

INVESTMENT OPPORTUNITY

1161 CRAWFORD DRIVE

PETERBOROUGH, ONTARIO

INVESTMENT SUMMARY



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THE OFFERING

Colliers International is pleased to offer for sale a 100% freehold interest in a single tenant office property located at 1161 Crawford Drive, Peterborough, Ontario (the “Property”). This offering represents an excellent opportunity to acquire an institutionally-managed property with a AAA covenant in a growing City with solid in-place infrastructure and increasingly strong economic and demographic fundamentals.

The Property was purpose built and 100% occupied by the Federal Government adhering to the strict building requirements imposed by this tenancy. These tenant-specific improvements and guidelines greatly increase the renewal probability resulting in a long-term tenant. Totaling 32,485 square feet, this quality office building is situated on a 5.30-acre lot with 109 on-site parking stalls, as well as some excess green space.

1161 Crawford Drive provides investors with an excellent outlet to place capital at a very attractive return. The Property can be purchased free and clear of financing allowing an investor the opportunity to take advantage of the current low interest rate environment.



OFFERING SUMMARY

PROPERTY TYPE	Single storey office building
SITE AREA	5.30 acres
LEASABLE AREA	32,485 SF
PARKING	109 Parking spots
# OF TENANTS	1
NET OPERATING INCOME	\$776,789
FINANCING	Treat as free and clear
DATA ROOM	Interested parties that have signed the Confidentiality Agreement will be granted access to the Data Room
PRICE	\$10,000,000
CAP RATE	7.8%

LOCATION OVERVIEW

PETERBOROUGH

Peterborough is a city on the Otonabee River in Central Ontario, Canada, 125 kilometres North-East of Toronto and approximately 268 kilometres southwest of Ottawa. Highway 7 passes through Peterborough.

With a population of approximately 131,283, it is said to be a gateway to cottage country as Kawartha Lakes is just west of Peterborough. The area benefits from full-service rail, a municipal airport, and is home to both Trent University and Fleming College. This student population helps to stimulate economic activity across the city with a focus in the downtown core. Rich in arts, culture and heritage, the community is renowned for producing musicians and artists.

Peterborough’s major industries include health care and social assistance, retail trade, educational services, accommodation and food services, as well as manufacturing. The largest employer in the area is The Peterborough Regional Health Centre with approximately 2,000 employees. General Electric had recently closed its operations in Peterborough, at its peak employing over 6,000 people. However, the closure has led to transition in employment in smaller manufacturing plants as well as service base jobs.

Peterborough is a ‘bedroom’ community for workers commuting to Oshawa and East Toronto. It is a major shopping destination for the region and is home to three shopping centres: Peterborough Square, located at George and Simcoe Streets, Portage Place at 1154 Chemong Road, and Lansdowne Place at 645 Lansdowne Street West. All have undergone major renovations in recent years. Walmart, Costco and Real Canadian Superstore have large stores in Peterborough, which draw clients from the surrounding area.



CURRENT
POPULATION

131,283



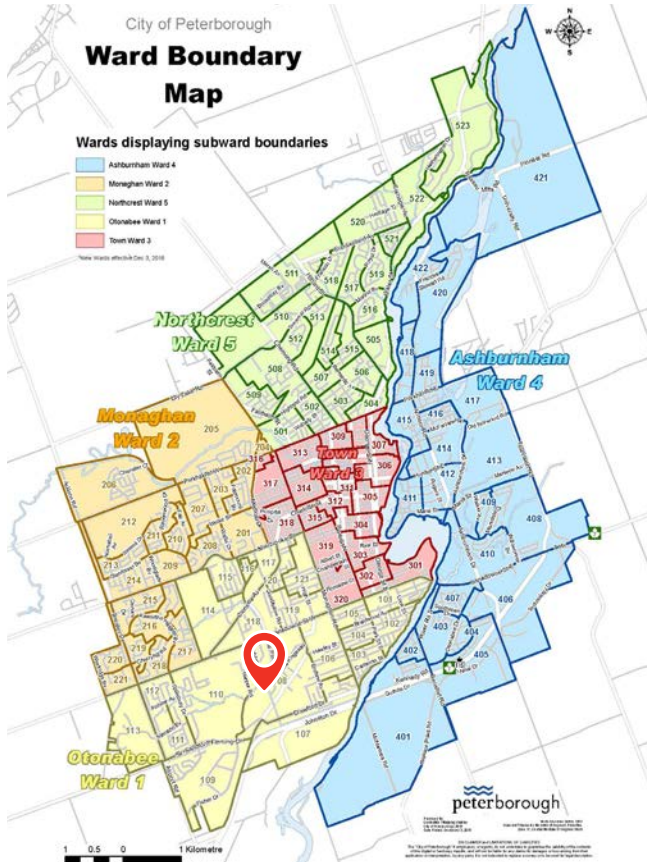
POPULATION
GROWTH

3.1%



AVERAGE
HOUSEHOLD INCOME

\$55,708



	Distance from Property		
	1 km	5 km	10 km
Total Population	1,260	54,487	89,058
Average Age	39	44	44
Number of Households	519	23,404	37,655
Average Household Income	\$69,075	\$75,178	\$75,988
Total Employment Rate	51.7%	54.4%	54.4%

INVESTMENT HIGHLIGHTS



FEDERAL GOVERNMENT TENANT

Best lease covenant through all economic environments. Key federal departments located at the Property include Canada Revenue Agency, Employment and Social Development, Veterans Affairs Canada and Federal Economic Development Agency for South Ontario. These departments consolidated at this Property from other Peterborough locations.



PURPOSE-BUILT GOVERNMENT BUILDING

Constructed in 2011 for the federal government, the Property adheres to very stringent building guidelines and specifications that are required by government tenancies. These requirements are expensive and generally not found in other buildings thereby increasing the renewal probability and validating the long-term nature of this tenant.



STRONG SECONDARY MARKET BOOSTED BY HIGHWAY 407 EXTENSION

The recent Hwy 407 extension now connecting into Hwy 35/115 will benefit Peterborough County tremendously and stimulate continued strong residential and job growth. The Property has great highway exposure and access located immediately off Hwy 115/7 at the gateway to Peterborough.



FREE AND CLEAR OF FINANCING

The Property can be treated as free and clear of financing allowing investors to capture and take advantage of the low interest rate environment. The strong tenant convent and building quality provide investors with an appealing opportunity for positive leverage thereby maximizing returns.



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