



METCALFE
REALTY COMPANY LIMITED

MacDonald Building 123 SLATER STREET

BUILDING PROFILE



Located in the Central Business District, close proximity to the Ottawa Convention Centre, Shopping, Dining and major Hotels.

Parking: Underground parking for up to 155 cars, on 4 levels. Two Elevators serve parking garage levels.

On-site storage lockers available for lease to Tenants.

Total rentable area: 112,273 sq. ft.
Typical floor plate: 10,546 sq. ft.
Number of floors: 11
Ceiling Planning Grid: 5'X5'
Column Spacing: 25'X25' Bays



The MacDonald Building has undergone an extensive architectural transformation. The complex boasts a fresh new façade, two storey lobby, fully remodelled washrooms, and new computer dispatched elevators. This modernization work complements the MacDonald Building's already upgraded mechanical and electrical systems including energy efficient lighting, upgraded electrical distribution on tenant floors and modern energy saving chillers and boilers. Building automation system ensures year-round comfort with digitally controlled VAV boxes.

For Leasing inquiries please contact Mike Shore mshore@metcalfe Realty.com

130 ALBERT STREET • SUITE 210 • OTTAWA, ONTARIO K1P 5G4 • (613) 563-4442 • FAX (613) 232-3491

Visit our website at www.metcalfe.ca or www.123Slater.com



METCALFE

REALTY COMPANY LIMITED

Known By The Company We Keep®

BUILDING INTERIOR

BUILDING PHYSICAL PROPERTIES

Washrooms: Newly renovated Men's and Women's washroom on each floor, one barrier-free on every level.

BOMA Best Certification: Building is fully sprinklered / Heat and Smoke detection devices to meet code requirements / 2 fire hose cabinets per floor / Portable fire extinguishers and pull stations on every floor.

Elevators/Passenger: Three elevators serving all eleven floors, modernized with a microprocessor based system that ensures elevators will be dispatched to passenger calls with peak efficiency. The elevator system has the ability to learn tenant traffic patterns and adapt to better serve tenants.

MECHANICAL / ELECTRICAL / LIFE SAFETY

Electrical: Electrical Distribution / floor - 200 amps 120/240v single phase 3 wire. The power distribution system is capable of supplying approximately 3.77 Watts per square foot or 40.65 Watts per square meter (at 80% load and exclusive of power required for lighting) The power grid located in the ceiling space consists of a junction box with three (3) unique 120 Volt circuits in the center of every 48 square meters (517 square feet) of useable area.

Light Fixtures: T8 ceiling mounted low wattage fixtures; complete lighting retrofit has been performed for energy efficiency

Mechanical: Computer controlled building ventilation system designed to meet Ashrae fresh air requirements. Variable speed drives are employed in major HVAC equipment. Two Cleaver Brook 2,400,000 BTU/Hours 2 gas fired boilers provide heat to perimeter induction units and interior space.

SUSTAINABILITY/ENERGY CONSERVATION

Life Safety: Fresh Air - CO2 based demand ventilation control. Building Automation System - Controlling HVAC Systems. To reduce the carbon footprint of the building and to provide a healthier work environment for tenants, the Building will have "green" cleaning for all tenancies. A full lighting replacement for energy efficiency has been completed, and a water conservation retrofit has been completed.

Emergency Power: Diesel generator for fire and life with suitable capacity to maintain required power to all emergency and life safety systems (2000). Off-Site monitoring station for fire, and elevators 24/7.



ON-SITE PROPERTY MANAGEMENT

On-site Day Engineer and On-site Building Manager Metcalfe Realty's property management office is located in the Varette Building at 130 Albert Street, which is in the same city block at 123 Slater Street. 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.



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