

LIMEBANK CENTRE

Riverside – South Ottawa, Ontario

Located at the southeast corner of Limebank Road and Earl Armstrong Road in the burgeoning community of Riverside - South Ottawa, Limebank Centre is a 213,000 SF square foot retail development situated on 16 acres of land ideally positioned adjacent to the Region's recently announced Rapid Transit Corridor. Now actively leasing Phase I, this exciting retail development will feature a 49,000 square foot grocery store, restaurants, banks, as well as a diverse mixture of other retail and service providers dedicated to meeting the needs of South Ottawa's fastest growing community.

The Trillium Line South extension is one of three major extensions to Ottawa's LRT system currently under construction. The Trillium Line will connect to the downtown core via Bayview Station and the east-west Confederation Line and the Ottawa Airport via the Airport Link. The rail line will be elevated along the southern boundary of the site, municipally known as 1424 Earl Armstrong Road, within the future Town Square Boulevard. The elevated Limebank Station is the terminus station for the line and is located approximately 100 metres west of the property. As part of the project, raised cycle tracks and sidewalks will be constructed along the south edge of the site. The Trillium Line South extension is expected to open for revenue service in late 2024.

CENTRE PROFILE

Total Square Feet	212,977
Total Square Feet Phase I	117,473
Total Square Feet Phase II	95,504
Number of Parking Spaces	617

LEASING INQUIRIES

Morguard Brokerage
55 City Centre Drive, Suite 800, Mississauga, ON L5B 1M3
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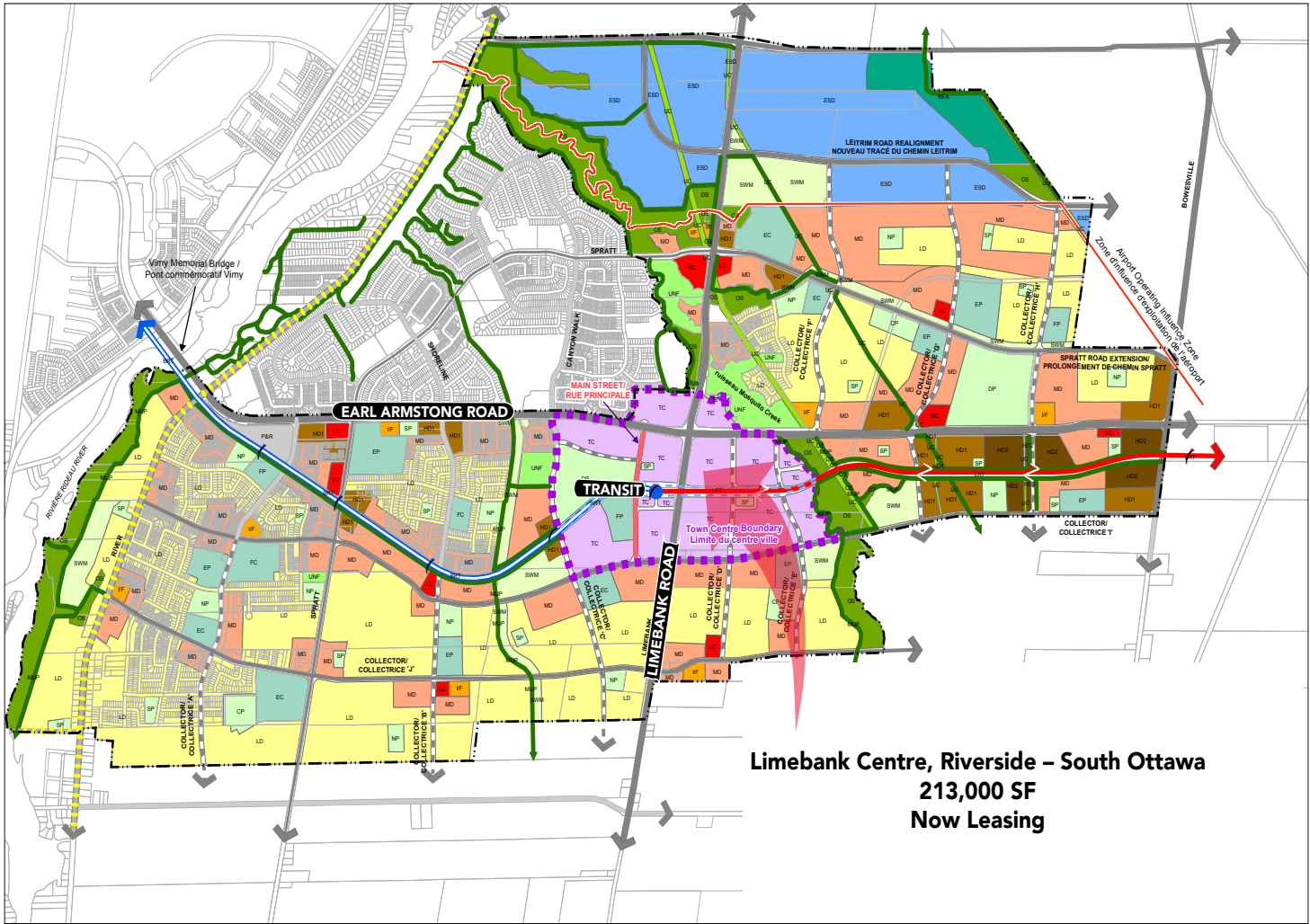
LIMEBANK CENTRE
Limebank Road & Earl Armstrong Road
Riverside – South Ottawa, ON



Real Estate Potential. Realized.

LIMEBANK CENTRE

RIVERSIDE SOUTH COMMUNITY DESIGN PLAN



Limebank Centre, Riverside – South Ottawa
213,000 SF
Now Leasing

DESIGNATION / DÉSIGNATION

LD - Neighbourhood - Low Density / Quartier de faible densité	DP - Park - District / Parc secteur	Transfer Station / Station de correspondance
MD - Neighbourhood - Medium Density / Quartier de densité moyenne	CP - Park - Community / Parc communautaire	Future O-Train Station / Station O-Train (futur)
HD1 - Neighbourhood - High Density 1 / Quartier de densité élevée 1	NP - Park - Neighbourhood / Park quartier	O-Train and Station / O-Train et station
HD2 - Neighbourhood - High Density 2 / Quartier de densité élevée 2	SP - Park - Parkette / Mini-parc	Transitway – at grade / Transitway – Voie à niveau
TC - Town Centre / Centre ville	OS - Passive Open Space(s) / Espace(s) de détente	Scenic Route / Route panoramique
NC - Commercial - Neighbourhood / Commercial quartier	NEA - Natural Environment Area / Zone écologique naturelle	Main Street / Rue principale
LC - Commercial - Local / Commercial local	SWM - Stormwater Management Facility / Installation de gest on des eaux pluviales	Transit Street / Rue longeant la Ligne Trillium, où circulent les autobus
ESD - Employment and Special District / Emploi et District Particulier	UNF - Urban Natural Feature / Caractéristique naturelle zone urbaine	Secondary Plan Boundary / Limite du Plan secondaire
IF - Institutional / Firehall / Institutionnel / Caserne de pompiers	UC - Green Transportation and Utility Corridor(s) / Transport vert et couloir(s) de service(s) public(s)	
FC / FP / EC / EP - Schools - Secondary - Elementary / Écoles - secondaire - élémentaire	P&R - Park and Ride / Parc-o-bus	
	Multi-Use Pathway / Sentier polyvalent	

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