

# 18 Antares Drive

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Owner-Occupier Investment Opportunity  
in Established Rideau Heights Business Park  
Ottawa, ON

Confidential Information Memorandum | August 2025







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PUTTING OTTAWA FIRST



# Executive Summary

Cushman & Wakefield Ottawa (the “Advisor”) has been retained on an exclusive basis by KSV Restructuring Inc. in its capacity as receiver and manager (the “Receiver”) of the property, assets and undertaking of 1019883 Ontario Inc. including its interest in the real property known municipally as 18 Antares Drive, Ottawa (the “Property” or “Offering”).

The Property is being offered fully vacant, providing an owner-occupier the opportunity to acquire a quality asset in a well-established business park, while offering the possibility of retaining the current tenant. Constructed in 1993, the Property comprises approximately 28,348 square feet (SF) of space, including a two-storey office component (15,897 SF) and a contiguous, single storey flex/showroom area (12,451 SF). Situated on a 1.76-acre lot, the building offers amenities such as on-site showers on both floors, a second-floor outdoor balcony, and ample parking with 95 stalls for employees and visitors. The Property is accessible via two driveways that lead directly to the expansive parking area. With strong curb appeal and a flexible layout, the Property presents an excellent opportunity for an owner-occupier to establish a prominent and lasting presence in the city.

Strategically located within the established Rideau Heights Business Park, the Property is situated off Hunt Club Road, the main east-west of Ottawa and its established retail node. Offering a diverse mix of shopping centers, standalone retail pads, and essential services. Positioned in close proximity to the Ottawa Macdonald-Cartier International Airport.

**28,348 SF**  
TOTAL RENTABLE AREA

**12,451 SF**  
TOTAL FLEX AREA

**11'**  
FLEX CLEAR HEIGHT

**95**  
PARKING STALLS

**1993**  
YEAR BUILT

**IG5 – General Industrial**  
ZONING

# Investment Highlights

## Strategic Location

Situated in the Rideau Heights Business Park, the Property is strategically positioned just off Hunt Club Road, a major east-west artery in Ottawa. This amenity-rich area features abundant retail, restaurants, and hotels, enhancing convenience for employees and visitors alike. The Property is also well-served by public transit, with a bus stop just steps away and convenient connections to Ottawa's new light rail transit (LRT) system, providing quick access across the city. Ottawa International Airport is a mere 10 minute drive from the Property, providing efficient travel for executives and clients alike.

## Flex Office

With its two-storey office component and adaptable flex component, the Property is well-suited to accommodate a variety of occupier needs. The office area is fully improved, comprising private offices, boardrooms, and open-plan collaborative areas. Single storey flex component features 11' clear heights and is easily divisible, providing excellent functionality for light industrial, showroom or storage uses and allows the purchaser the ability to generate additional revenue.

## On-site Amenities

The Property offers a range of on-site amenities designed to enhance employee satisfaction and productivity. These include shower facilities, a kitchenette, and an outdoor balcony, all contributing to a welcoming and comfortable workplace setting.



## Amenities

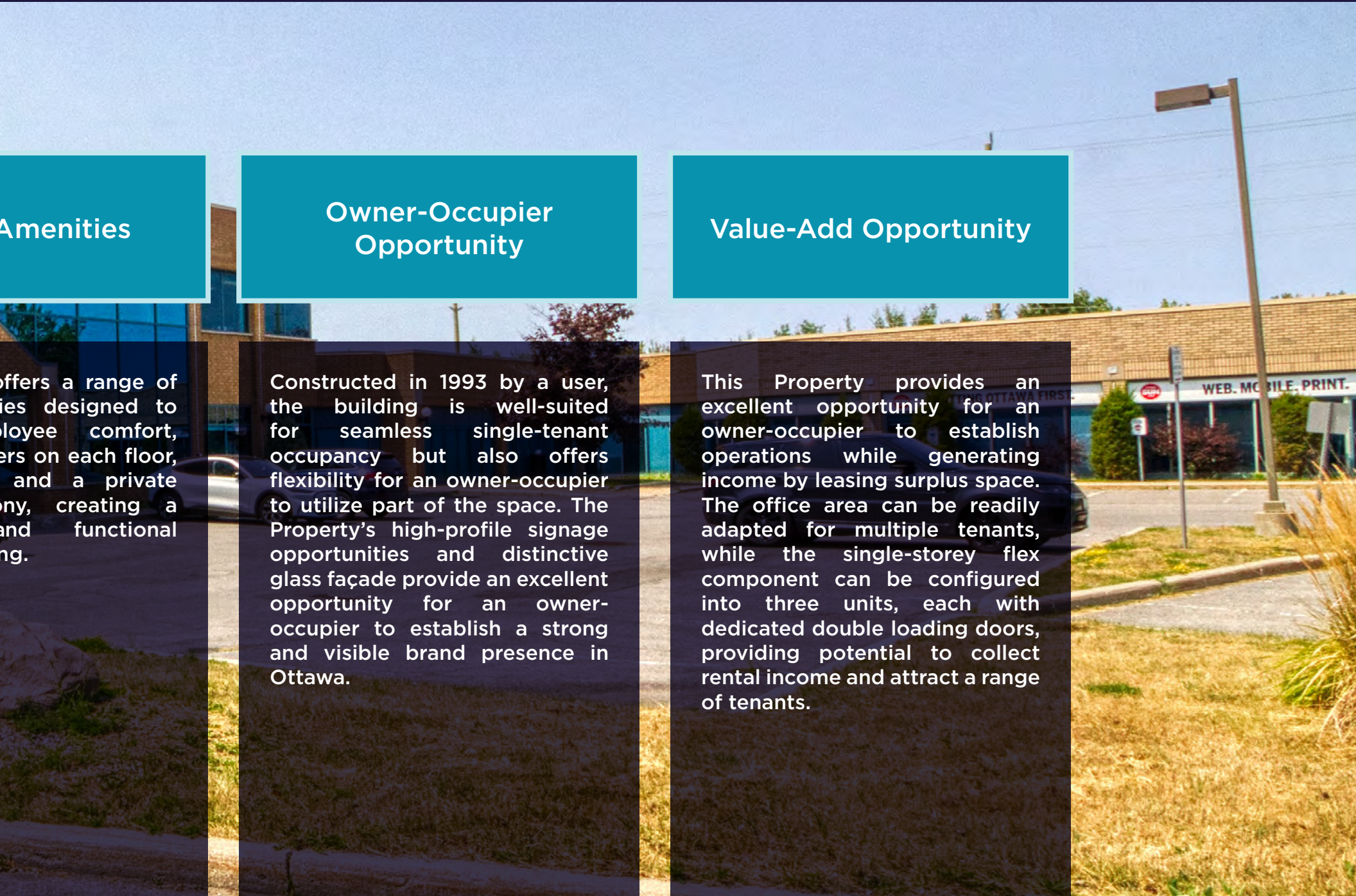
Offers a range of amenities designed to enhance employee comfort, including restrooms on each floor, a private office space, and a private parking area, creating a professional and functional environment.

## Owner-Occupier Opportunity

Constructed in 1993 by a user, the building is well-suited for seamless single-tenant occupancy but also offers flexibility for an owner-occupier to utilize part of the space. The Property's high-profile signage opportunities and distinctive glass façade provide an excellent opportunity for an owner-occupier to establish a strong and visible brand presence in Ottawa.

## Value-Add Opportunity

This Property provides an excellent opportunity for an owner-occupier to establish operations while generating income by leasing surplus space. The office area can be readily adapted for multiple tenants, while the single-storey flex component can be configured into three units, each with dedicated double loading doors, providing potential to collect rental income and attract a range of tenants.



# Property Overview

18 Antares Drive is a ~28,348 square foot standalone office and flex building situated on 1.76 acres in Ottawa's established Rideau Heights Business Park. The Property comprises a main two storey office building of approximately 15,897 square feet, consisting of an 7,926 SF ground floor and a 7,926 SF second floor with a contiguous 12,451 square foot flex space offering 11-foot clear heights and three sets of double doors, making it well-suited for light industrial, showroom, or storage uses.

Originally constructed in 1993, the Property features a fully built-out office environment and design showroom with private offices, boardrooms, open collaborative areas, and a large kitchenette. Additional amenities include showers on each floor, an elevator, a second-floor balcony, and a skylight that provides natural light to the main entrance corridor.

The site also includes 95 surface parking stalls with access from two separate driveways. The building's masonry construction is complemented by a distinctive blue glass curtain wall, offering strong visual presence and signage potential for an owner-occupier.

Strategically located just off Hunt Club Road, a major east-west arterial route, the Property enjoys excellent connectivity across the city. The Hunt Club corridor is recognized as one of Ottawa's most amenity-rich submarkets, featuring a wide array of retail, dining, fitness, hospitality, and automotive offerings. The area also benefits from proximity to the Ottawa International Airport, providing direct access to global destinations such as Paris, London, Chicago, and New York, among others.

**28,348 SF**  
Building Size

**12,451 SF**  
Flex Component Size

**11'**  
Flex Clear Height

**2**  
Floors

**1993**  
Year Built

**95**  
Parking Stalls

**1.76 Acres**  
Site Size

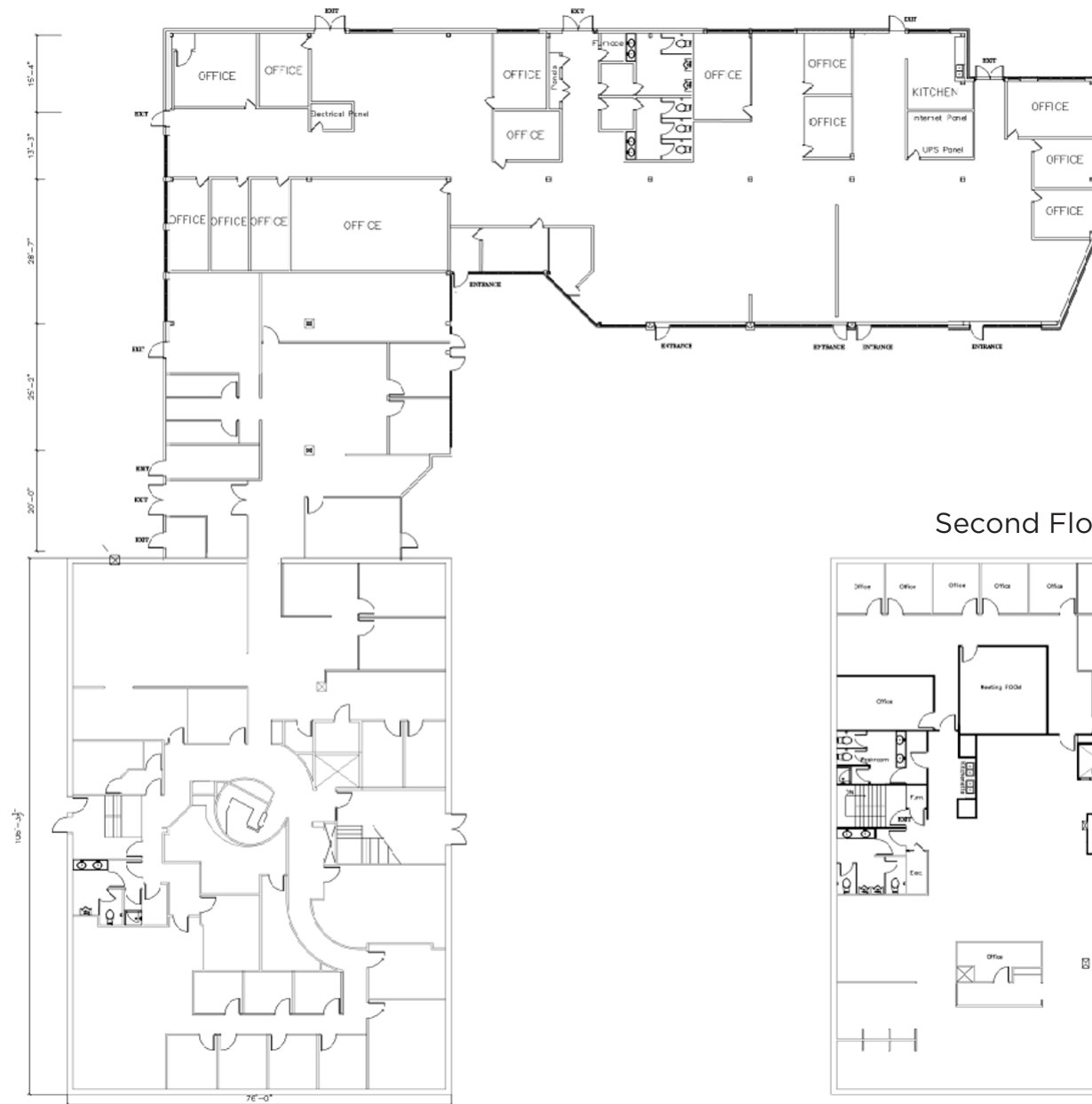
**IG5**  
Zoning







# Floor Plans



Second Floor











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# Hunt Club Corridor

18 Antares Drive is strategically located in Ottawa's south end, within the Rideau Heights Business Park and along the highly connected Hunt Club and Merivale Road Corridor, two of the city's most significant commercial and transportation routes. Positioned just off Hunt Club Road, a major east-west arterial, the Property offers excellent access to Highway 416, the Airport Parkway, and surrounding employment hubs, making it an ideal location for a wide range of users.

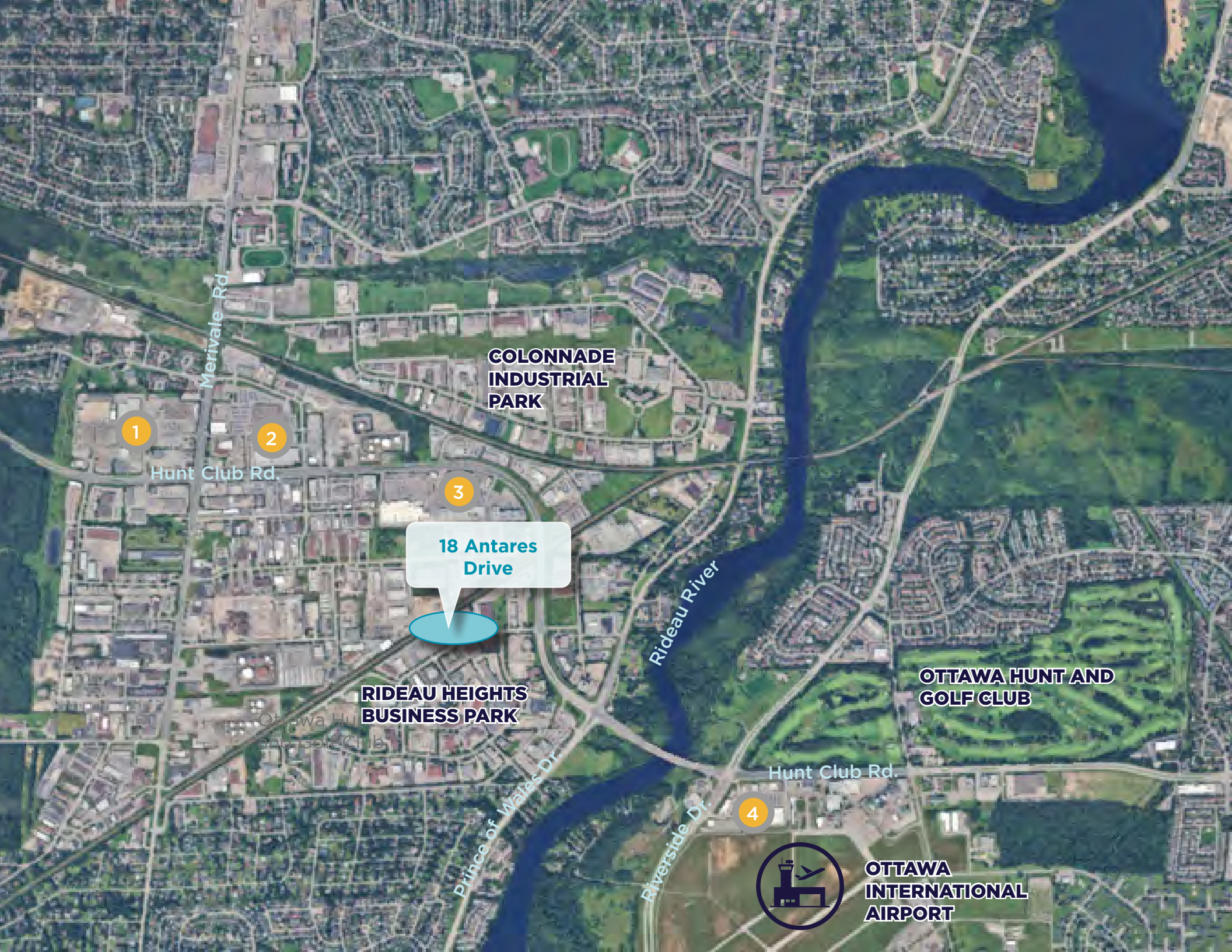
The Rideau Heights node and surrounding Hunt Club area are home to a diverse mix of industrial, flex, and office users, and benefit from a broad range of nearby amenities. Just minutes away, the Merivale Road corridor is a vibrant retail and service destination featuring numerous grocery stores, national and local retailers, restaurants, cafes, fitness centres, gas stations, and banks. This amenity-rich environment supports both business operations and employee convenience. Several major hotels, including the Sandman Signature, Hampton Inn, Holiday Inn, and Homewood Suites, are also located nearby, further enhancing the area's attractiveness for both corporate and out-of-town visitors.

A key advantage of the location is its proximity to the Ottawa Macdonald-Cartier International Airport, located less than 10 minutes from the Property. As one of Canada's busiest regional airports, it served over 4.6 million passengers in 2024, underscoring its role as a critical hub for business and leisure travel. The airport provides direct connections to major Canadian and international destinations, making 18 Antares Drive an excellent choice for businesses with broader market reach.

A transit stop is located just steps from the Property, and South Keys Light Rail Transit (LRT) Station is less than a 10-minute drive away. South Keys is a key node within Ottawa's growing LRT network and serves as the interchange between Line 2 and the newly completed Line 4, which directly connects the airport to the broader rail system. These recent expansions have significantly enhanced connectivity between Ottawa's southern neighbourhoods and its downtown core, making the area increasingly attractive to both employers and employees.

With its strategic location, excellent transportation links, proximity to national retailers and services, and access to one of Canada's most important regional airports, the Property is exceptionally well-positioned within one of Ottawa's most accessible and dynamic commercial corridors.





Merivale Rd.

**COLONNADE  
INDUSTRIAL  
PARK**

1

2

Hunt Club Rd.

3

**18 Antares  
Drive**

**RIDEAU HEIGHTS  
BUSINESS PARK**

Rideau River

**OTTAWA HUNT AND  
GOLF CLUB**

Prince of Wales Dr.

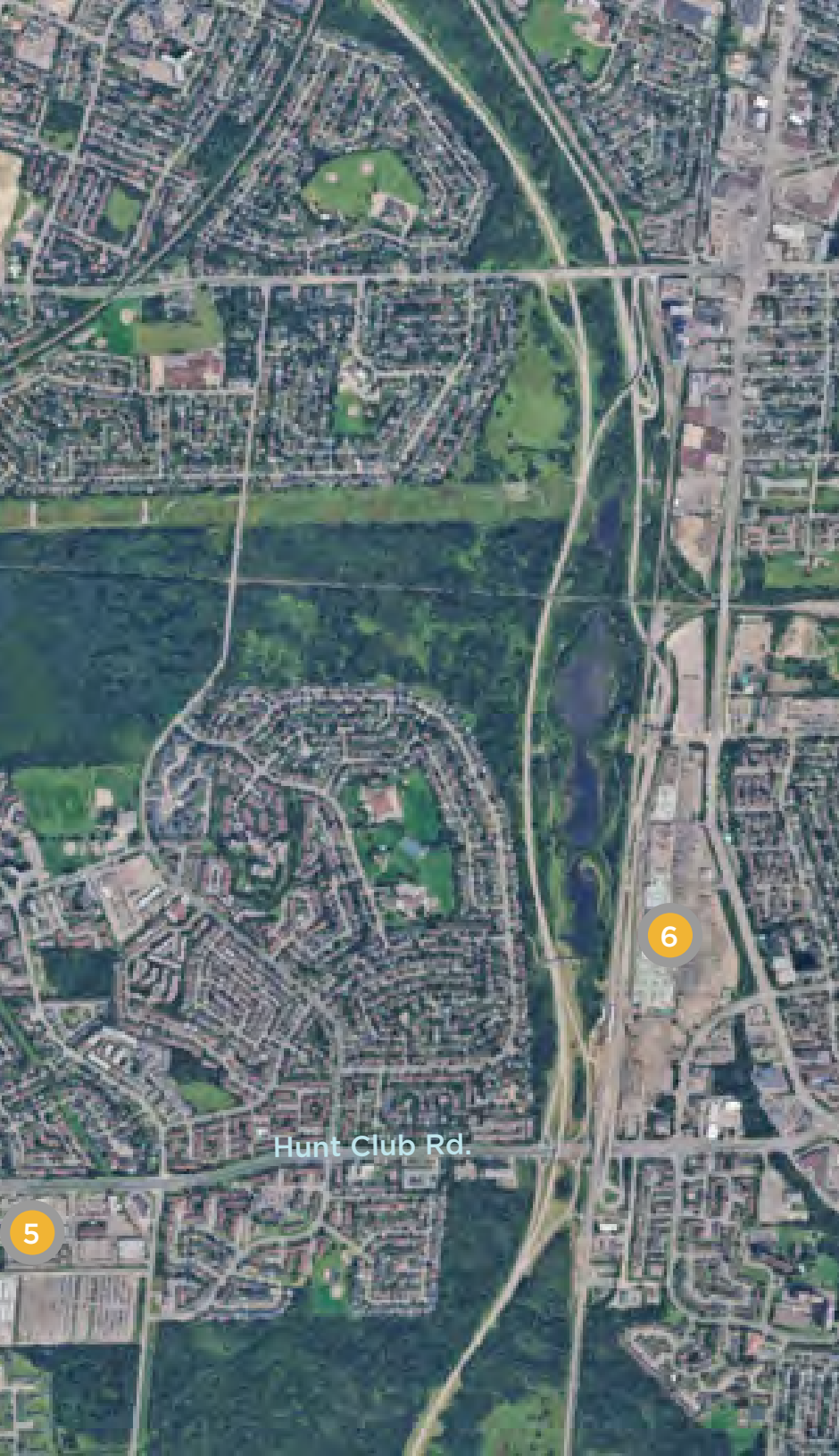
Hunt Club Rd.

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**OTTAWA  
INTERNATIONAL  
AIRPORT**





### Retail/Hotels/Restaurants

1. Canadian Tire anchored strip mall (2.9 km)
  - RONA
  - The Brick
  - LCBO
  - Dollarama
2. Costco (2.3 km)
  - PetSmart
3. RONA anchored strip mall (1.5 km)
  - Mandarin Restaurant
  - JYSK
  - Cora Breakfast and Lunch
  - Starbucks
  - Panera Bread
  - Jack's
  - Chop Steakhouse & Bar
  - Sandman Signature Hotel
4. T&T Supermarket anchored strip mall (1.7 km)
  - Second Cup Café
  - Moxies
  - Bambu Restaurant
  - Royal Rooster Shawarma
  - Mary Brown's Chicken
  - TD Canada Trust
5. Lone Star Texas Grill (3.6 km)
  - Homewood Suites by Hilton
  - Hampton Inn by Hilton
  - The Royal Oak
  - Holiday Inn Express & Suites
  - Infinity Convention Centre
6. Walmart anchored strip mall (5.4 km)
  - Montana's BBQ & Bar
  - Winners
  - Indigo
  - Kelseys Original Roadhouse
  - Shoppers Drug Mart
  - Staples
  - Loblaw's
  - Cineplex Odeon Cinemas





## Exclusive Advisors

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