

BLACKSTONE VILLAGE
**COMMERCIAL SPACES
FOR LEASE**

BOBOLINK RIDGE, OTTAWA



1-866-736-8515 | broadstreetcommercial.ca
CommercialSpace@broadstreet.ca

B **BROADSTREET**
PROPERTIES LTD.



BLACKSTONE RIDGE

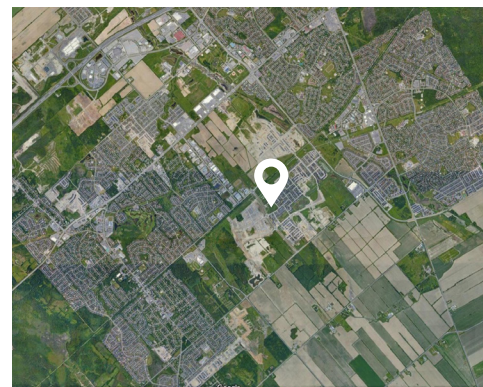
BOBOLINK RIDGE, OTTAWA

Blackstone Village is located south of the Trans-Canada Highway in the suburban community of Stittsville, immediately southwest of Kanata and within the National Capital Region, approximately 20 kilometers west of downtown Ottawa.

Stittsville's population now exceeds 41,000 residents within an area of approximately 7.74 square kilometers. The area was originally part of the Goulbourn Township and was amalgamated into the City of Ottawa in 2001.

Blackstone Village includes over 400 rental apartment residences surrounded by a community of over 4,000 people in over 1,500 private residences within a one-kilometer radius and is southwest of the commercial corridors of Terry Fox Drive to the east and Hazeldean Road to the north, and specifically situated on the NE corner of Bobolink Ridge and Robert Grant Avenue, south of Abbott Street East and west of Livery Street.

The area is experiencing rapid residential growth and is home to two secondary schools as well as several parks and employment centers including Glen Cairn Business Park, and the Costco found at Terry Fox Drive and the Trans-Canada Highway 417 is about 5 kilometers north. Amberwood Village golf course and the Cardel Recreation Complex are also nearby.



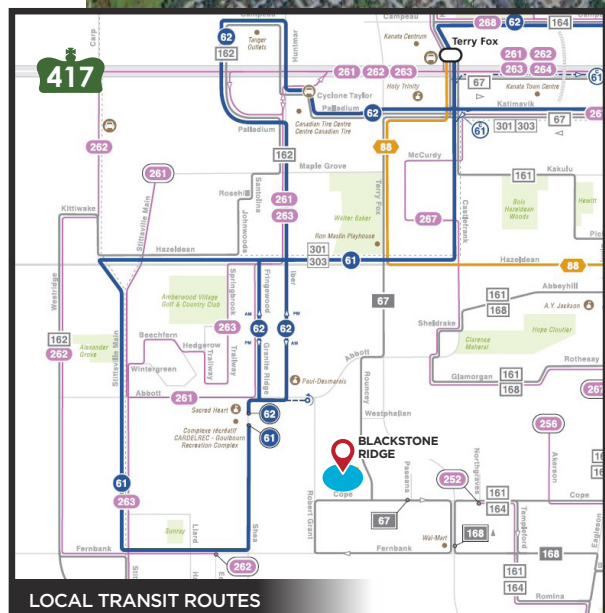
KEY FEATURES

- Central location within a growing community of over 4,000 residents
- Brand new, modern and professional construction
- Plenty of convenient parking
- Flexible lease terms

BLACKSTONE RIDGE

BOBOLINK RIDGE, OTTAWA

Central location within a growing community of **over 4,000 residents**. Blackstone Village will be connected to Hazeldean Road through **the Robert Grant Avenue Extension Project**. The new road will ultimately connect to Highway 417.



TWO-STOREY FREESTANDING BUILDING

340 BOBOLINK RIDGE



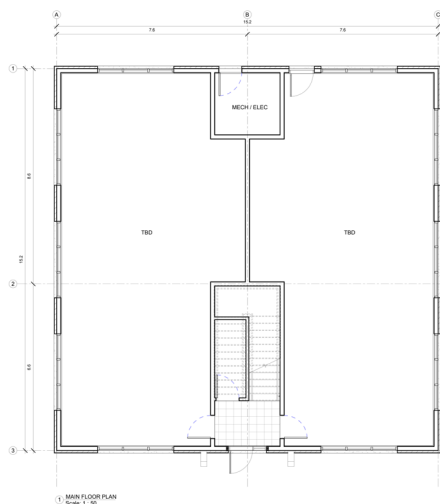
DETAILS

AVAILABLE SPACE 4,994 SQ FT

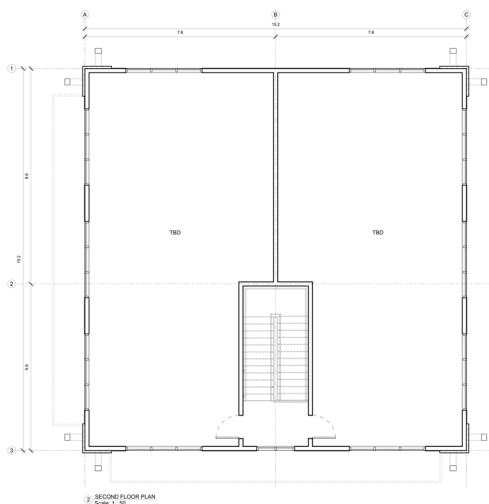
AVAILABILITY SPRING 2025

BASE RENT CONTACT US

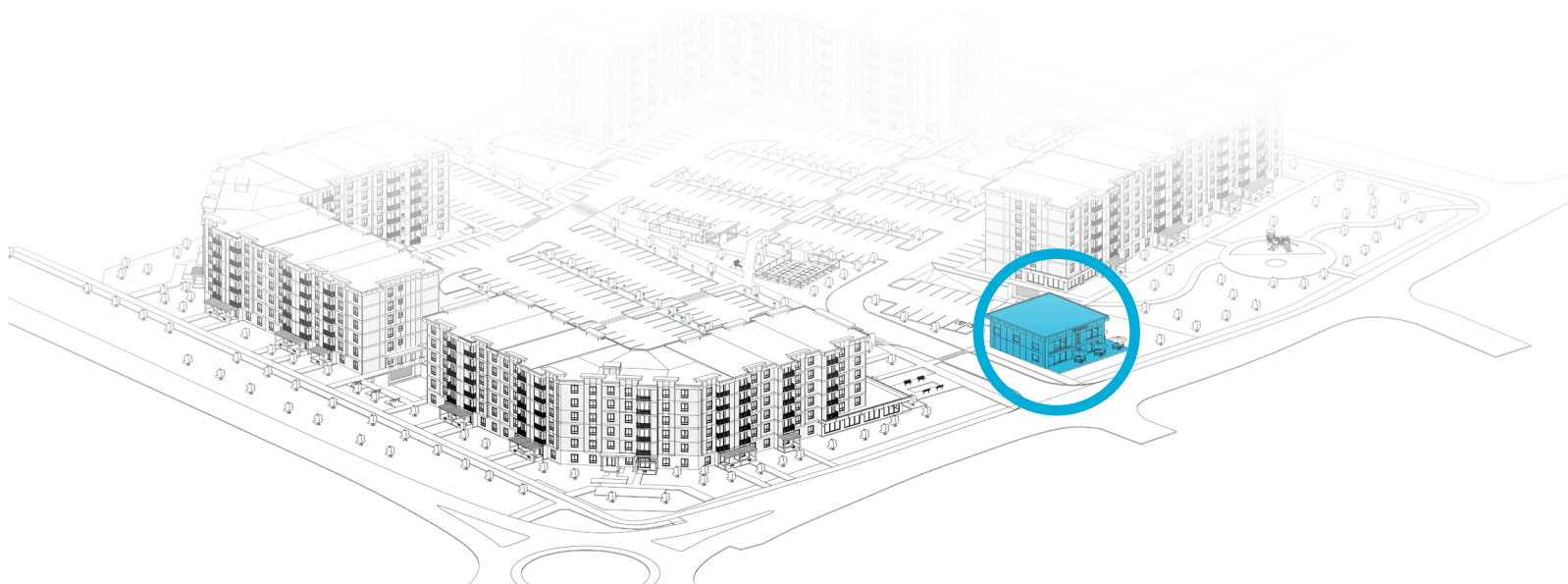
- 1st floor: 2,497 square feet of retail or office space
- 2nd floor: 2,497 square feet of office space
- Main floor ceiling height 13' 11 1/4"
- Second floor ceiling height 11'
- Entry vestibule with staircase, can demise into two halves up and down, or half of either floor.
- Mechanical room shown on main at rear.



1 MAIN FLOOR PLAN
Scale 1:50



2 SECOND FLOOR PLAN
Scale 1:50



BUILDING D

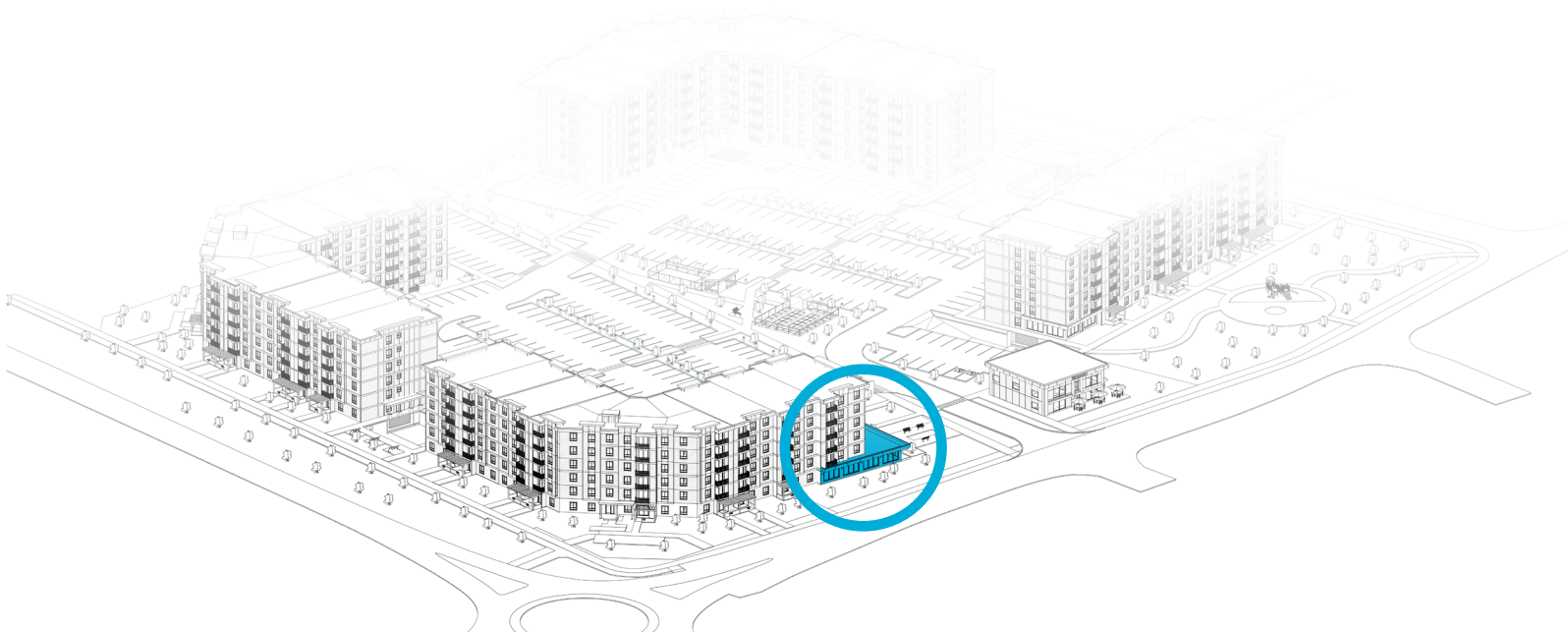
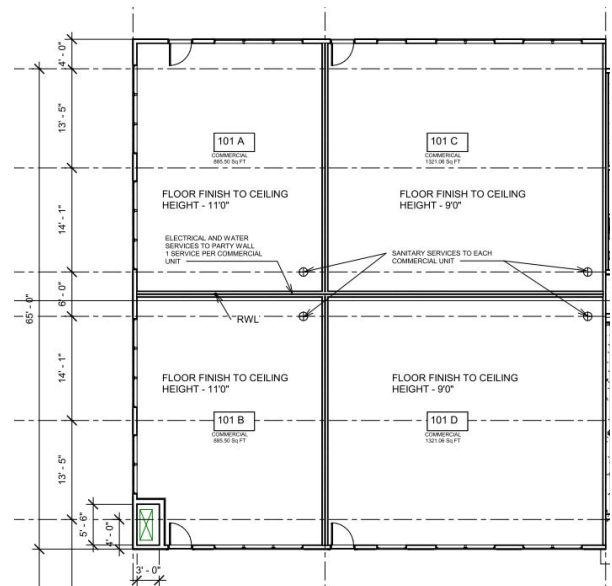
UNIT 101, 380 BOBOLINK RIDGE



DETAILS

AVAILABLE SPACE	4,416 SQ FT
AVAILABILITY	SPRING 2025
BASE RENT	CONTACT US

- Unit A: 885.5 square feet, 11' ceilings
Unit B: 885.5 square feet, 11' ceilings
Unit C: 1321 square feet, 9' ceilings
Unit D: 1321 square feet, 9' ceilings
- Units can be combined
- All space is over top of the parkade on a suspended slab.
(proposed sanitary service locations shown)
- Exposure on three sides; access will be via west or south elevations; accessibility ramp to be constructed.



BUILDING C MAIN FLOOR

UNIT 113, 350 BOBOLINK RIDGE



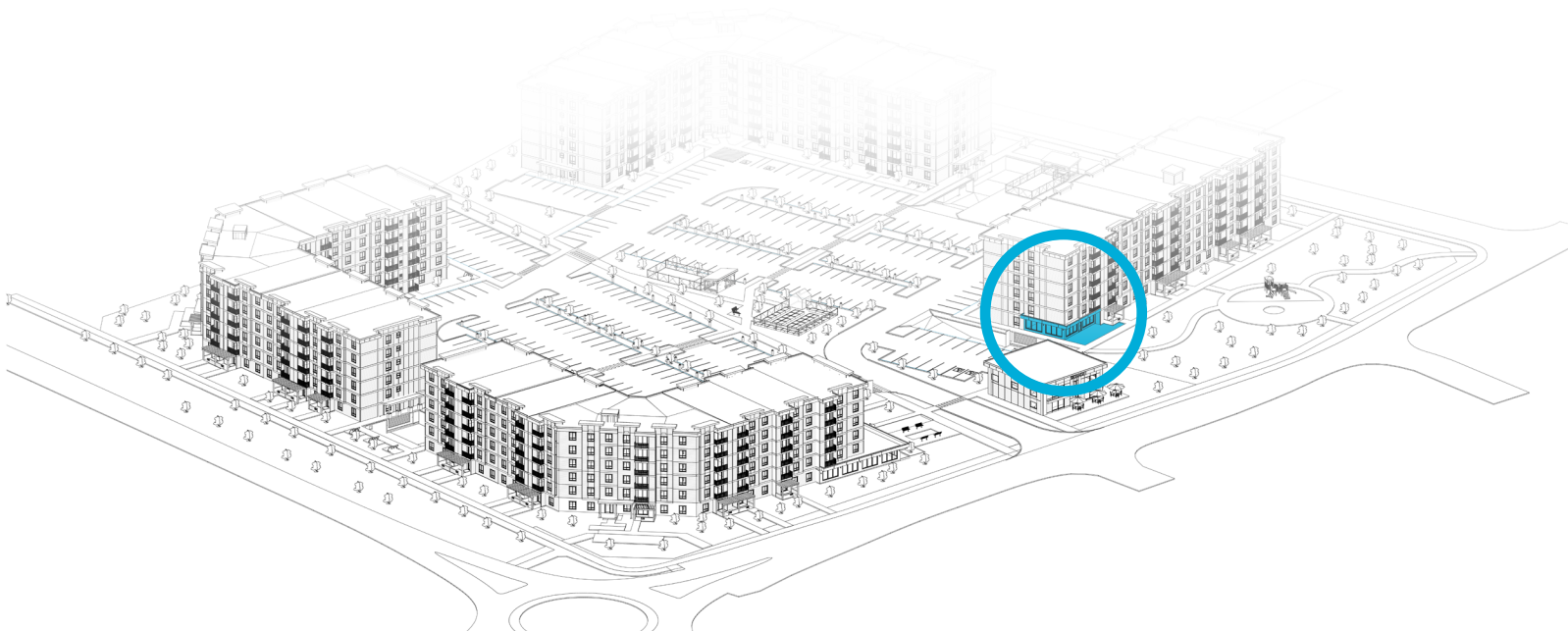
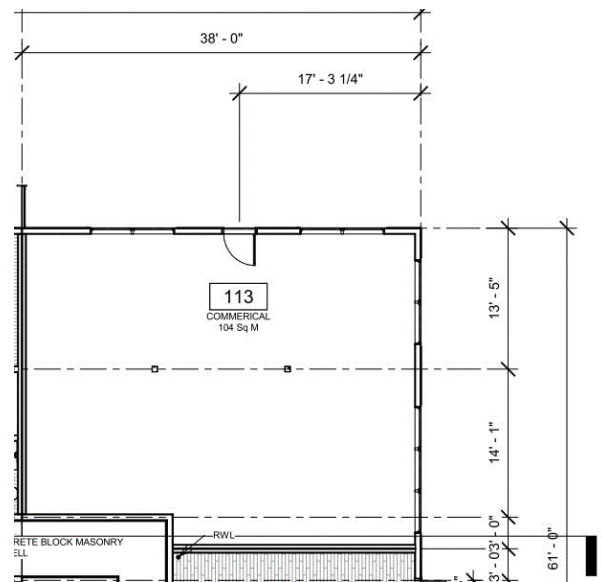
DETAILS

AVAILABLE SPACE 1,119.46 SQ FT

AVAILABILITY SPRING 2025

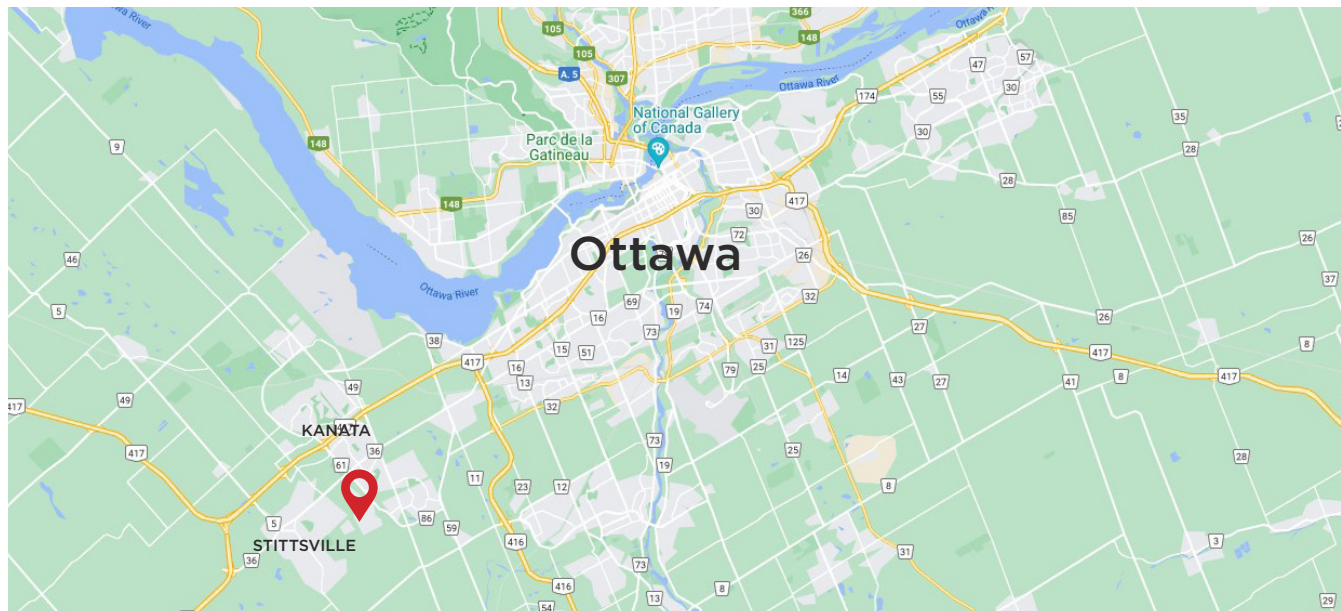
BASE RENT CONTACT US

- Suspended slab over parkade, residential suites beside and above



ZONING IN ARTERIAL MAINSTREET (AM) AREAS

BOBOLINK RIDGE, OTTAWA



ZONING – ARTERIAL MAINSTREET (AM)

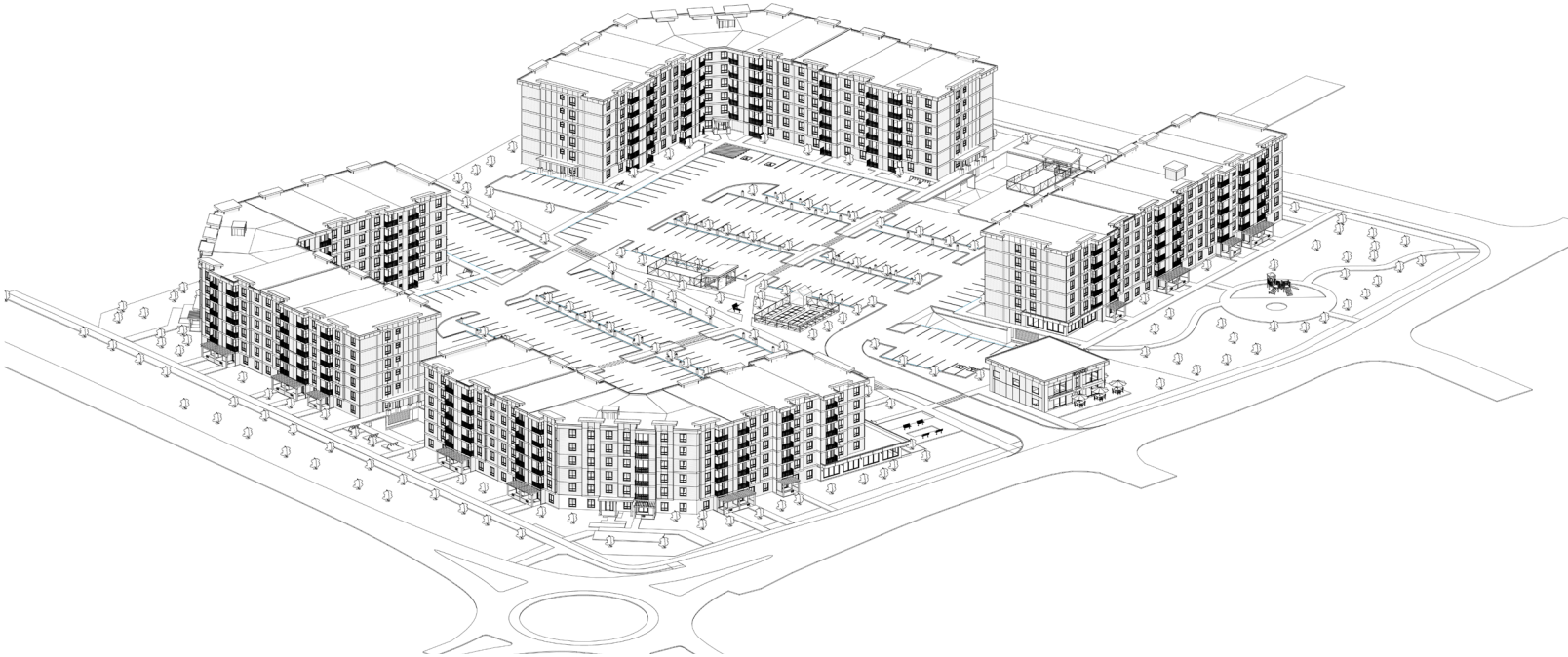
A purpose of the AM zoning is to accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings or side by side in separate buildings in areas designated Arterial Mainstreet in the Official Plan

PERMITTED USED INCLUDE:

- Animal Care Establishment
- Animal Hospital
- Artist Studio
- Automobile Rental Establishment
- Bank, Bank Machine
- Broadcasting Studio
- Catering Establishment
- Community Centre
- Community Health And Resource Centre
- Convenience Store
- Day Care
- Diplomatic Mission (See Part 3, Section 88)
- Emergency Service
- Hotel
- Instructional Facility
- Library
- Medical Facility
- Municipal Service Centre
- Museum
- Office
- Payday Loan Establishment (By-Law 2017-302)
- Personal Brewing Facility (By-Law 2019-41)
- Personal Service Business
- Place Of Assembly
- Place Of Worship
- Post Office
- Production Studio
- Recreational And Athletic Facility
- Research And Development Centre
- Residential Care Facility (By-Law 2011-273)
- Restaurant
- Retail Food Store
- Retail Store
- School
- Sports Arena
- Storefront Industry, See Part 3, Section 99 (By-Law 2018-171)
- Technology Industry
- Theatre
- Training Center

PARKING

BOBOLINK RIDGE, OTTAWA



Approximate allocations based on type of commercial occupancy anticipated and as guidelines for what can be provided to commercial tenants (subject to change depending on the tenancy type).

VEHICULAR PARKING

	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
MEDICAL	4/100m ²	410.26m ²	16.4	17
OFFICE	2.4/100m ²	440.26m ²	10.6	10
CONVENIENCE	3.4/100m ²	232.26m ²	7.9	8

For more information, please visit www.broadstreetcommercial.ca

WHO WE ARE

BROADSTREET PROPERTIES

Broadstreet Properties is a progressive and client-focused company with over 15,000 stabilized apartment and townhouse units in more than 30 cities across Canada, totaling over 15 million square feet. Known for its strong regional leadership and forward-thinking management, Broadstreet has established itself as the brand to beat in our industry. From pre-leasing new properties to the maintenance of our existing assets and the relationships we build with our tenants, our teams strive to continue to lead the industry in innovative ways.

OUR HISTORY

As a family-owned and operated organization, we hold our family values close to our business practices. With over 35 years of experience in land development and construction, our founder Kris Mailman has grown the organization from a local single-family home developer to an industry leader in building and managing multi-family housing developments across Canada. Over the decades, we have established family-friendly communities and a comfortable rental experience.

