

LONGFIELDS SQUARE II

the heart of Barrhaven



for lease

COMMERCIAL SPACES



CAMPANALE.COM



Introducing Longfields Square II

Since launching in 2011, Longfields Station was envisioned with the goal to create a harmonious, thriving community in the heart of Barrhaven. For decades, Campanale has been proud to build better spaces to live, work and play by using innovative, energy-efficient, green-building designs and award-winning craftsmanship. Now, as this master planned community continues to grow, we are excited to introduce Longfields Square II - a unique offering of modern rentals, and additional commercial spaces for lease.

Longfields Square II will build within the existing Longfields Station and will combine the best commercial spaces with brand new urban terrace homes, and 2-storey lofts with private rooftop patios. This is all part of the "Campanale Advantage" - our commitment to provide our clients with an unparalleled level of service, exceptional quality, and a strong focus on energy-efficient designs.

Area Amenities

Explore the Community

We believe in fostering a sense of belonging, well-being and promoting an active lifestyle. Barrhaven is home to some of Ottawa's best schools, green spaces, parks, and walking trails. Living and working in Barrhaven offers a fulfilling lifestyle, a welcoming community, and strong investment potential.

A Thriving Community

Population of over 110,00 people in Barrhaven.

Steps Away from Transit

Located across from the Longfields Transit Station.

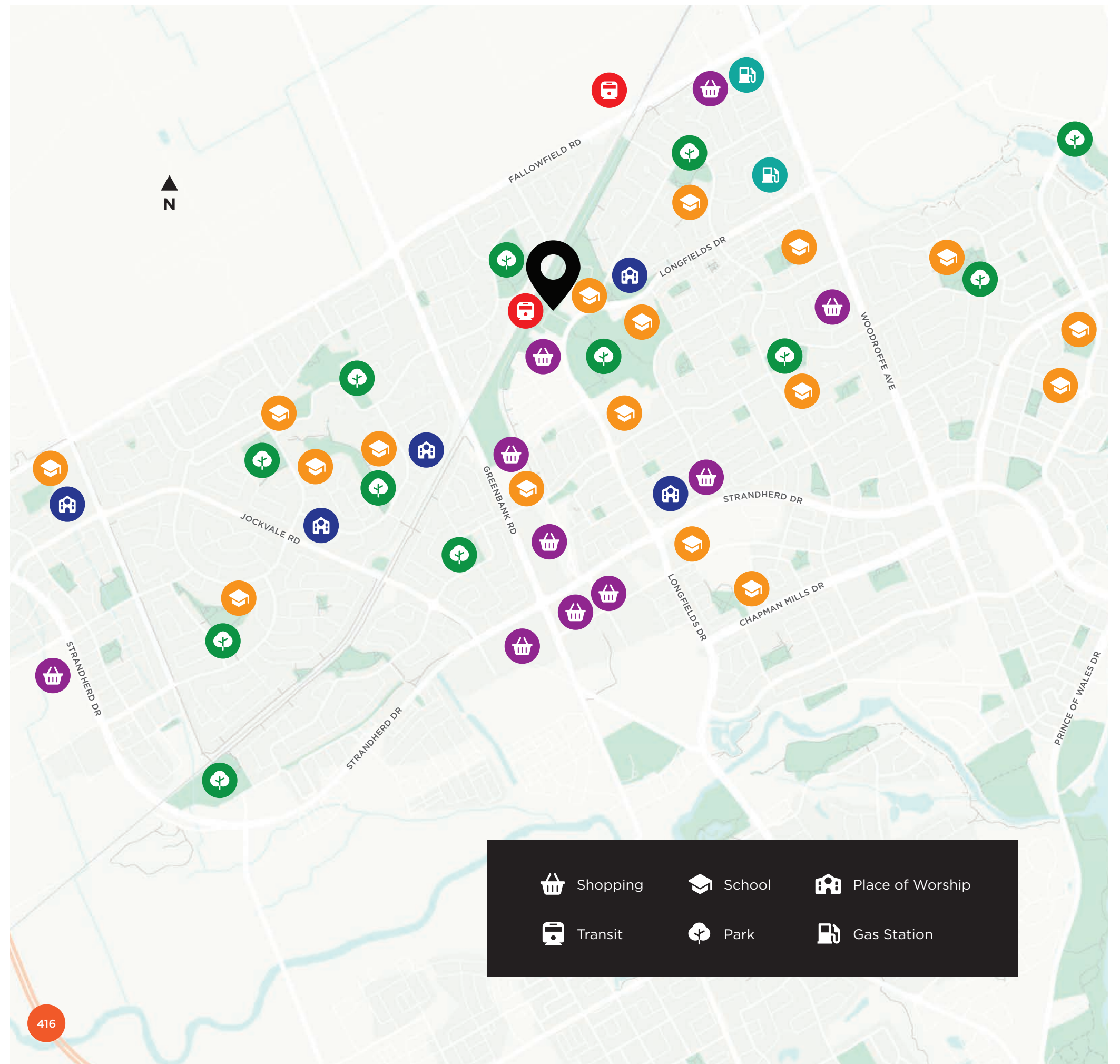
Walk, Bike, Drive

Excellent exposure to pedestrian and vehicular traffic.

Family-Friendly Living

Located within walking distance (less than 3km) to 4 major high schools.

If you are looking for a place to call home or a business location that aligns with your core values, Longfields Square II offers the perfect balance of sustainable living and commercial opportunities designed for growth and innovation.



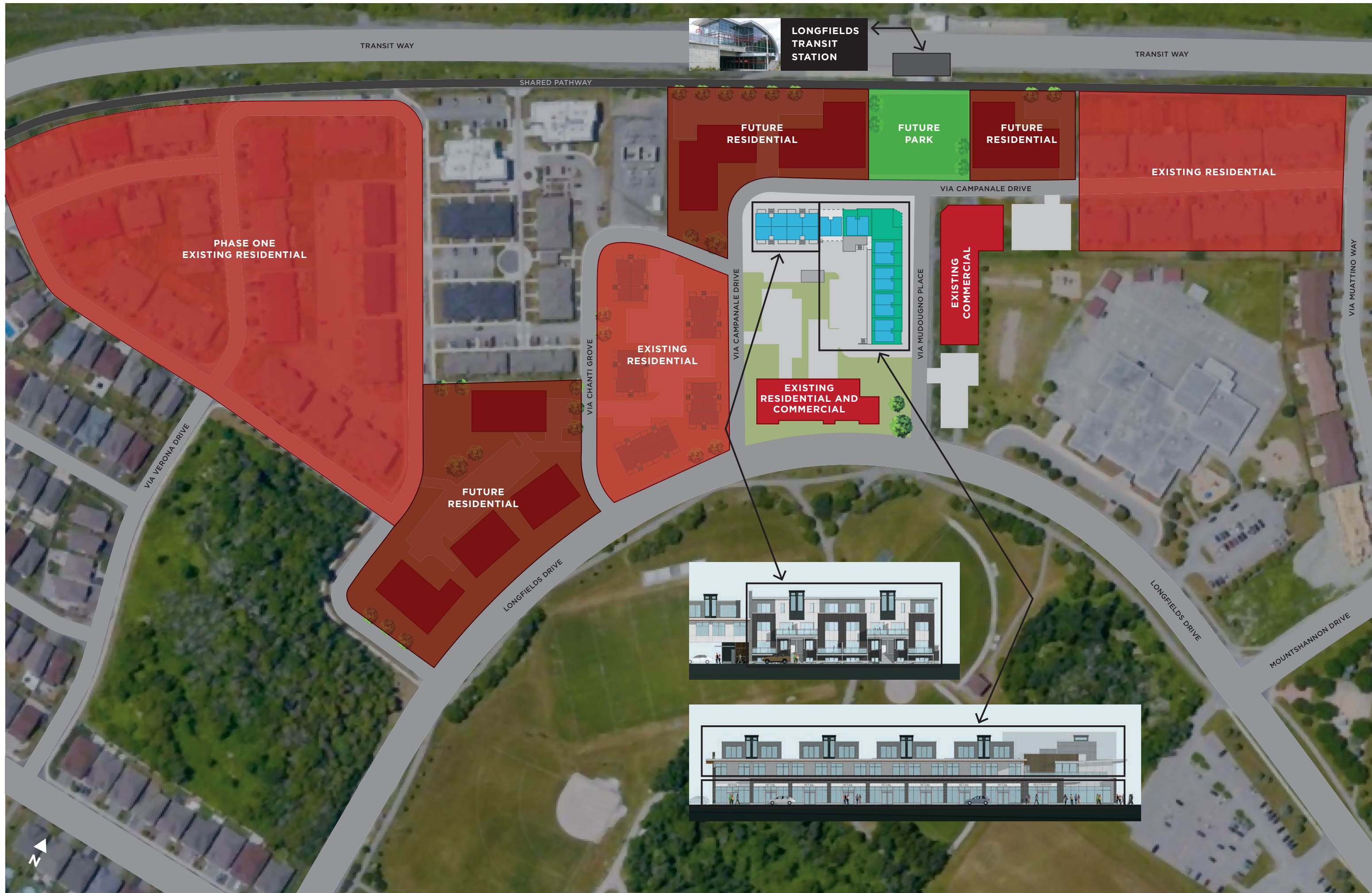


Longfields Station: Our Vision in the Making

A master-planned community in the making, our vision for Longfields Station is to make Barrhaven the favoured destination for individuals looking to thrive in a forward-thinking environment. With the fastest access to transit, this is a community designed for those looking to benefit from a vibrant community with state-of-the-art commercial spaces and fresh, modern rental properties.

Down the road, future development of Longfields Station will include two residential high-rise buildings, even more commercial space, and a future park that will connect to Longfields Station transit station and pedestrian plaza.

the master plan



Live Life Here

It's downtown living, in the heart of Barrhaven. Located just 20km southwest of downtown Ottawa, here is where you will find a sustainable, energetic, growing community to enjoy for years to come.

Modern Rentals Redefined

Longfields Square II will have two product offerings for rent: Urban terrace homes and 2-storey lofts with private rooftop patios.

Our urban terrace homes feature 2 bedrooms, 1.5 bathrooms and come with one parking space, and in-suite laundry. The 2-storey lofts, with 3 bedrooms and 2 full baths, are located above the commercial spaces. Here, residents will enjoy warmer months atop their very own private rooftop patios.

Longfields Square II rentals benefit from energy efficient features and are built 10% Better Than Code.

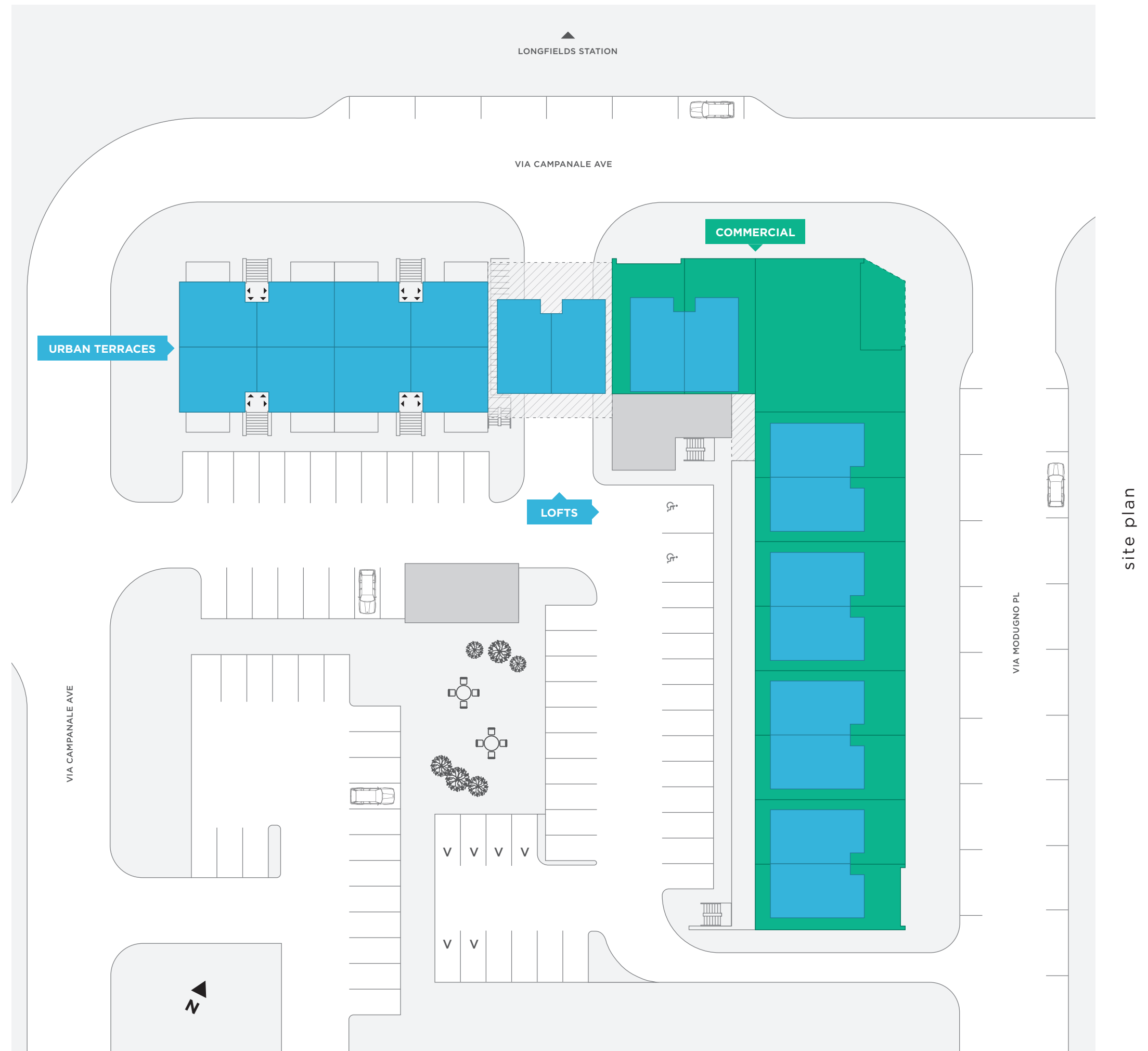
Commercial Space

A thriving hub where businesses can flourish. Longfields Square II has all new commercial space for lease, tailored to accommodate everything from retail shops to restaurants, and more. With a focus on sustainability and energy-efficient designs, our commercial buildings are conducive to productivity and innovation.

Parking + Outdoor Space

Customers, residents and visitors will benefit from lots of available parking. Also in the parking area is a beautiful outdoor space with seating areas designed for the community to meet and connect.

If you're ready to join this thriving community, please reach out to us today.



Building Plan

Spring 2024 Occupancy

Units range from 1,100 to over 2,000 sq.ft.

Unit 9: Potential restaurant includes 1,598 sq. ft. of outdoor patio space (380 sq.ft. main floor + 1,218 sq.ft. rooftop)

Excellent exposure to foot and vehicular traffic.

27 common commercial parking spaces.

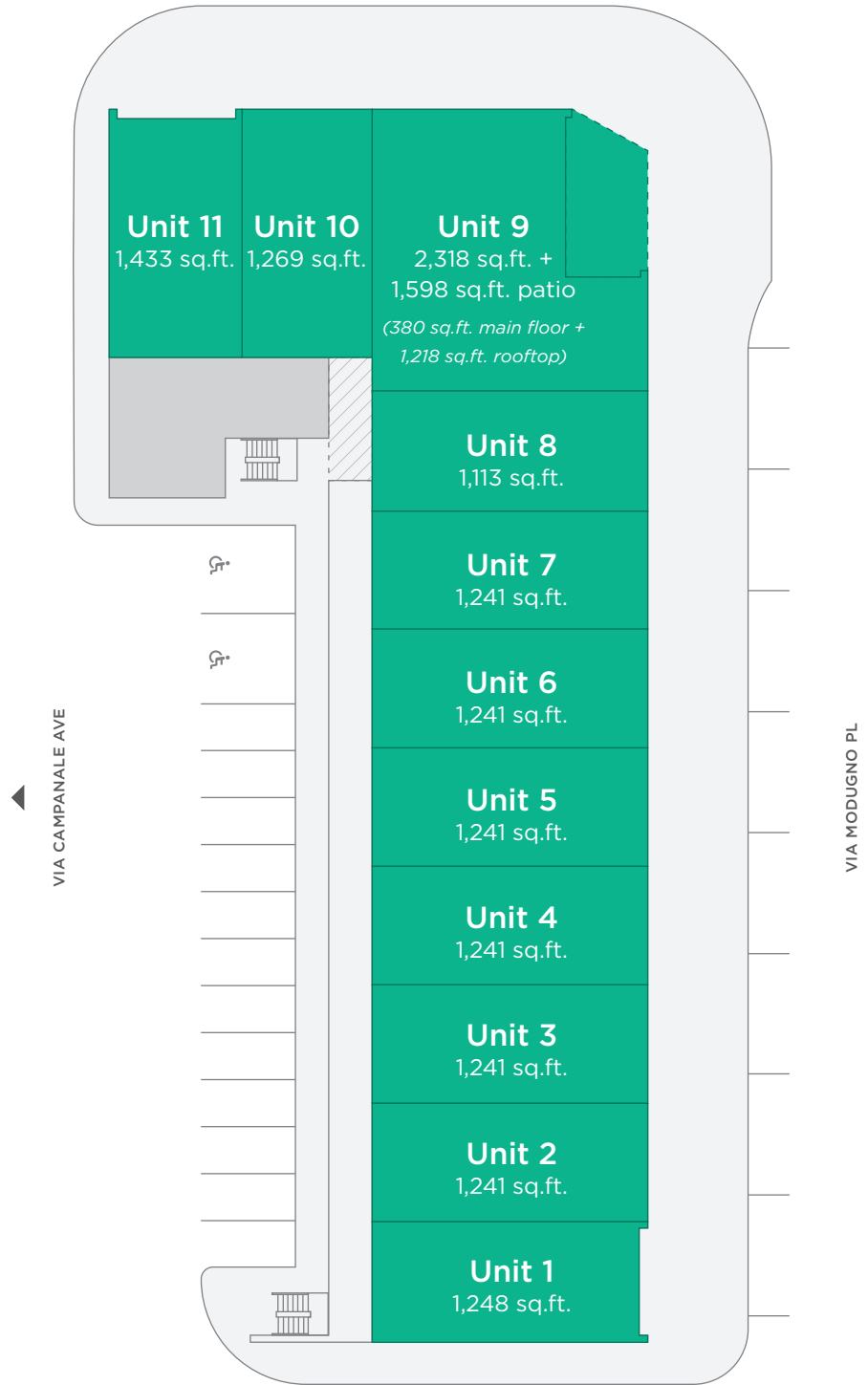
Approximately 64 lay-by city parking.

Campanale offers timely, efficient and quality-focused fit-ups to prepare your business for move-in.



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Campanale

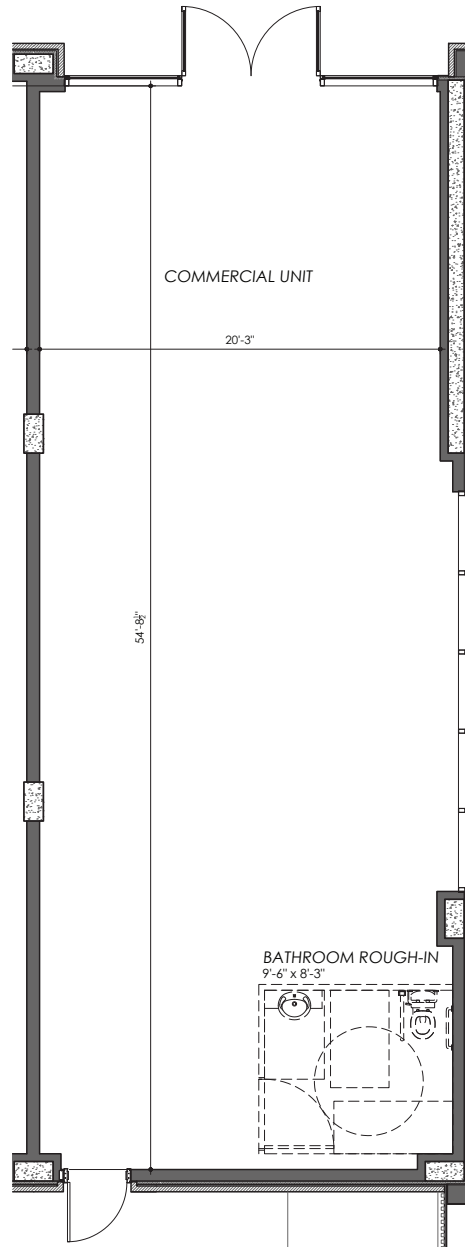
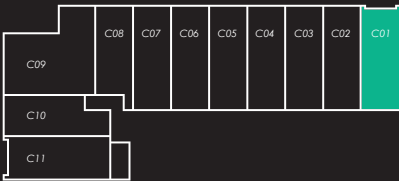
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Unit 1

1,248 sq.ft.

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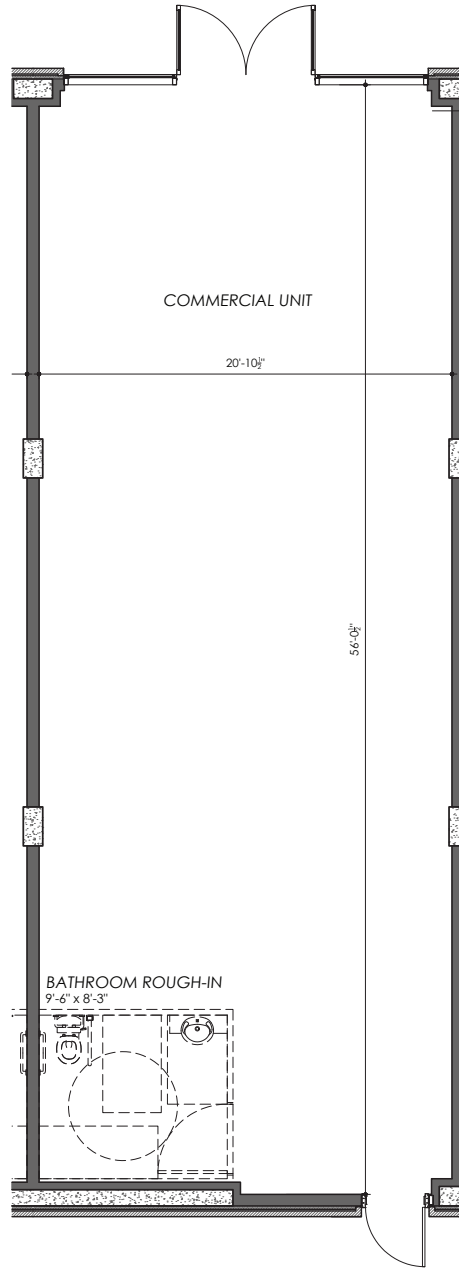
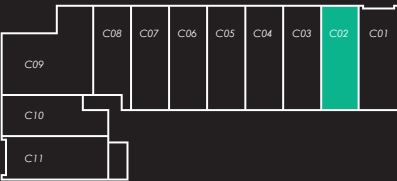
Room dimensions noted are to face of finished walls. Areas noted are to exterior of framing/ structure. Actual built dimensions may vary slightly due to construction requirements. E. & O. E.

Unit 2

1,241 sq.ft.

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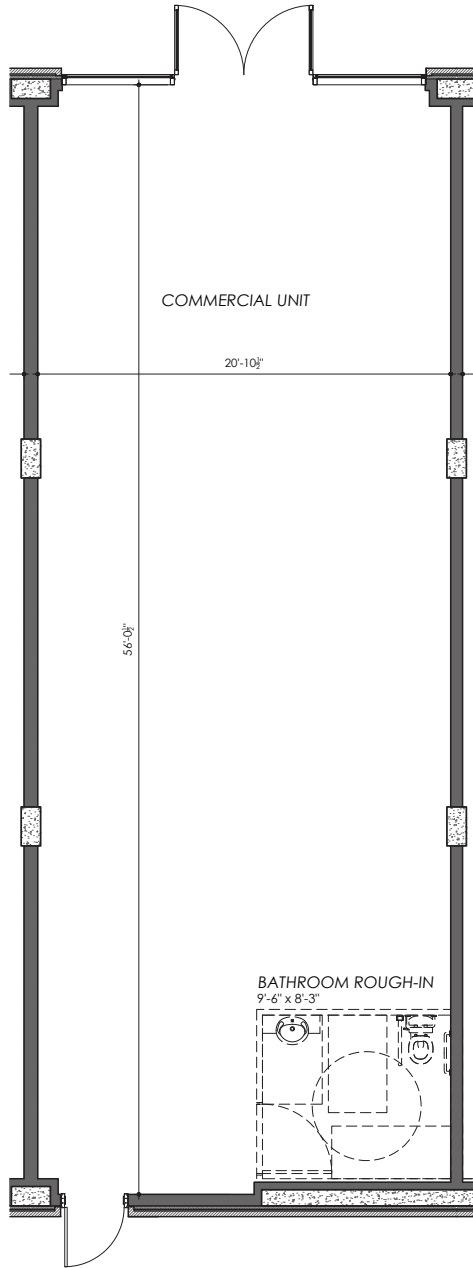
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Unit 3

1,241 sq.ft.

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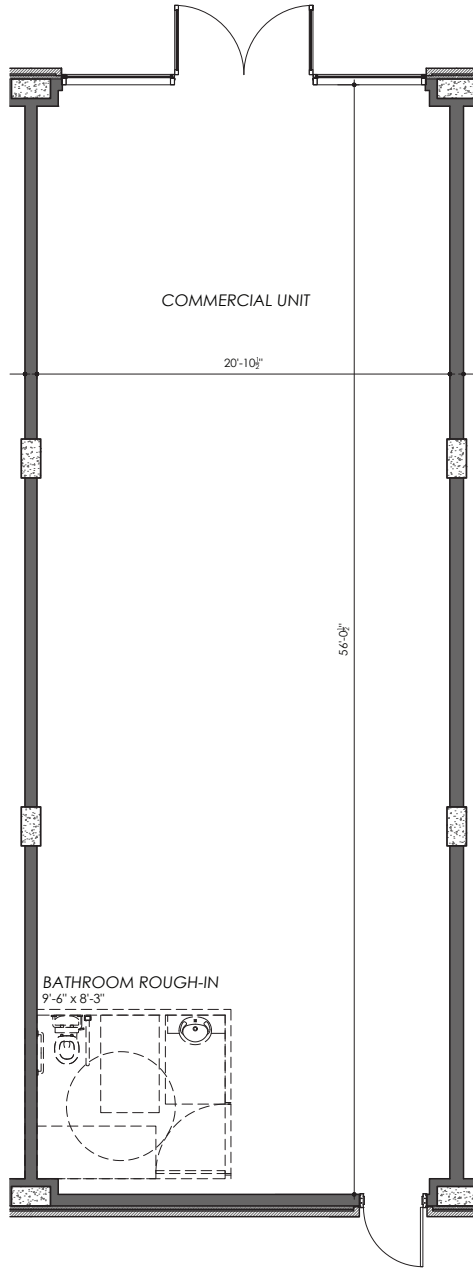
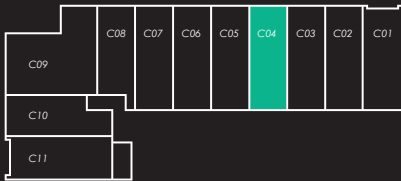
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Unit 4

1,241 sq.ft.

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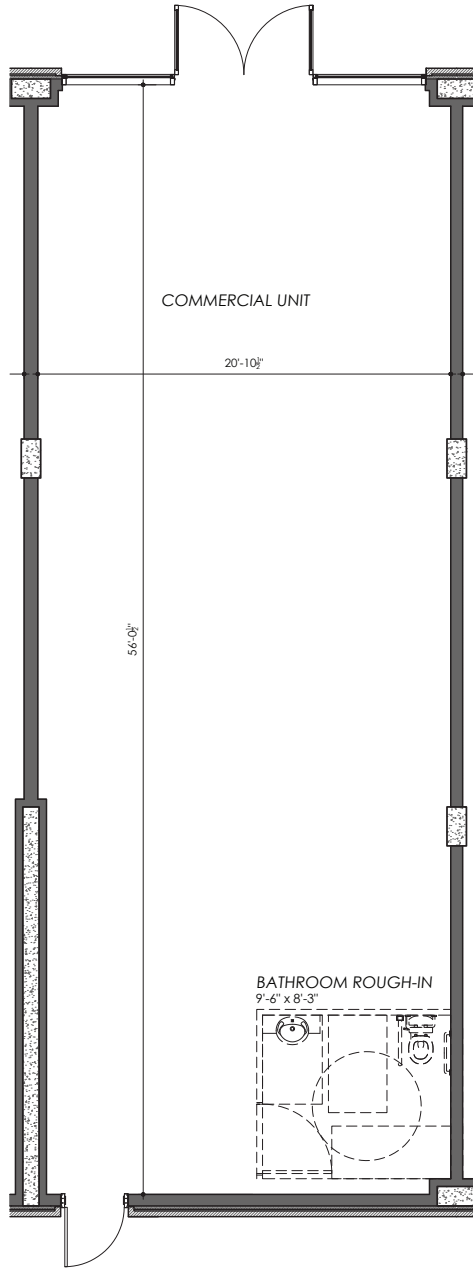
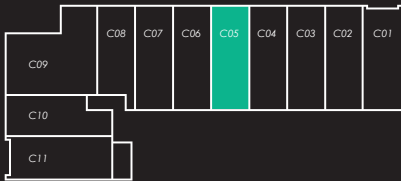
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Unit 5

1,241 sq.ft.

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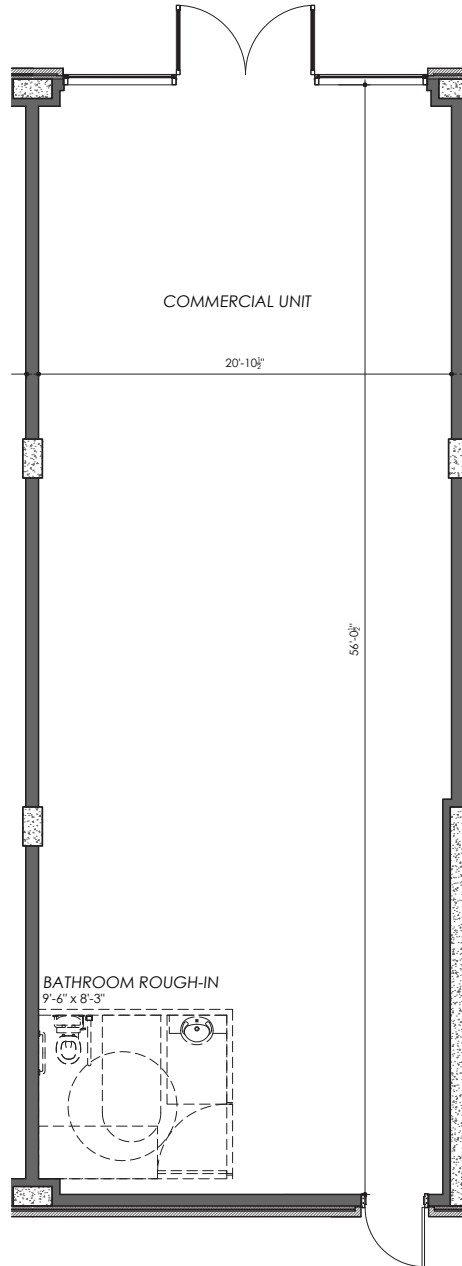
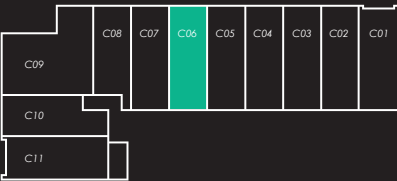
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Unit 6

1,241 sq.ft.

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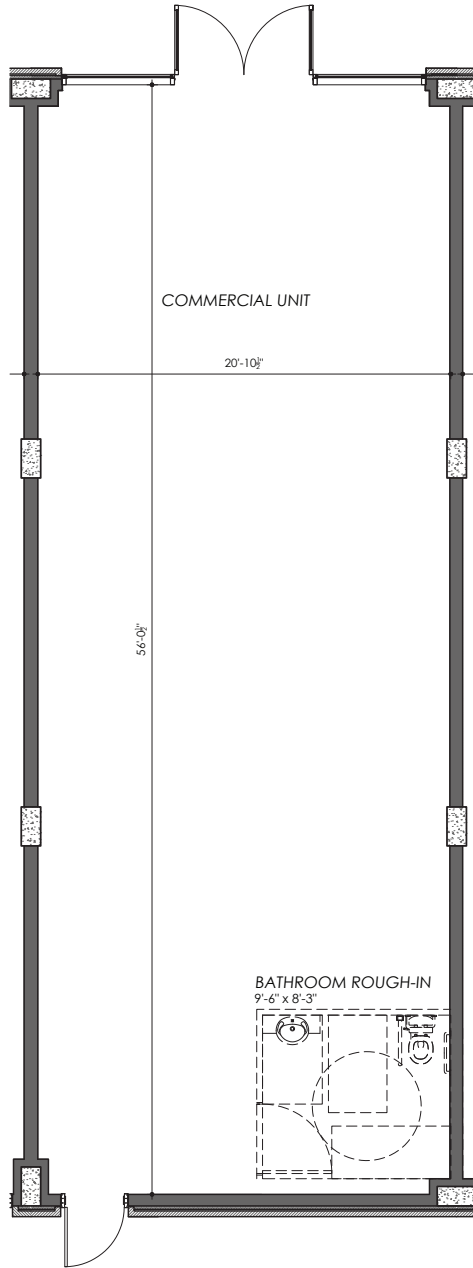
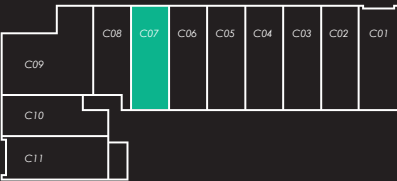
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Unit 7

1,241 sq.ft.

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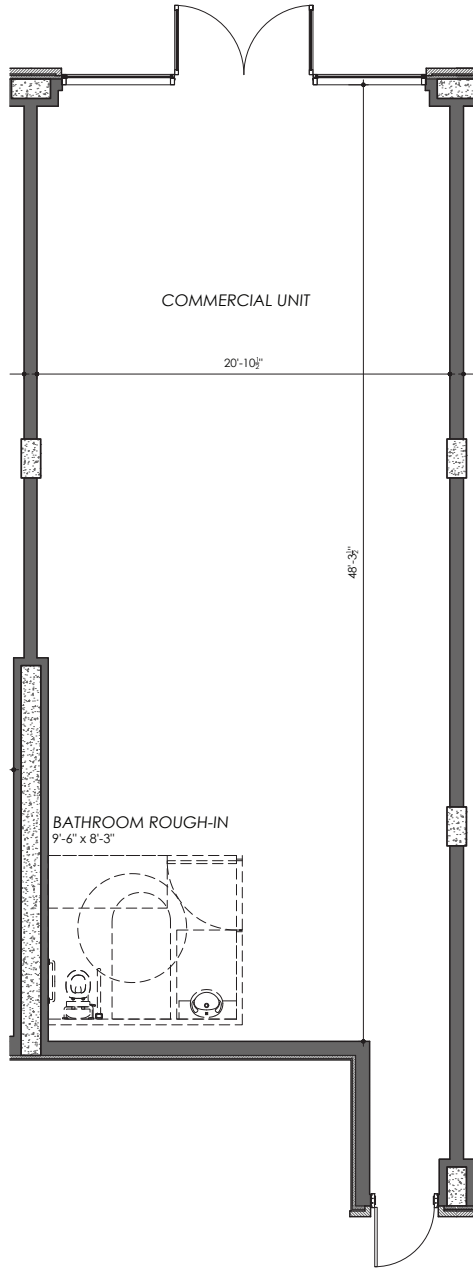
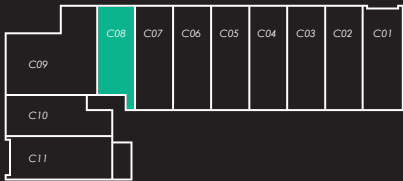
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Unit 8

1,113 sq.ft.

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Unit 9

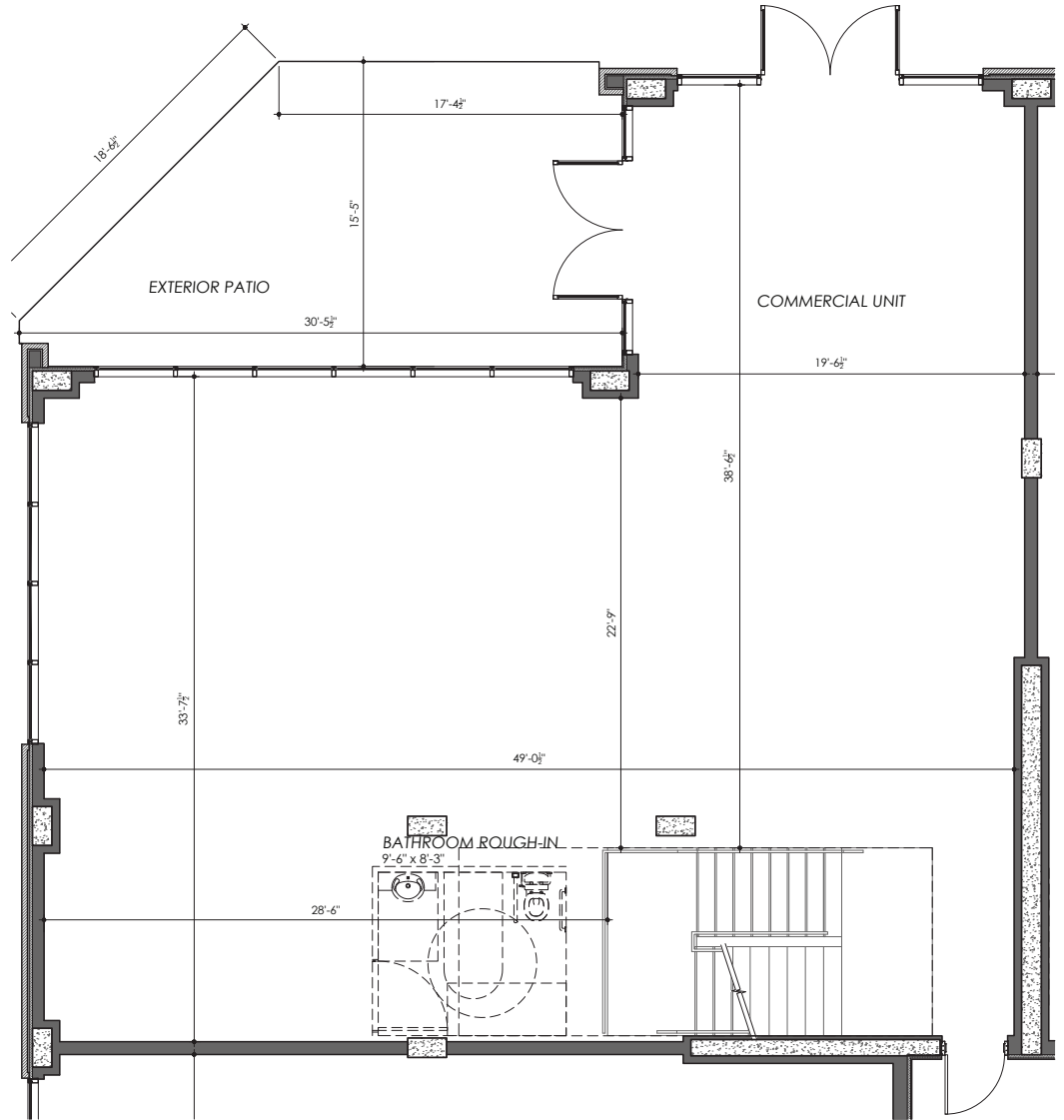
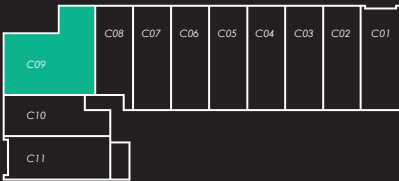
2,318 sq.ft. + 1,598 sq.ft. Patio

380 sq.ft. Main Floor Patio

1,218 sq.ft. Rooftop Patio (see next page)

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MAIN LEVEL



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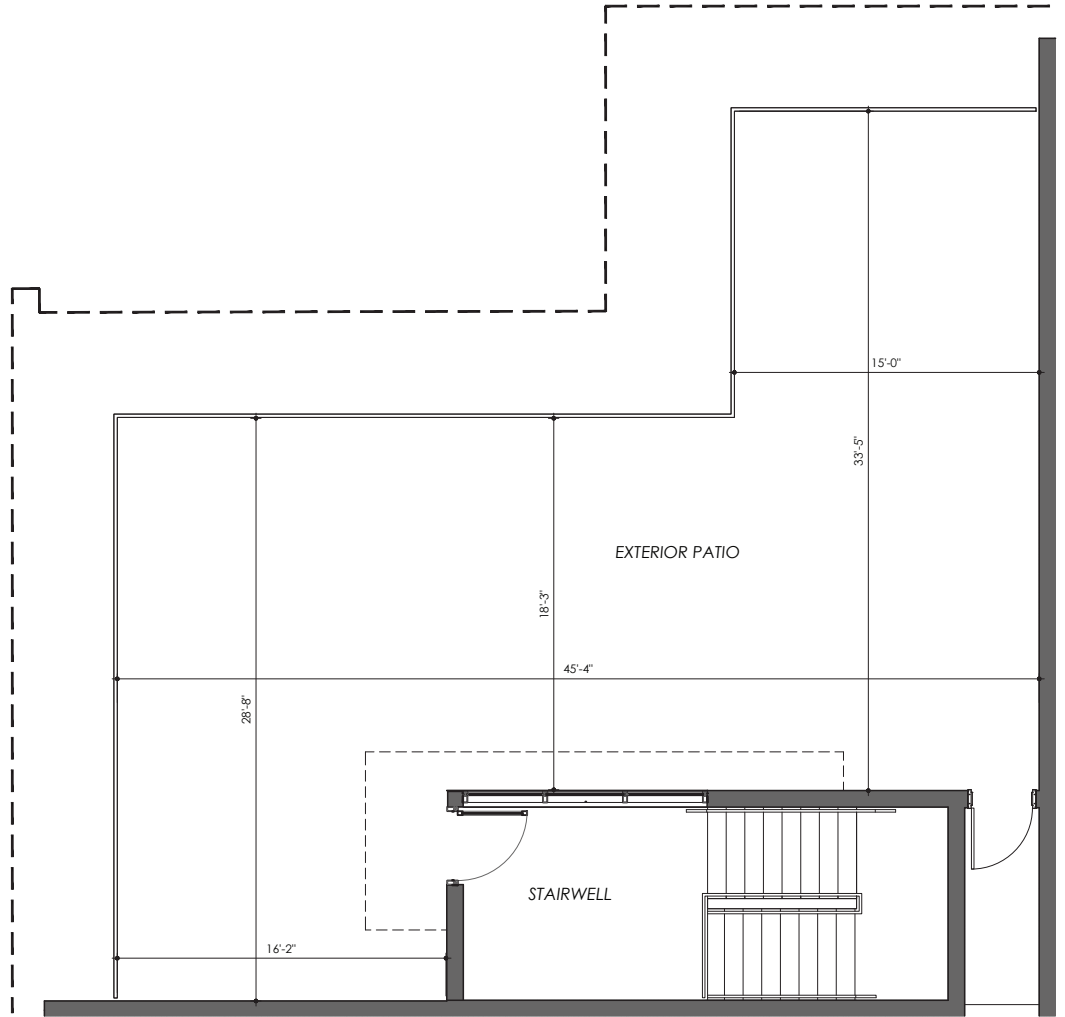
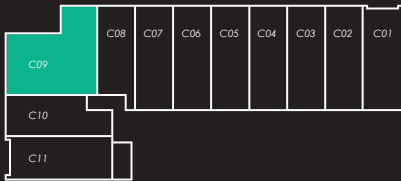
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Unit 9

1,218 sq.ft. Rooftop Patio

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ROOFTOP



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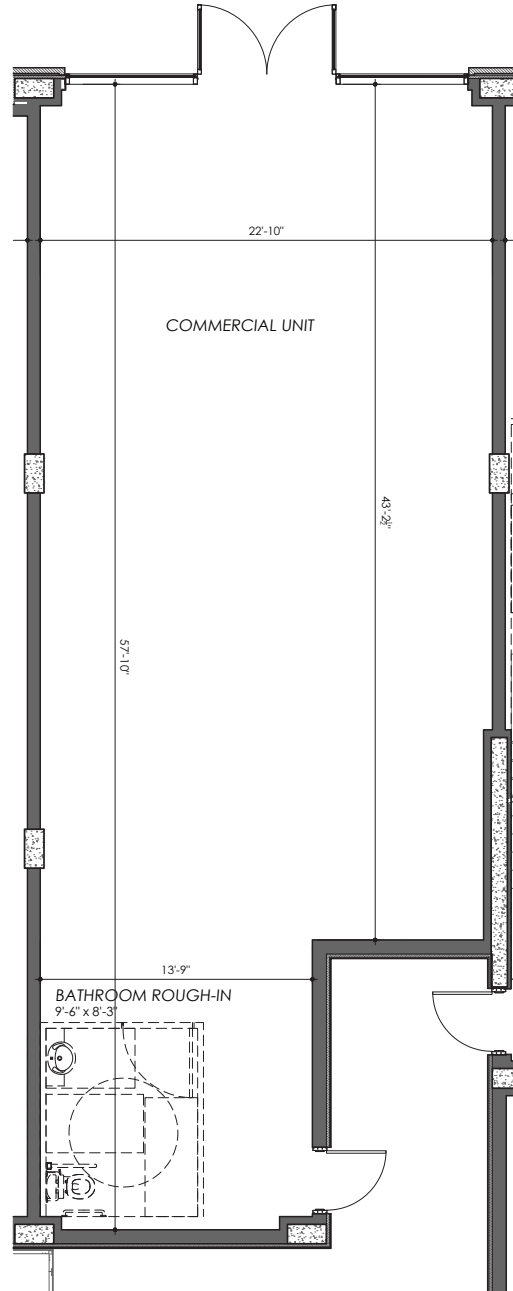
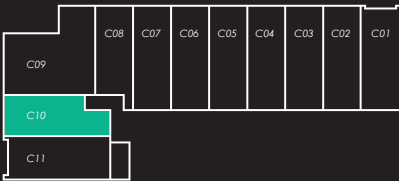
Room dimensions noted are to face of finished walls. Areas noted are to exterior of framing/ structure. Actual built dimensions may vary slightly due to construction requirements. E. & O. E.

Unit 10

1,269 sq.ft.

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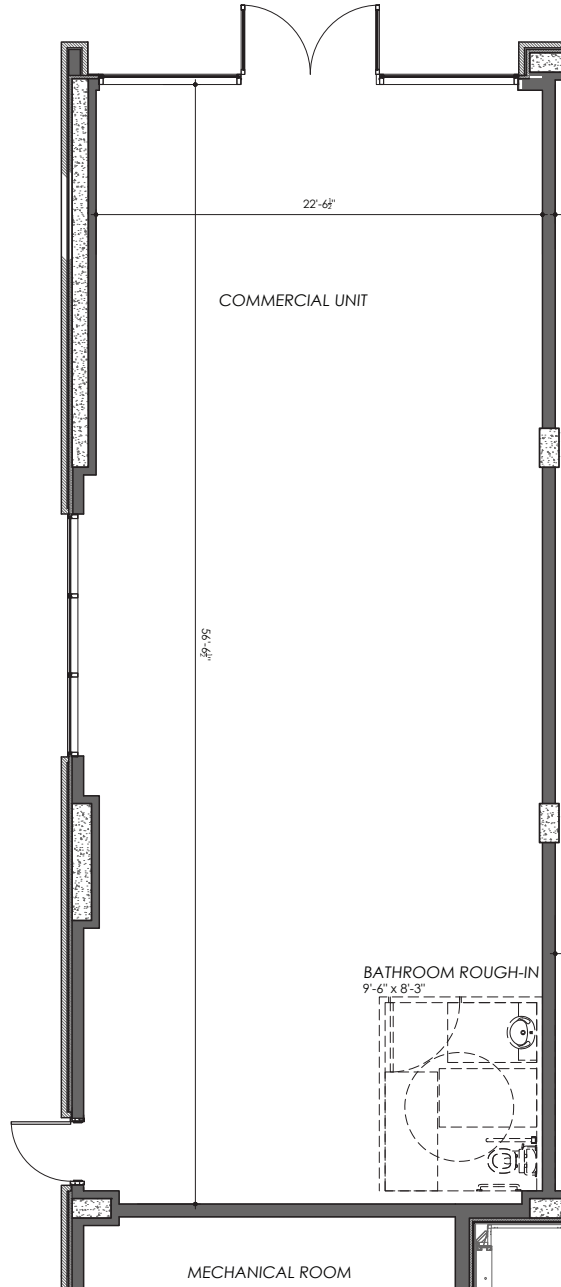
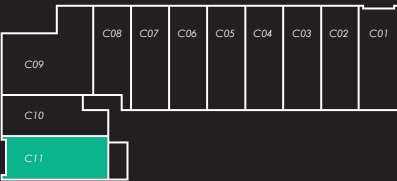
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Unit 11

1,433 sq.ft.

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Specifications and Operational Costs

Structure

- Ceiling height from top of slab to underside of ceiling will be 11' excluding any required drops, mechanical, plumbing, sprinkler, electrical or general common building requirements (as per plan)
- Unfinished concrete slab floor throughout

Walls and Ceilings

- Interior surface on exterior walls to be insulated, drywalled, smooth finished and primed as per plan
- Interior steel-framed partition walls to be fire rated, insulated, smooth finish and primed as per plan

Plumbing

- Sanitary sewer pipe to be provided to each unit
- Water supply to be provided to each unit
- 2-piece plumbing rough-in

Mechanical

- 120/208V natural gas fired HVAC unit ceiling mounted, sized as per engineer for the space. Plenum stub only (ductwork to be done by tenant/owner)
- Exterior wall mounted- side discharge condensing unit at rear, sized as per engineer for the space
- High efficiency ERV mounted to ceiling

Electrical

- All units excluding unit 9 floor mounted 45 KVA step-down transformer to 120/208V
- Unit 9 112.5 KVA floor mounted step-down transformer to 120/208V
- 3 phase 4-wire 120/208v 225 amp electrical panel
- Unit 9 to have 3-phase 4-wire 120/208V 400 amp electrical panel
- Rough-in including emergency lights and pull stations at exit doors
- Rough-in to include wiring for future sign box control and future handicap power door operator
- No base building lights included

Operating Costs: \$16.40 per sq. ft.

Included in the operational costs:

- Repairs & Maintenance
- Cleaning Janitorial
- Painting
- HVAC
- Snow Removal
- Management
- Security/Fire Services
- Insurance
- Property Taxes
- Professional Fee
- Gas
- Common Water & Sewer
- Common Hydro
- Garbage

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