

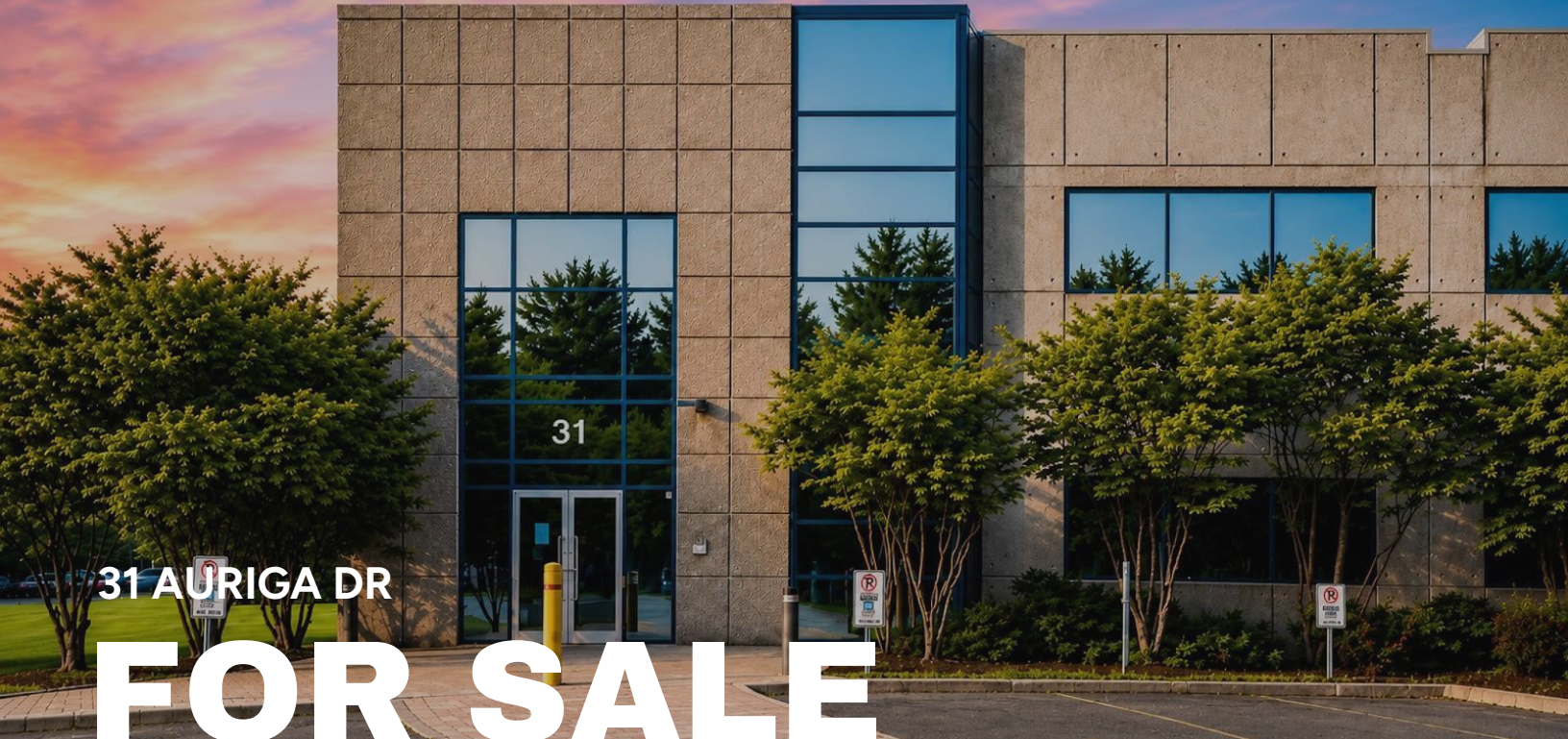


FOR SALE



31 AURIGA DR

HEADQUARTERS BUILT TO PERFORM



\$6,900,000 | 29,338 SF, 2.77 A

Located in Ottawa's Hunt Club Business Corridor, 31 Auriga Drive offers excellent access to Highway 416 and Ottawa International Airport. Flexible IM H(21) zoning and existing specialized infrastructure make the property well suited for defence, technology, engineering, R&D, training, and other knowledge-based users.



Adaptable Lab Infrastructure



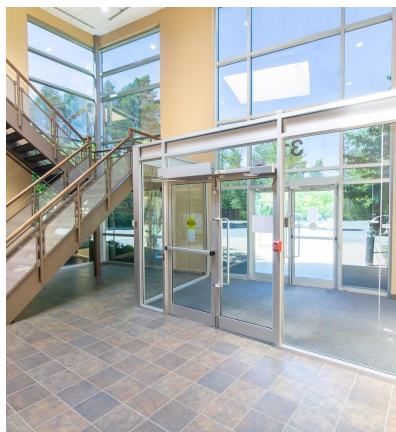
Elevator on Site



Double Man Loading Doors



600A / 600V / 3-Phase



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