



85 Albert Street

Known By The Company We Keep.®





THE BUILDING

Its coveted location in the heart of Ottawa's downtown core, puts this building just steps away from Ottawa's key business, financial and government centres and the Provincial Courthouse. The property is situated along a major public transit route that links with the region's rapid transit system, providing immediate access throughout the city and beyond.

85 Albert offers executive touches and comfortable surroundings. A boardroom, available to all tenants, provides a distinguished environment for meetings and executive entertaining.

Private, secure underground parking is available for the Tenant's convenience and the Tenants enjoy the benefit of on-site property management.



ON-SITE PROPERTY MANAGEMENT

Metcalf Realty's property management office is located in the Varette Building at 130 Albert Street, which is only one city block from the 85 Albert Street building. This close proximity of the property management office provides the tenants with convenient first class property management and tenant care.

A computerized Tenant Maintenance Request System provides for early response and close follow up of all tenant maintenance requests and other enquiries.

Building Manager shared between 2 adjacent buildings.



Building Profile

Building Physical Properties

Total rentable area: 89,339 sq. ft.

Number of floors: 16 floors

Building Renovations: Continuously updated to meet our Tenants needs.

WASHROOMS

Men's and Women's washroom on each floor, barrier free on ground floor.

ELEVATORS/PASSENGER

3 high speed gearless elevators from ground with computerized controls to monitor traffic usage and reduce wait times. Shuttle elevator to 4 levels of parking garage. One of the elevators is oversized in height to double as a freight elevator when required.

PARKING

On site garage parking. Tenant parking for up to 80 cars, 4 levels.

AMENITIES

Boardroom rental for tenants. On-site storage lockers available for lease to Tenants.

JANITORIAL

Daily, full service "green" cleaning for all tenancies.

BUSINESS HOURS

Monday – Friday from 08H00 to 18H00

Mechanical / Electrical / Life Safety

HEATING

2 gas fired boilers provide heat to perimeter induction units and interior space.

HVAC

Seimens Energy Conservation Retrofit in 2005, computer controlled system designed to meet Ashrae fresh air require-

ments, Automated temperature controls for energy efficiency and fan assisted VAV system for cooling.

HVAC operating hours: 08H00 to 18H00 (operating hours can be extended to meet tenants requirements at an additional charge).

LIGHT FIXTURES

T8 ceiling mounted low voltage fixtures, complete lighting retrofit in 2007 for energy efficiency.

FIBRE OPTICS

Available to the Building.

Life Safety / Security

EMERGENCY POWER

Diesel generator, for fire and life safety systems.

MONITORING

Off-Site monitoring station for fire, and elevators 24/7.

FIRE DETECTION

Heat and Smoke detection devices to meet code requirements for the Building. 1 fire hose cabinet per floor. Portable fire extinguishers and pull stations on each floor.

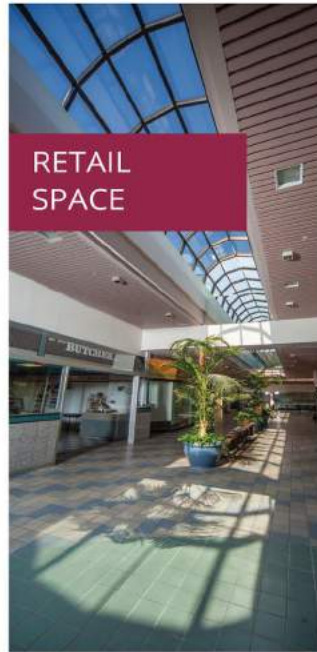
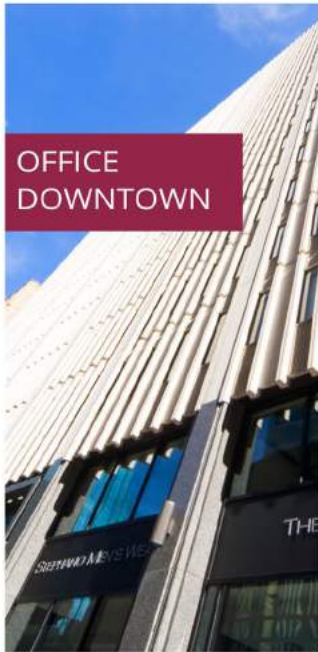
Environment

RECYCLING

Paper, plastics, glass, cans, cardboard and newsprint.

BUILDING GREENING

To reduce the carbon footprint of the building and to provide a healthier work environment for the tenants the Building was converted to "green" cleaning in 2008, digitally controlled automated building systems were installed in 2005, a full lighting replacement for energy efficiency done in 2007 and a water conservation retrofit in 2007.



SINCE 1949.

