

2650 Queensview Drive

Known By The Company We Keep.®





THE BUILDING

The Building at 2650 Queensview Drive in Ottawa's West End is highly visible to the Queensway traffic. From this convenient location Tenant's and visitors alike can have immediate access to the region's high-tech sector to the West or to Ottawa's downtown business core to the East.

This complex features an attractive atrium and boasts state-of-the-art technology that ensures an energy-efficient working environment. A micro-processor controls the energy management systems for total building comfort, and solar cell sensors control motorized interior window shades for air conditioning efficiency.

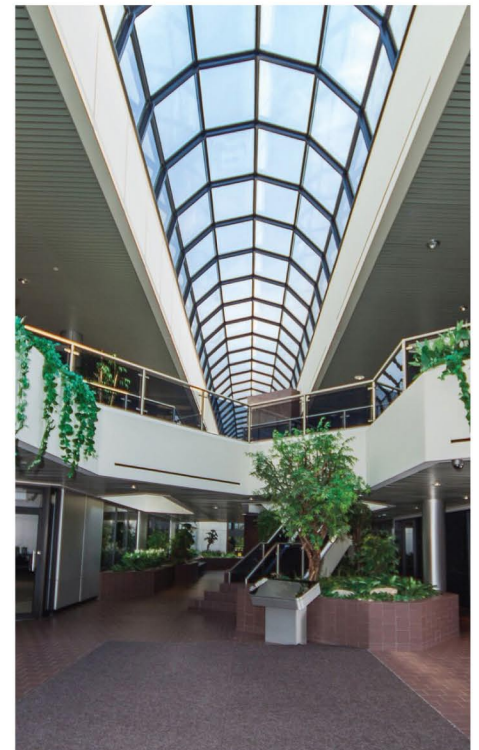


ON-SITE PROPERTY MANAGEMENT

A micro-processor controls the energy management systems for total building comfort, and solar cell sensors control motorized interior window shades for air conditioning efficiency.

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

2650 Queensview also has a Itinerant Building Manager and Day Porter.



Building Profile

Building Physical Properties

Total rentable area: 80,000 sq. ft.

Number of floors: 2 floors

Building Renovations: A full lighting replacement for energy efficiency was undertaken as well as a water conservation retro-fit .

WASHROOMS

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

PARKING

On site garage parking for tenants only, 89 cars. Surface parking for tenants and visitors for 207 cars.

ELEVATORS

2 hydraulic elevators.

AMENITIES

On-site cafeteria, high visibility from the Queensway, close proximity to Restaurants, Shopping and Gym Facilities. Close access to the Queensway and accessible to transit. Specialty architectural features such as a Skylight Atrium. On-site storage lockers available for rent to tenants.

BARRIER FREE ACCESS

Fully Barrier Free Accessible.

JANITORIAL

Daily, full service cleaning for all tenancies.

BUSINESS HOURS

Monday – Friday from 08H00 to 18H00

Mechanical / Electrical / Life Safety

HEATING

Gas fired boiler reheat coil in duct and radiant heat around perimeter.

HVAC

6 roof top units for cooling only. HVAC operating hours: 08H00 to 18H00 (operating hours can be extended to meet tenants requirements at an additional charge.

EMERGENCY POWER

Natural gas generator for fire and life safety systems.

FIBRE OPTICS

Building is serviced by major fibre optic providers.

LIGHT FIXTURES

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

Life Safety and Security

MONITORING

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

SPRINKLERS

Complete building fully sprinklered.

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 all floors.

Environment

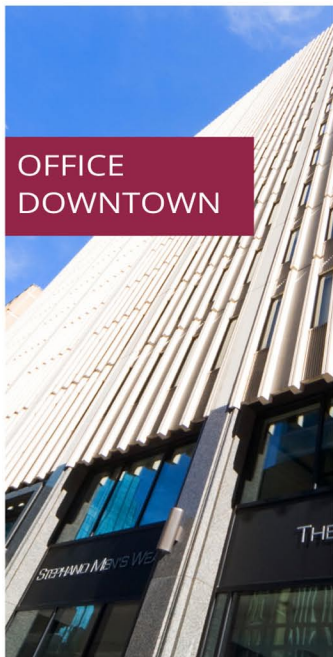
BUILDING GREENING

To reduce the carbon foot print in the building, a full lighting replacement for energy efficiency was undertaken as well as a water conservation retrofit.

RECYCLING

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

OFFICE
DOWNTOWN

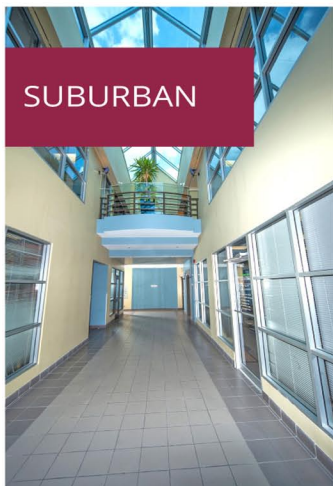


RETAIL
SPACE

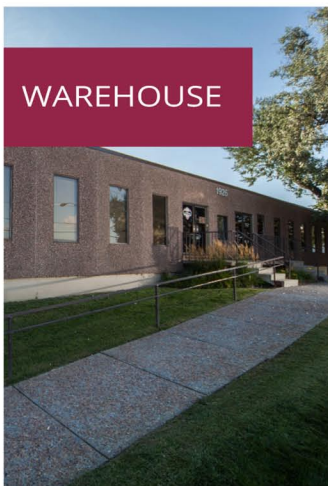


SINCE 1949.

SUBURBAN



WAREHOUSE



MEDICAL



OFFICE
CENTRETOWN

