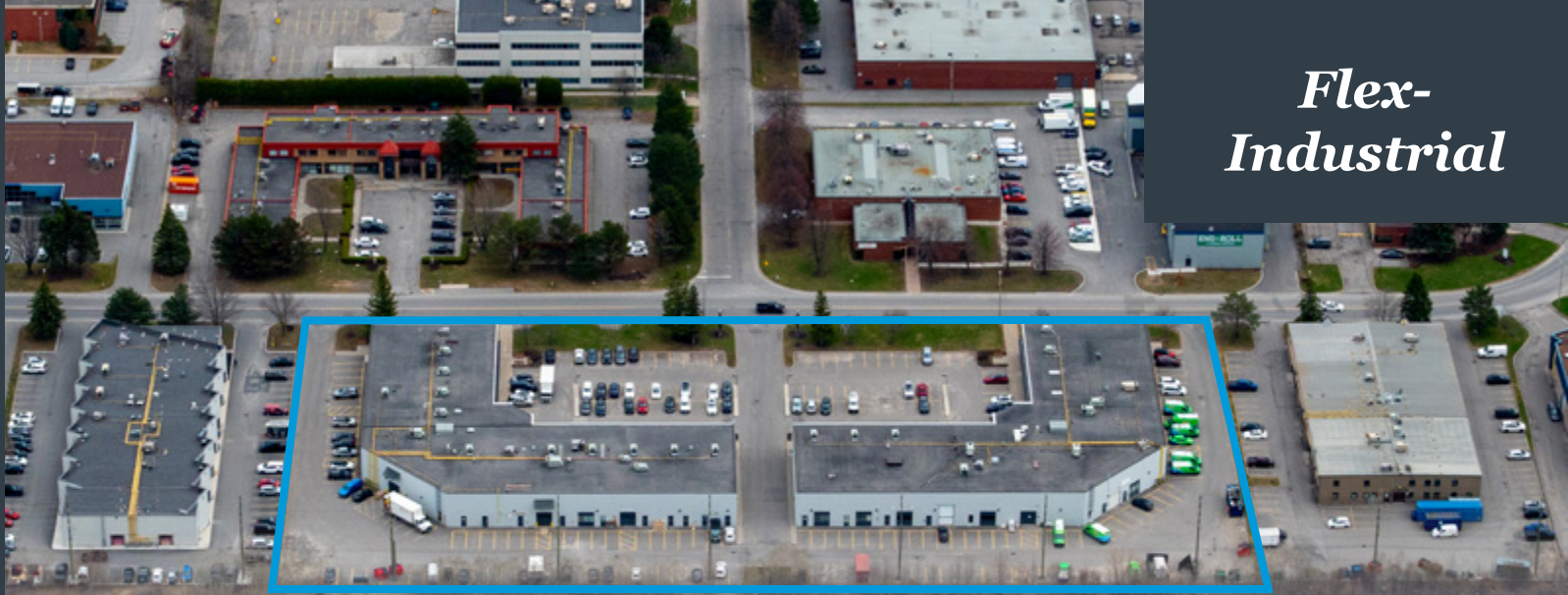


*Flex-
Industrial*



36-38
Antares Drive

OTTAWA
ONTARIO
CANADA

- 81,541 SF
- 4.1 Acres
- 13 Tenants
- 90.2% Leased



THE OFFERING

Institutional Property Advisors (IPA), a division of Marcus & Millichap (the “Advisor”) on behalf of the “Vendor” is pleased to offer for sale a 100% freehold interest in 36-38 Antares Drive (“Property”), a multi-tenant complex totalling 81,541 square feet (“SF”) located in Ottawa, Ontario, Canada.

The Property consisting of two flex-industrial buildings, is located in the Ottawa South submarket, a strong performing market in Ottawa with an industrial vacancy rate of 1.7%. The Property is well-located and offers exceptional regional access across Ottawa, and is well-serviced by numerous nearby retail amenities.

The Property is 90.2% leased to a highly diversified tenant base consisting of 13 tenants with a weighted average lease term remaining of 4.3 years. Offering a stabilized cash flow with strong in-place income, the Property's recent leasing activity reinforces the robust tenant demand across the offering. The Property offers a 5-year NOI compound annual growth rate (CAGR) of 3.2%.

PROPERTY DETAILS

Address	36 Antares Drive	38 Antares Drive	Total
Rentable Area	40,334 SF	41,207 SF	81,541 SF
Site Area	-	-	4.1 acres
Year Built/ Renovated	1986 / 2016		-
Clear Height	23-25 feet		-
Shipping	6 Existing Drive-In (with potential to add 6)	5 Existing Drive-In (with potential to add 8)	11 Existing Drive-In (with potential to add 14)
Parking	258 / 3.2:1,000 SF		-



SIZE (SF)

81,541



TENANTS

13



WALT (YRS)

4.3



LEASED

90.2%



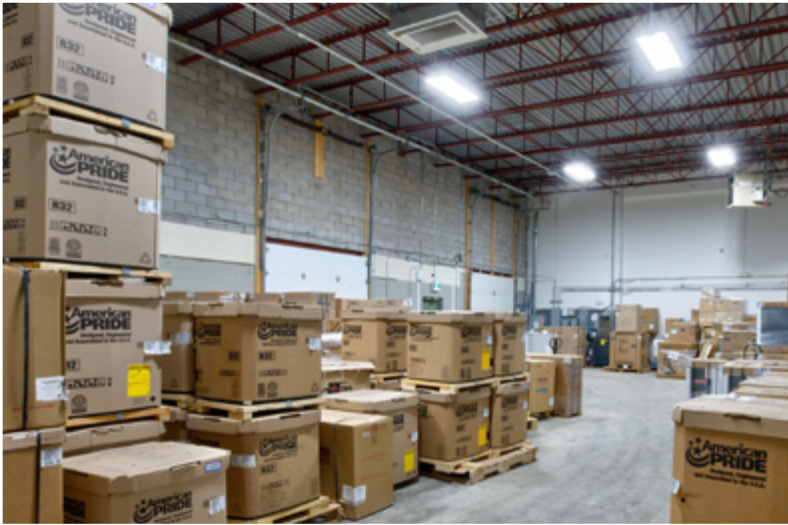
INVESTMENT HIGHLIGHTS

High-Quality Flex-Industrial Assets

- Two well-maintained, institutionally managed, flex-industrial buildings
- Benefits from functional layout with ample shipping doors and parking (3.2 spaces per 1,000 SF)
- Ability to convert ground floor office space back to industrial space with existing drive-in door cutouts
- Complete building renovation in 2016

Assets Located in the Prime Ottawa South Market

- Ottawa South is a strong performing market with a 1.7% industrial vacancy rate
- The industrial sector continues to outperform all other asset classes as strong demand for manufacturing and warehousing space continues to outweigh supply
- Industrial vacancy rates remain at historical lows with increasing rental rates
- A lack of new construction planned in the submarket indicates that demand for existing space will continue to remain strong

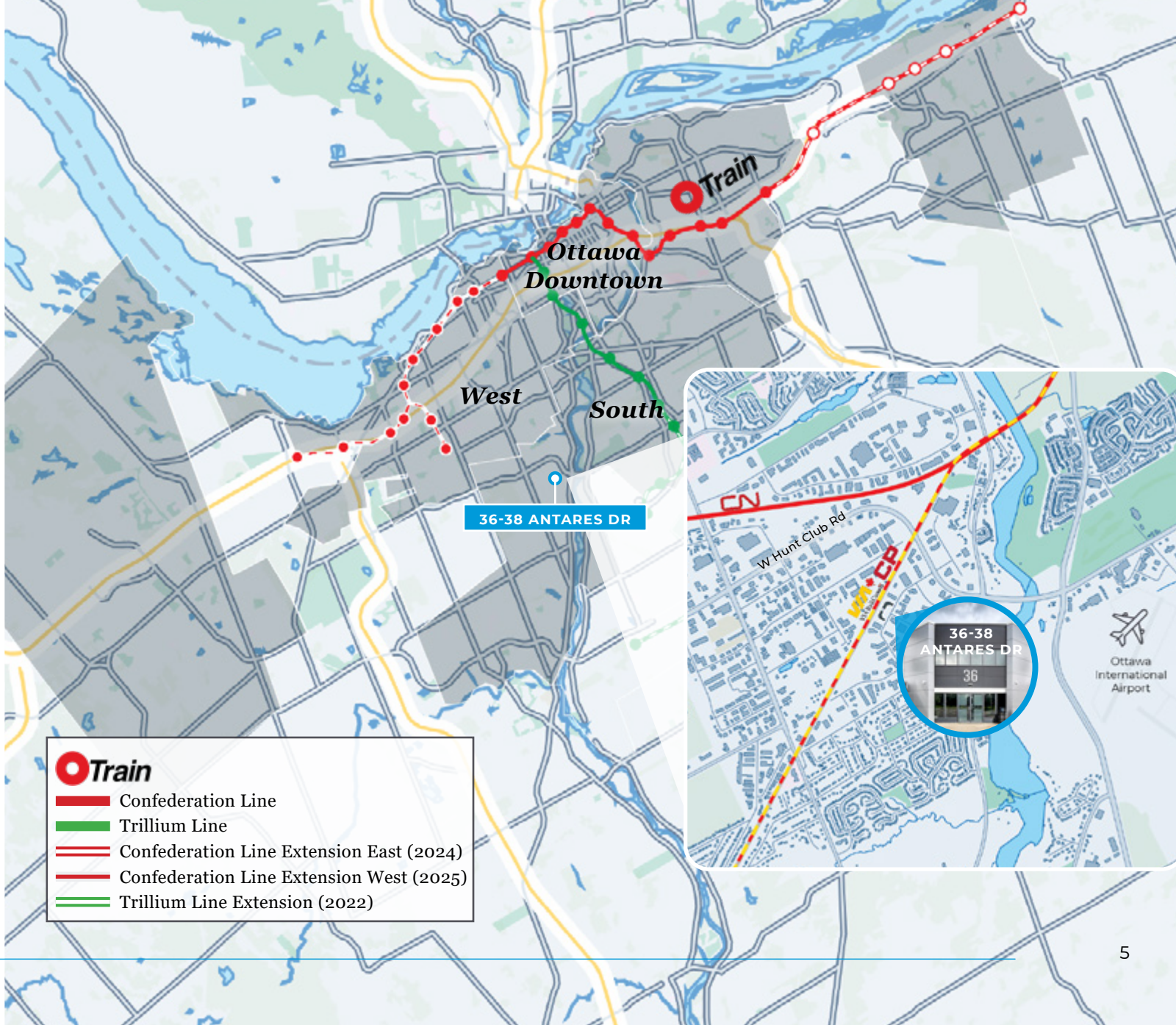


Strong Income Security & Growth with Diverse Tenant Profile

- 90.2% leased to an excellent tenant roster with contractual rental escalations and a weighted average lease term of 4.3 years
- Strong and stable income growth over time with the 5-year Net Operating Income compound annual growth rate at 3.2%, generating an attractive return profile
- Proven tenant demand with 23,387 square feet (29% of GLA) leased since 2025
- Diversified mix of 13 tenants with no single tenant accounting for more than 23.4% of total rentable area, resulting in low leasing risk and income stability

Strategically Positioned with Excellent Access

- 36-38 Antares Drive offers exceptional regional access via Highway 416 and Riverside Drive with proximity to the Ottawa International Airport
- Local bus transit directly adjacent to Property with Fallowfield Via Rail station just south of the Property
- Surrounded by an abundance of retail and service-oriented amenities



EXCLUSIVELY LISTED BY INSTITUTIONAL PROPERTY ADVISORS (IPA)

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FOR MORE INFORMATION

To receive a detailed information package about the offering and access to a comprehensive virtual data room, please execute and return the confidentiality agreement to Karen Lam (klam@ipammi.ca).



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