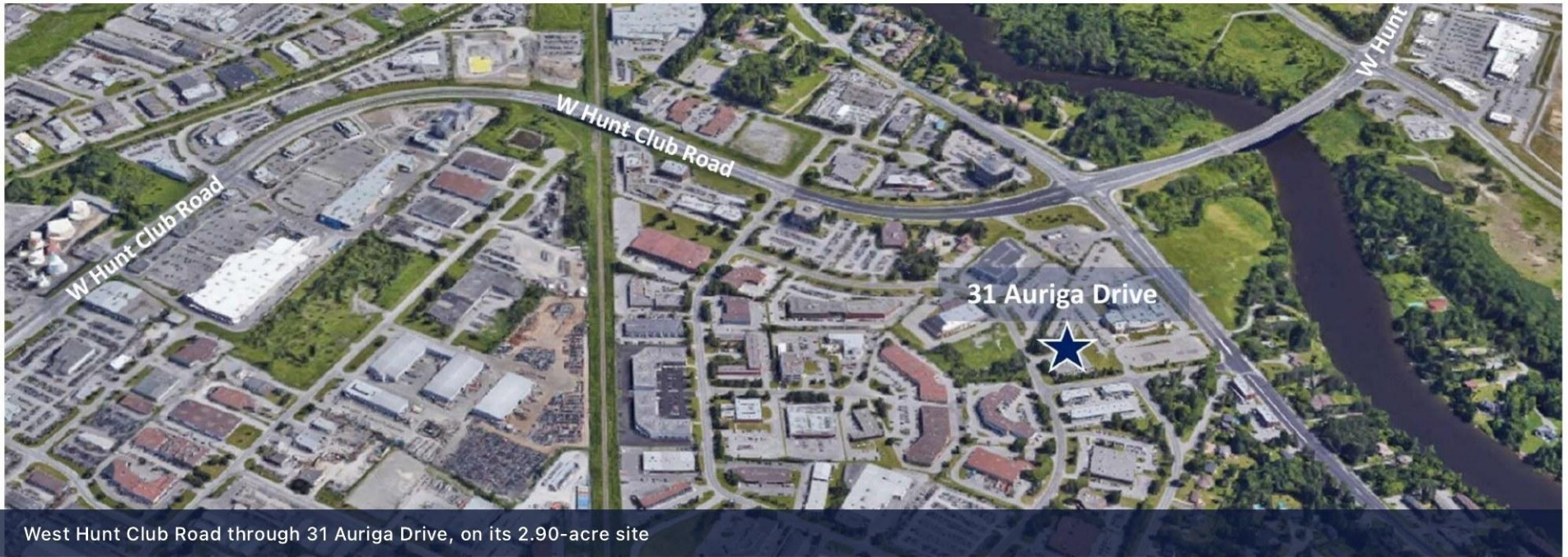
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site + expansion potential



West Hunt Club Road through 31 Auriga Drive, on its 2.90-acre site

ROOM TO GROW

The building occupies roughly 12% of its 2.90-acre site, leaving substantial room on the lot. IM (Mixed Industrial) zoning supports an expansion of up to approximately 17,000 SF, and additional parking is available on the adjacent lot. An owner-user can occupy all 29,338 SF now and plan a phased addition later, with no further land acquisition required.

SITE AT A GLANCE

Total Site Area	2.90 Acres / 126,405 SF
Expansion Potential	Up to ~17,000 SF
Site Coverage Today	~12%
Zoning	IM (Mixed Industrial)
Frontage	Auriga Dr 191' / Deakin St 307'
Parking	109 Stalls + Adjacent Lot

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ground floor



GROUND FLOOR PLAN

14,255 SF
GROUND FLOOR

Open-Concept
OFFICE FLOOR PLATE

Cafeteria
FULL-SERVICE KITCHEN

Skylit Lobby
TWO-STORY ENTRANCE

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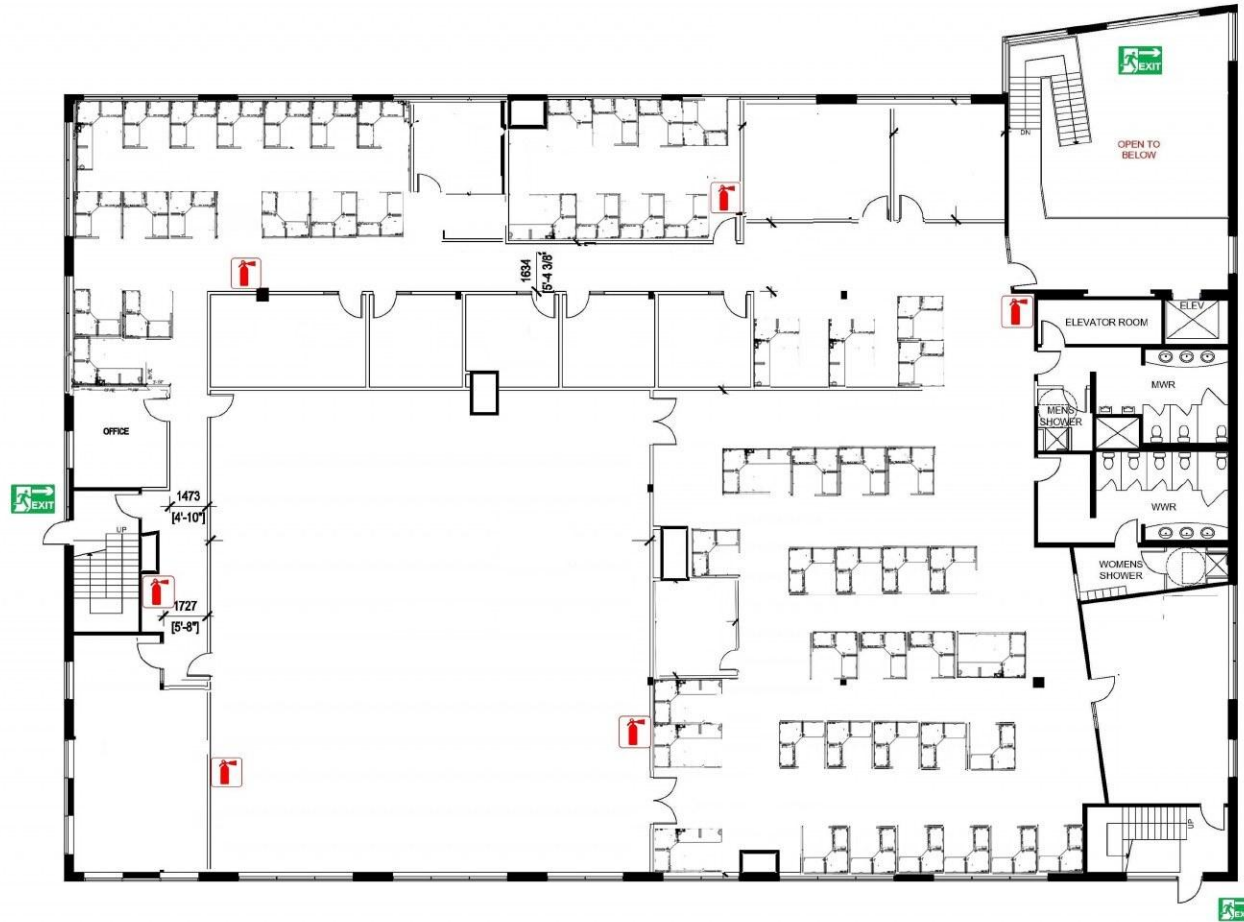
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second floor



SECOND FLOOR PLAN

15,083 SF

SECOND FLOOR

Hydraulic Elevator

PASSENGER

Training Rooms

PURPOSE-BUILT

Showers

ON THE SECOND FLOOR

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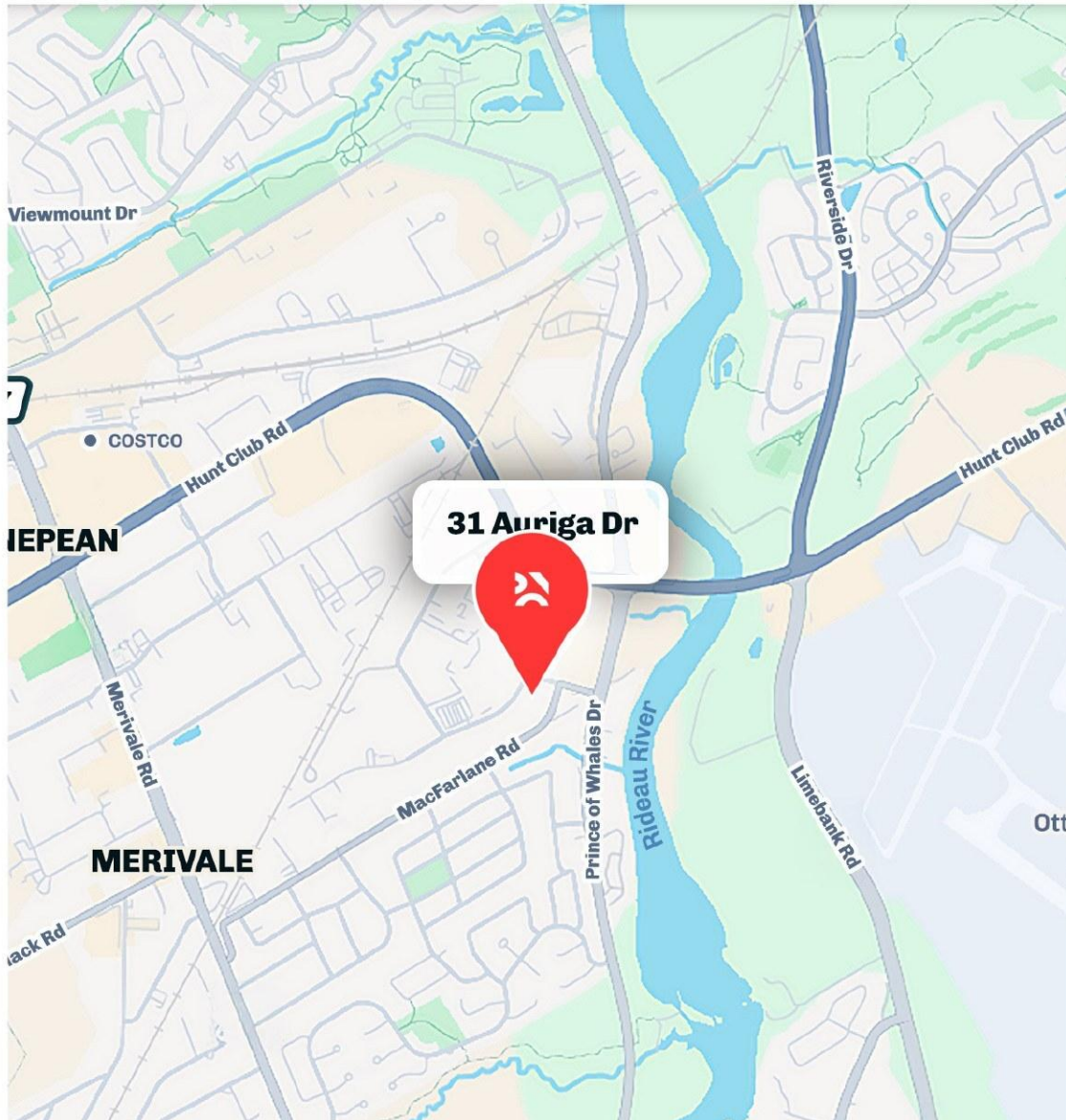
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location & access



Knoxdale-Merivale, Nepean: Highways 416 / 417 and the Ottawa Airport

CONNECTED TO WHAT MATTERS

31 Auriga Drive sits in the Knoxdale-Merivale area of Nepean, an established south-Ottawa employment district. West Hunt Club Road gives direct access to Highway 416, with Highway 417 a short drive north. The Ottawa International Airport is about ten minutes south, and the DND Carling Campus and downtown National Defence headquarters are roughly fifteen minutes away. The Merivale retail corridor, with Costco and big-box shopping, is minutes from the door.

LOCATION HIGHLIGHTS

- About 10 minutes to the Ottawa International Airport (YOW)
- Direct access to Highway 416 via West Hunt Club Road
- Highway 417 a short drive north
- About 15 minutes to the DND Carling Campus and downtown NDHQ
- Minutes to the Merivale retail corridor (Costco, big-box, restaurants)
- Established south-Ottawa employment area, Knoxdale-Merivale
- OC Transpo service along Merivale and West Hunt Club Roads

