METCALFE
REALTY COMPANY LIMITED

1926 Merivale Road

Known By The Company We Keep.®

THE BUILDING

Located on Merivale Road just south of Hunt Club, this mixed office-warehouse facility is ideally located for an enterprise that requires a prominent location outside of the downtown core.

The 10,000 foot warehouse boasts three overhead garage doors leading to an expansive area over nineteen feet high. The office level comprises of 17,500 square feet of tastefully finished space ready to be occupied "as is" or to be retro-fitted to the Tenant's needs.

On-site parking can comfortably accommodate over 70 vehicles.

Building Profile

Building Physical Properties

Total rentable area: 17,808 sq. ft.

Number of floors: 2 floors plus Warehouse.

Building Renovations: Energy savings lighting retrofit 2007. Water conservation retrofit 2009. New roof 2007. Building façade revitalization 2000. New multi-zone. HVAC system installed 2008.

WASHROOMS

Men's and Women's washroom on each floor.

PARKING

Tenant only covered parking for 20 cars as well as surface parking for tenant and visitor parking for 53 cars.

AMENITIES:

Located just south of Hunt Club, the building is well position for access to cross-city traffic and the myriad of businesses and shopping on the Merivale Road strip.

JANITORIAL:

Daily, full service cleaning for all tenancies.

BUSINESS HOURS:

Monday – Friday from 07H00 to 18H00

Mechanical / Electrical / Life Safety

HEATING

New multi-zone high efficiency HVAC units installed 2008.

HVAC

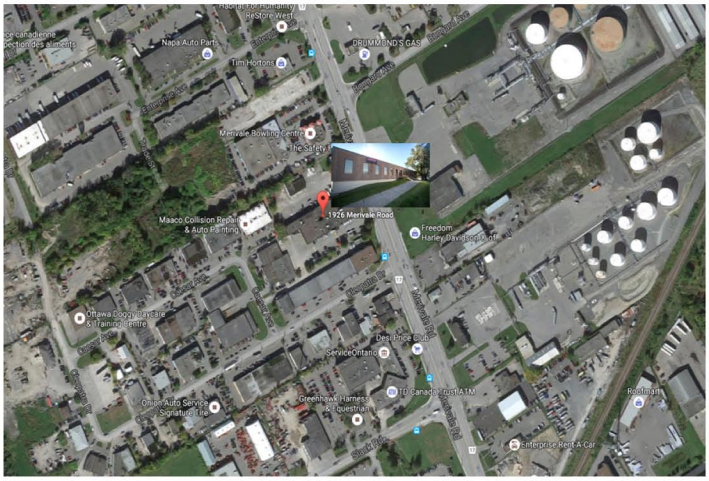
08H00 to 18H00 (operating hours can be extended to meet tenants requirements at an additional charge)

EMERGENCY POWER

Emergency lighting in common areas provided by battery packs. Battery back-up for fire and life safety systems.

LIGHT FIXTURES

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



Sustainability / Energy Conservation

MONITORING

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

SPRINKLERS

Complete building, fully sprinkeled.

FIRE DETECTION

Heat and Smoke detection devices to meet code requirements for the building. Fire hose cabinets, portable fire extinguishers and pull stations per code for the building.

On Site Property Managment

MANAGEMENT

A computerized Tenant Maintenance Request System provides immediate response and close follow up of all tenant maintenance requests and other enquiries. Itinerant Building Manager and Day Porter.

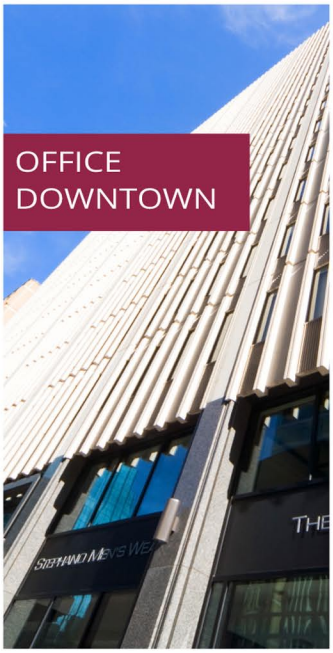
Environment

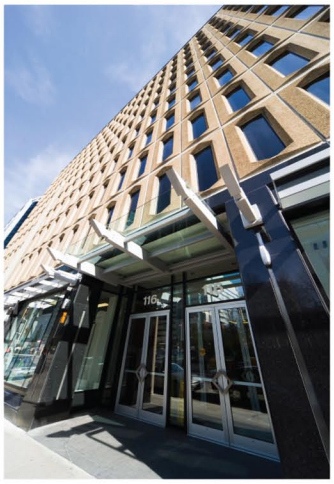
BUILDING GREENING

To reduce the carbon footprint of the building, a lighting replacement for energy efficiency was done in 2007 and a water conservation retrofit in 2007.

RECYCLING

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





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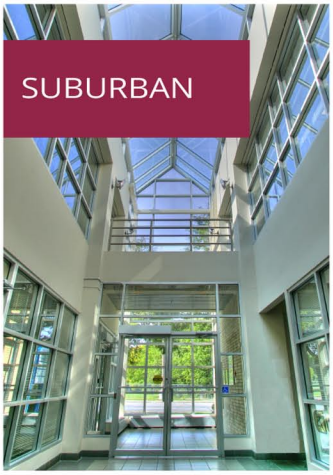

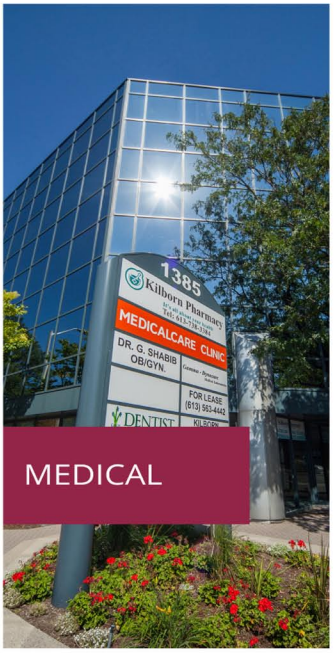

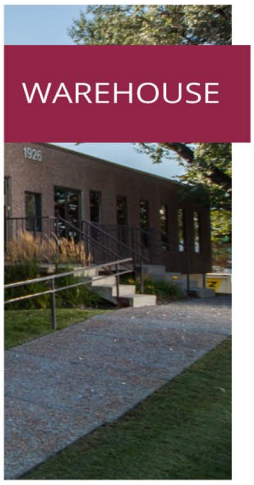

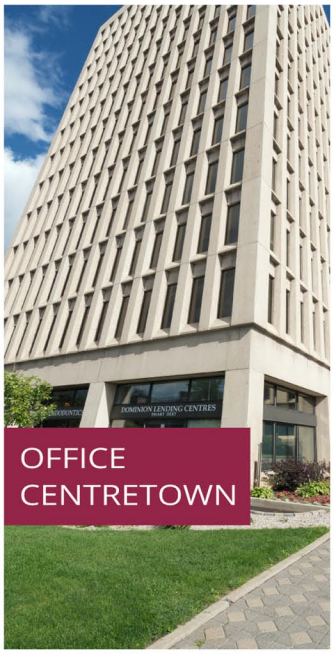

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