

Property Summary Report

1101 Baxter Rd

Ottawa, ON K2C 3Z3 - Queensview/Morrison Submarket



BUILDING

Type: **Class C Office**

Tenancy: **Single**

Year Built: **1973**

RBA: **186,000 SF**

Floors: **3**

Typical Floor: **62,000 SF**

Construction: **Masonry**

LAND

Land Area: **7.83 AC**

Parcel: **61409550200200**

EXPENSES PER SF

Total Expenses: **\$12.90 (2019)**

LEASING

Available Spaces: 5,000 - 35,000 SF Available in 4 Spaces

Availability: 18.8% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	TMI	Occupancy	Term
P 1st	Office	Direct	5,000	35,000	\$12.00/N	\$12.90	90 Days	Negotiable
P 1st	Flex	Direct	20,000	35,000	\$12.00/N	\$12.90	90 Days	Negotiable
P 2nd	Office	Direct	5,000	35,000	\$12.00/N	\$12.90	90 Days	Negotiable
P 3rd	Office	Direct	5,000	35,000	\$12.00/N	\$12.90	90 Days	Negotiable

SALE

Last Sale: Sold on Dec 18, 2018 for \$21,000,000 (\$112.90/SF)

TRANSPORTATION

Parking: 240 Surface Spaces are available; Ratio of 0.76/1,000 SF

Walk Score ®: Car-Dependent (45)

Transit Score ®: Good Transit (59)

PROPERTY CONTACTS

True Owner: **The Regional Group**

Recorded Owner: **Baxter Regional Inc**

Prior True Owner: **Postmedia Network Inc.**

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MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	1.6%	▼ -1.6%
Market Overall	3.8%	▼ -0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	51,170	▲ 158.0%
Months On Market	11.7	▼ 2.1 mo

Gross Asking Rents Per SF	Current	YOY
Current Building	\$24.90	
Submarket 2-4 Star	\$29.43	▲ 3.0%
Market Overall	\$32.03	▲ 4.5%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$28.5	▼ -1.4%
12 Mo. Price Per SF	\$247	▲ 8.8%