

Rosefellow's Kanata West Business Park Wins 2025 CoStar Impact Award, Drives Industrial Growth in Ottawa

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Rosefellow's Kanata West Business Park, a two-building industrial development in suburban Ottawa, has been awarded the 2025 CoStar Impact Commercial Development of the Year award in Ottawa, recognizing its significant contribution to the region's industrial sector. The project achieved over 50% pre-leasing well before substantial completion, demonstrating the strong demand for high-quality industrial space in the area.

The development, featuring nearly 500,000 square feet of Class "A" industrial space, addressed a critical need in Ottawa's west end. AutoShack, a prominent Ottawa-based automotive parts retailer and distributor, selected 115 Journeyman St. as its new head office and distribution hub, marking the largest speculative industrial lease signed in the city last year.

"This project is impactful because it is a company taking a chance and believing in our market," said Ben Zunder, Vice President, CDN Global, one of the judges. Other judges praised the project's "excellent delivery and execution," and its role in transforming Kanata from primarily a tech hub into a growing distribution and commerce center.

The successful leasing to AutoShack and the strong interest in the remaining 230,247-square-foot building at 405 Huntmar Drive highlight the strategic location and building specifications of the Kanata West Business Park. The coordinated efforts of Rosefellow, Colliers, and AutoShack were crucial in overcoming logistical challenges and ensuring timely delivery.

“Rosefellow’s industrial development is making a big impact on the Kanata market, adding nearly half a million square feet of Class A industrial space,” added Krishon Walker, Planner II, City of Ottawa.

Key players in the project’s success include David Salomon-Lima, Vice-President of Leasing and Business Development for Rosefellow Developments, and the Colliers team led by Oliver Kershaw, Daniel Niedra, and Lindsay Hockey. Gary Calagoure, President of AutoShack, was also credited for his collaboration. Rosefellow served as the developer and property manager, with GKC Architecture and Design as the architect. This award underscores the project’s pivotal role in driving industrial growth and attracting complementary businesses to the Kanata region.