
YOUR NEW HEADQUARTERS

ABILITY TO CUSTOMIZE

ROOM FOR EXPANSION

GREEN SPACE | FITNESS ON-SITE

UNIQUE COMMON AREAS

FULLY SECURE PREMISES | ABUNDANT PARKING

**3755 RIVERSIDE DRIVE
OTTAWA**



CROWN

IMAGINE THE POSSIBILITIES

AVAILABLE SPACE

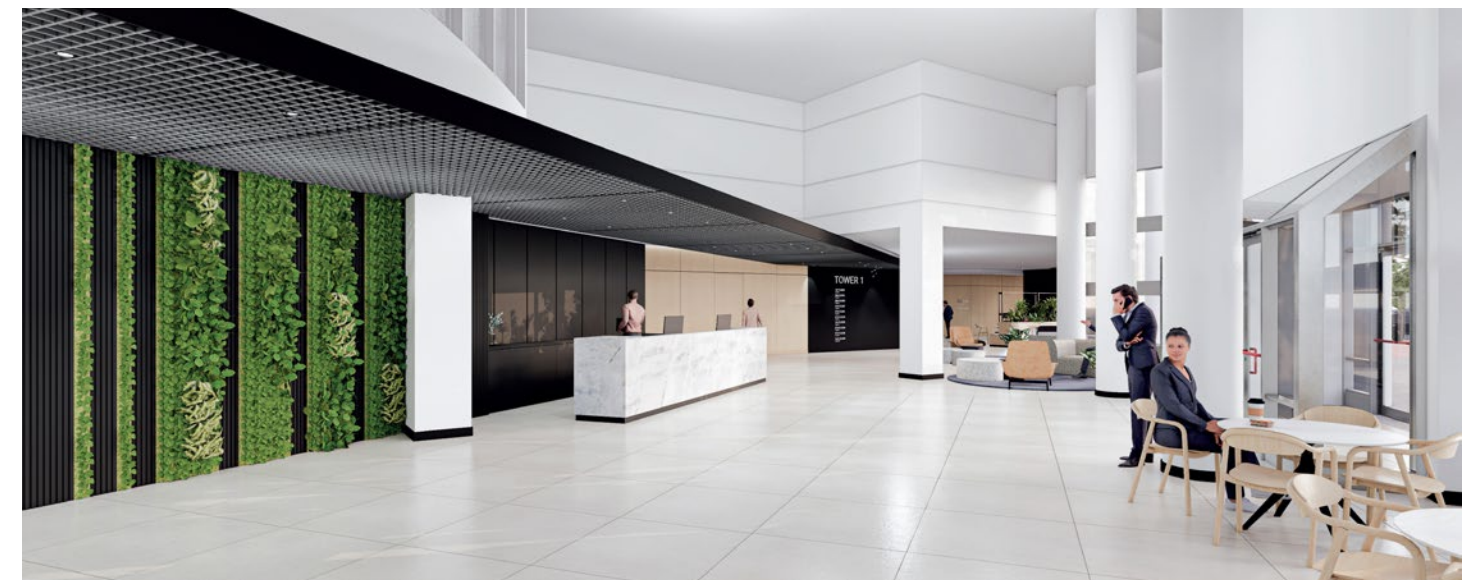


NEW TO MARKET OPPORTUNITY



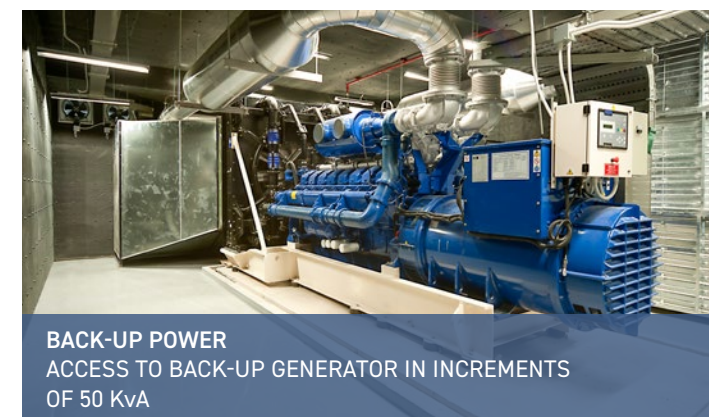
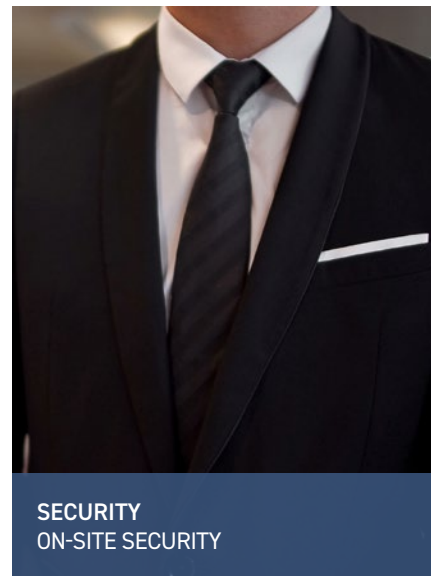
A GREAT FIRST IMPRESSION

NEW LOBBY RENDERINGS



EVERYTHING IS INCLUDED

ON-SITE AMENITIES & BENEFITS



CONVENIENTLY CONNECTED

3755 Riverside Drive is located in the Ottawa South submarket, adjacent to Ottawa's Rideau Heights Business Park & Riverside corridor. The South submarket is one of the Ottawa's most mature employment parks, benefiting from a growing tenant base, and enhanced access to amenities the area continues to see additional commercial/retail growth.

The property provides excellent access highways 416, Highway 401 and Highway 417, which serve the greater Ottawa area. 3755 Riverside Drive is 15-minutes from Downtown Ottawa and only 5-minutes from Ottawa International Airport with plenty of food, shopping, hotel and fitness amenities nearby.

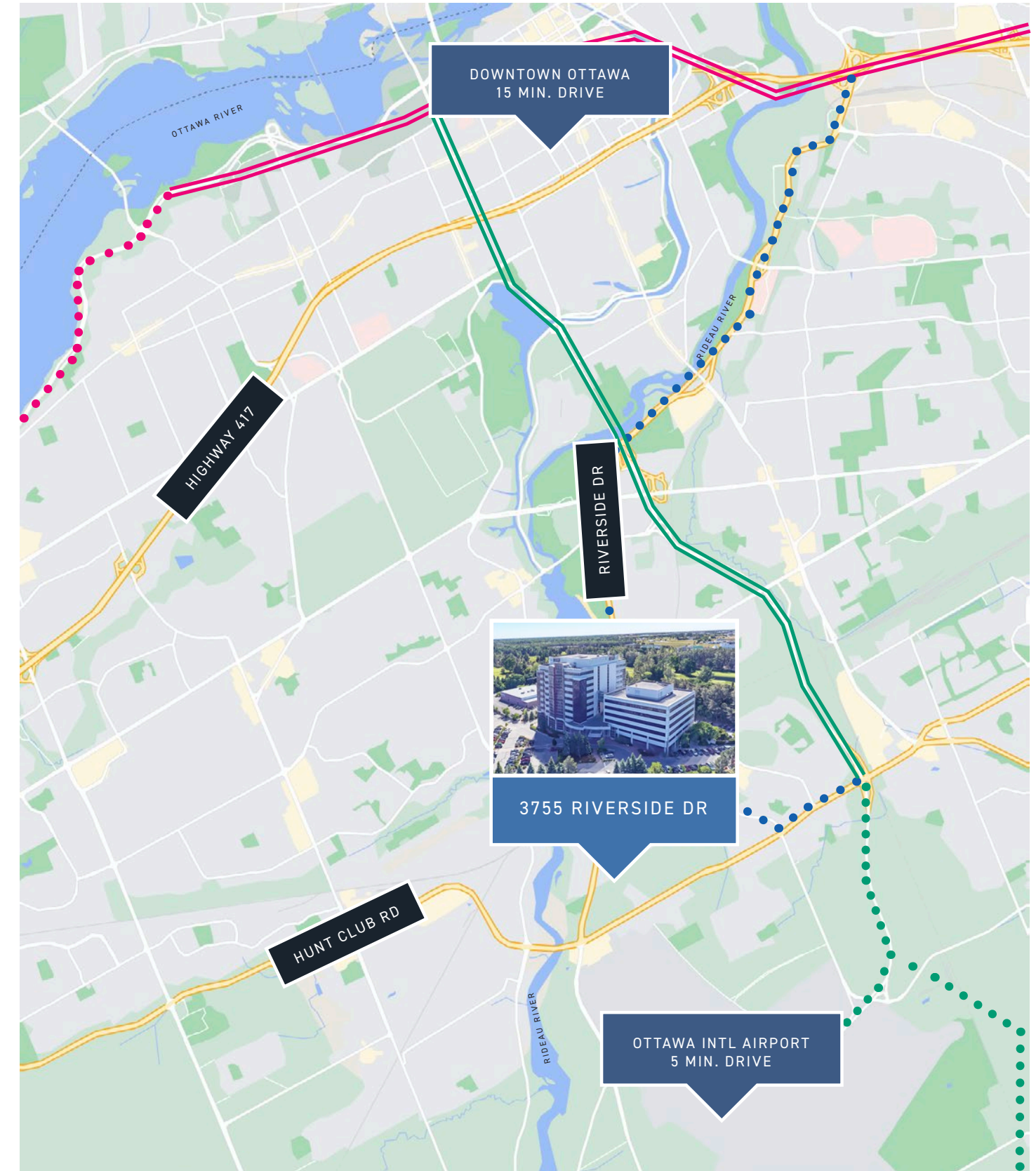
AMENITIES



ACCESS

Public transit to the Property is accommodated on OC Transpo buses which run through the City on Ottawa's Transitway (dedicated bus lanes and roads which link downtown Ottawa with the suburbs). The Property is easily accessible via OC Transpo route 90.

- CONFEDERATION LINE
- NEW CONFEDERATION LINE
- TRILLIUM LINE
- NEW TRILLIUM LINE
- OC TRANSPO BUS ROUTE 90



FLOOR PLANS

GROUND FLOOR

SUITE 153 : 1,670 SF
DIRECT ACCESS FROM LOADING DOCK



CONFERENCE CENTRE

EXCLUSIVE AREA AVAILABLE ADJACENT TO LOADING DOCK

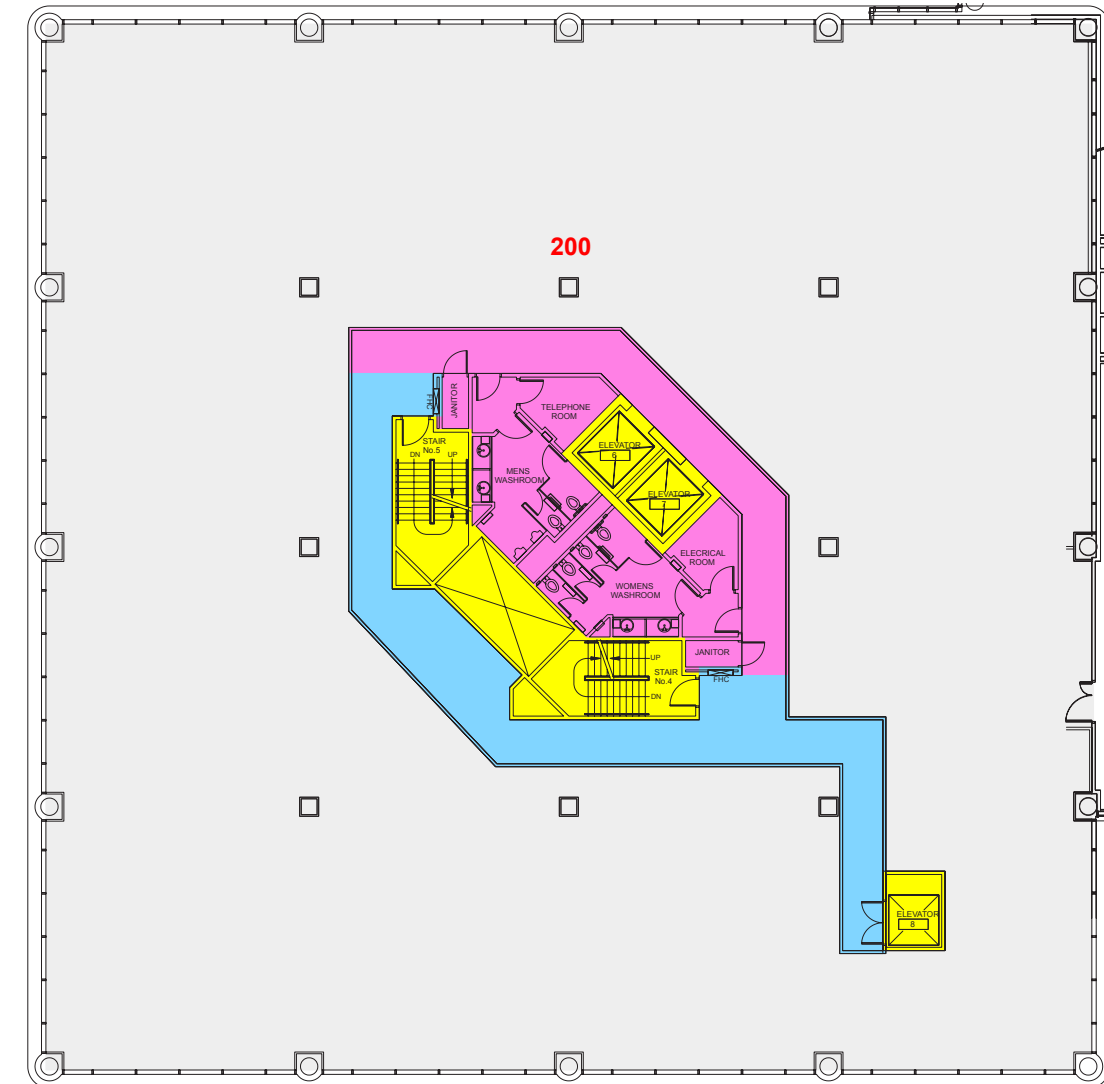


WORKFIT BY CROWN FITNESS CENTRE

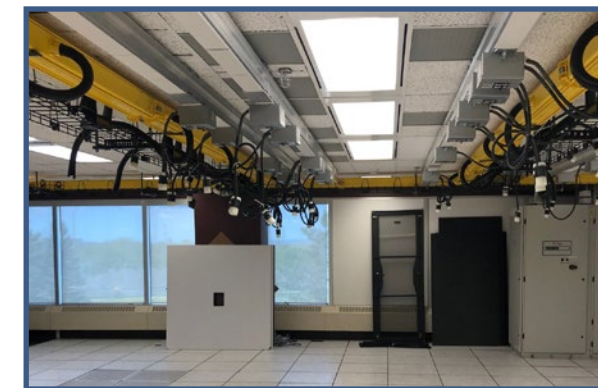
- Occupant Area
- Building Service Area
- Extended Circulation
- Rentable Exclusion
- Floor Service & Amenity Area
- Inter-Building Service Area
- Building Amenity Area
- Inter-Building Amenity Area

FLOOR PLANS

SUITE 200 : 15,265 SF
BUILT-OUT DATA LAB SPACE



- Occupant Area
- Building Amenity Area
- Inter-Building Service Area
- Extended Circulation
- Building Service Area
- Inter-Building Amenity Area
- Floor Service & Amenity Area
- Rentable Exclusion



SUITE FEATURES



2 Separate Labs with Starbus System in Place



Dedicated 350 Kva Generator



Raised Flooring



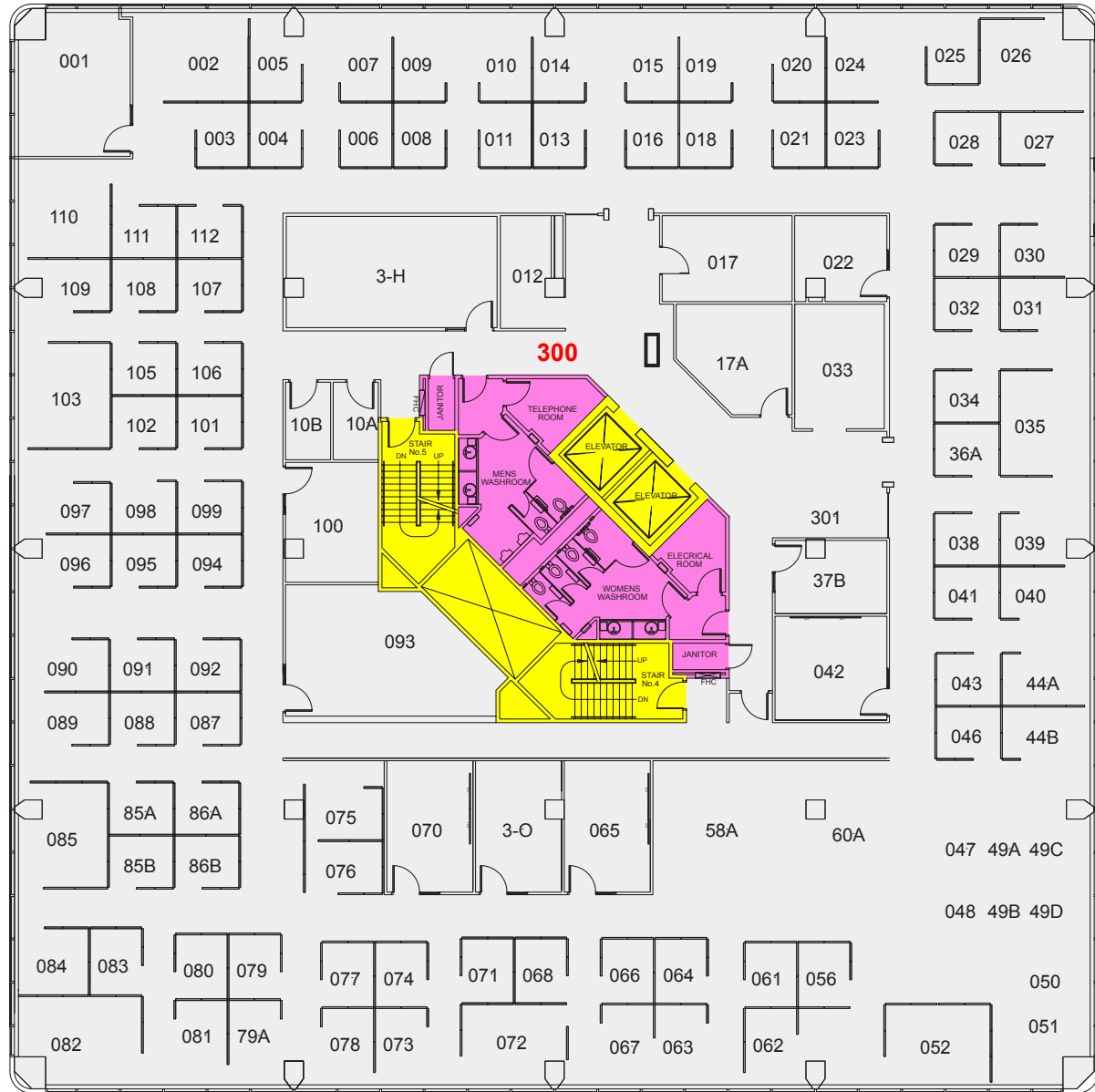
Liebert Cooling



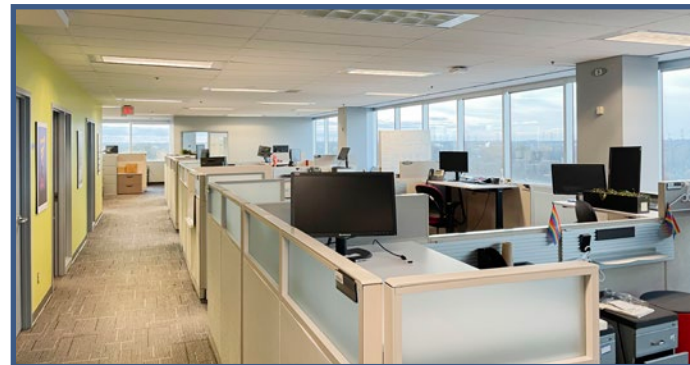
Exclusive Elevator From Loading Dock

FLOOR PLANS

SUITE 300 : 16,160 SF
BUILT-OUT OFFICE SPACE

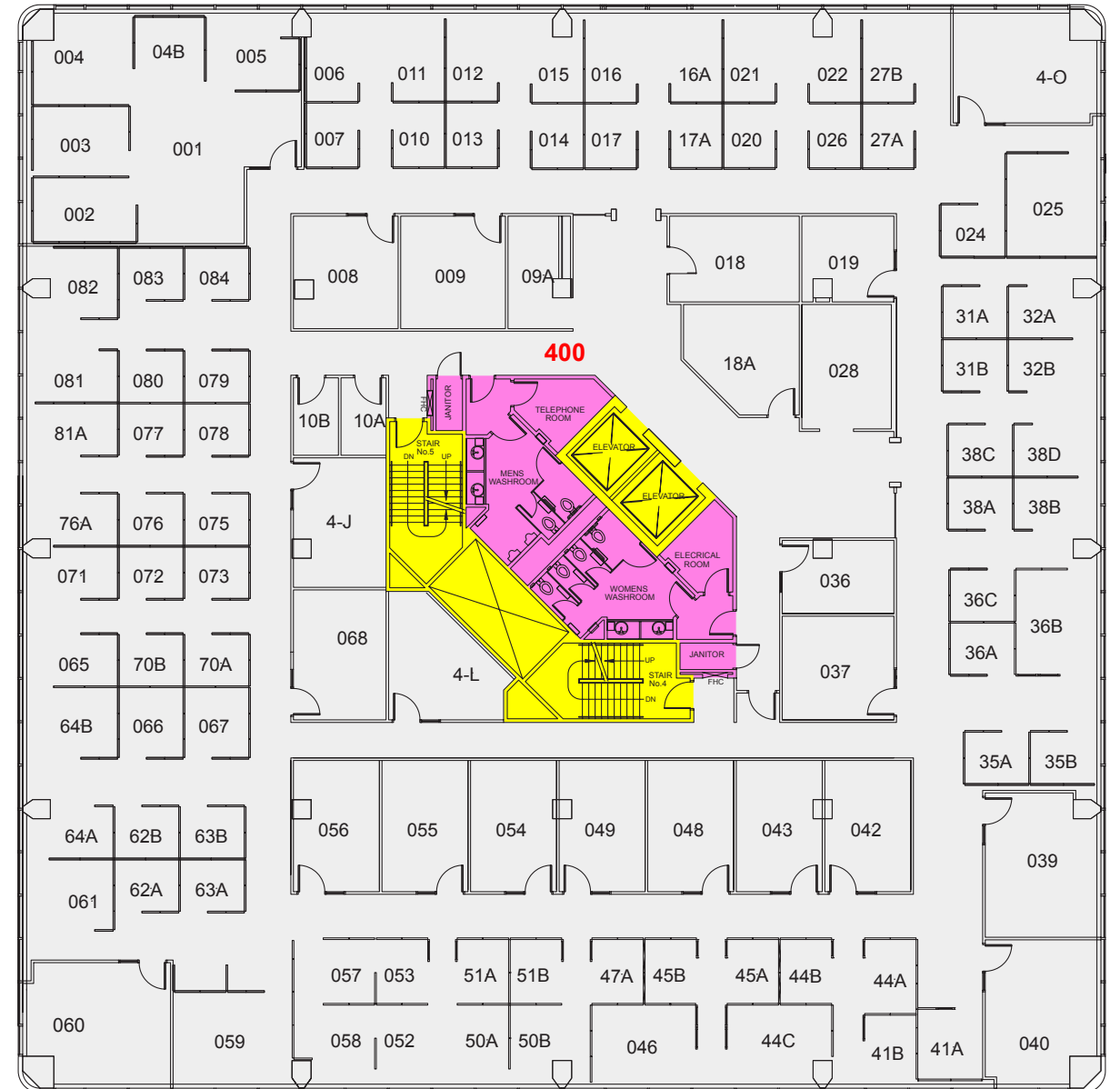


- Occupant Area
- Extended Circulation
- Floor Service & Amenity Area
- Building Amenity Area
- Building Service Area
- Rentable Exclusion
- Inter-Building Service Area
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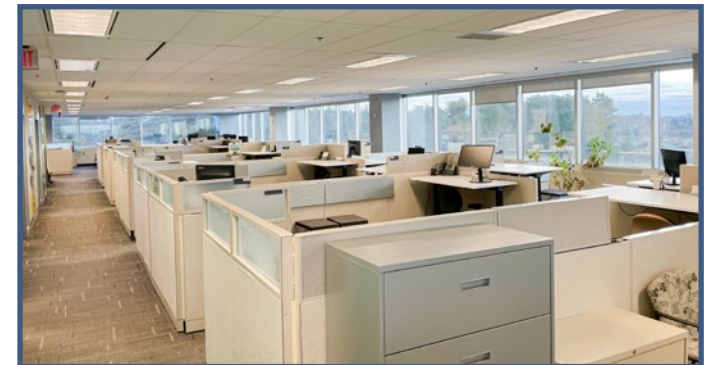


FLOOR PLANS

SUITE 400 : 8,463 SF
BUILT-OUT OFFICE SPACE



- Occupant Area
- Extended Circulation
- Floor Service & Amenity Area
- Building Amenity Area
- Building Service Area
- Rentable Exclusion
- Inter-Building Service Area
- Inter-Building Amenity Area



A GREENER WORKPLACE

BUILDING CERTIFICATIONS

Sustainability certifications have always been a key component of Crown's building operations. These certifications guide our operational team's performance and identify opportunities for improvement.



ESG-SPECIFIC ALLOCATIONS
IN CAPITAL PLANNING

CLIMATE RESILIENCY
STUDY COMPLETED

ESG IN ACTION



Crown has an ongoing commitment to sustainable corporate and building operations. With environmental, social and governance (ESG) management and integral part of our strategy, our aim is to reduce our environmental footprint while elevating the way we operate for our clients, stakeholders and the greater community.

We manage and track what we believe to be the most important environmental indicators for our business: energy consumption, water usage, waste generation, and carbon emissions.



ENERGY USE
INTENSITY



WATER USE
INTENSITY



GHG
EMISSIONS



CAPTURE RATE FOR
NON-HAZARDOUS
WASTE

LEARN MORE AT:

crownrealtypartners.com/ESG

THE DETAILS

BUILDING STRUCTURE

SUBSTRUCTURE

Tower 1 structural foundation consists of reinforced cast-in-place concrete pad and strip footings founded on sound native shale below grade.

SUPERSTRUCTURE

The superstructure primarily consists of reinforced cast-in-place concrete columns, slabs, and shear walls for both office towers. Steel framing is used in the roof top penthouse, the 6th floor bridge that links the towers and to frame out the two- storey infill between the two towers at the ground.

PARKING GARAGE

4 level open air parking garage consists of reinforced cast-in-place concrete columns, shear walls and foundation walls on strip and pad footings set on mud slabs below grade.

ROOF

Both towers consist of a typical inverted roof assembly including stone ballast, filter fabric, rigid insulation, and roof membrane.

CLADDING

The primary cladding on both office towers are curtainwall systems that are hung off the slab edges at each level. The curtain wall systems consist of aluminum curtain wall framing (mullions and rails), double glazed tinted vision panels (IGUs - Insulated Glazing Units), grey aluminum spandrel panels, ceramic tile (CAREA) spandrels, and precast spandrel panels.

COMMON AREA

WALL FINISHES

Majority of the interior walls in the halls and office spaces are finished with painted gypsum board. In the washrooms, glazed ceramic tile finishes are used on the walls.

FLOOR FINISHES

The halls and office spaces have carpet flooring complete with decorative geometric designs throughout both office towers.

CEILING FINISHES

Ceiling finishes are typically drop ceilings with acoustical tiles. Painted gypsum, typically with recessed light detailing is also used for ceiling finishes at the elevators, in the lobby and in other select locations.

VERTICAL TRANSPORTATION

Tower 1: one group of two geared traction passenger elevators and one hydraulic freight platform lift located in the mail room area

MECHANICAL

HVAC

Tower 1: there are two (2) built-up Air Handling Units (AHU) in the mechanical Penthouse room.

ELECTRICAL

Primary electrical service is by 13kV/3Phase/4wire fed underground into one set of three Hydro Ottawa owned transformers (600/347V), installed in a vault exterior to the building. The primary switchgear consists of one 15kV board owned by Hydro Ottawa.

SECONDARY SERVICE ENTRANCE

There are two (2) main switchboards which feed towers 1 & 2.

Tower 1 has a 347/600V, 3 Ø - 4W service that is terminating in a 2000A main switchboard.

FIRE PROTECTION STANDPIPE SYSTEM

The standpipe system runs throughout the building from the ground floor water entry room to the penthouse mechanical floor. The system utilizes black steel piping with Victaulic pipe fittings. The main system header is located in the water entry room on the ground floor of tower 1.

SPRINKLER SYSTEM

There is a wet sprinkler system in both office buildings. Spaces without ceilings (boiler room, garage, generator room) have upright sprinklers and with ceiling spaces have semi recessed type sprinklers. The sprinkler system is comprised of steel piping and sprinkler valves.

FIRE ALARM PANELS

The fire alarm system for the building is a Simplex 4100+ Addressable fire alarm system.

SURFACE PARKING/PAVING

The surface parking and drive lanes are asphalt paving on top of compacted granular fill and compacted subgrade.

PEDESTRIAN PAVING

The walkways are concrete sidewalks or red unit paver paths with concrete curbs.

Founded in 2001, Crown is an integrated commercial real estate investment and management firm focused on value-add opportunities across Canada, with over three billion dollars of real assets under management. Crown has a well-established track record, an experienced team and takes a hands-on approach to provide superior returns for investors and better workplaces for tenants.

In the fall of 2019, Crown entered the Ottawa market with a 289,000 square foot acquisition and has since grown to own and manage more than 2.5M square feet of office space across the Greater Ottawa Area with more investments on the horizon.

The logo for Crown Realty, featuring the word "CROWN" in a white, serif, all-caps font. The letter "O" is stylized with a horizontal line through its center. The text is set against a dark blue rectangular background. Below the text is a solid blue horizontal bar.

For more information, contact:

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