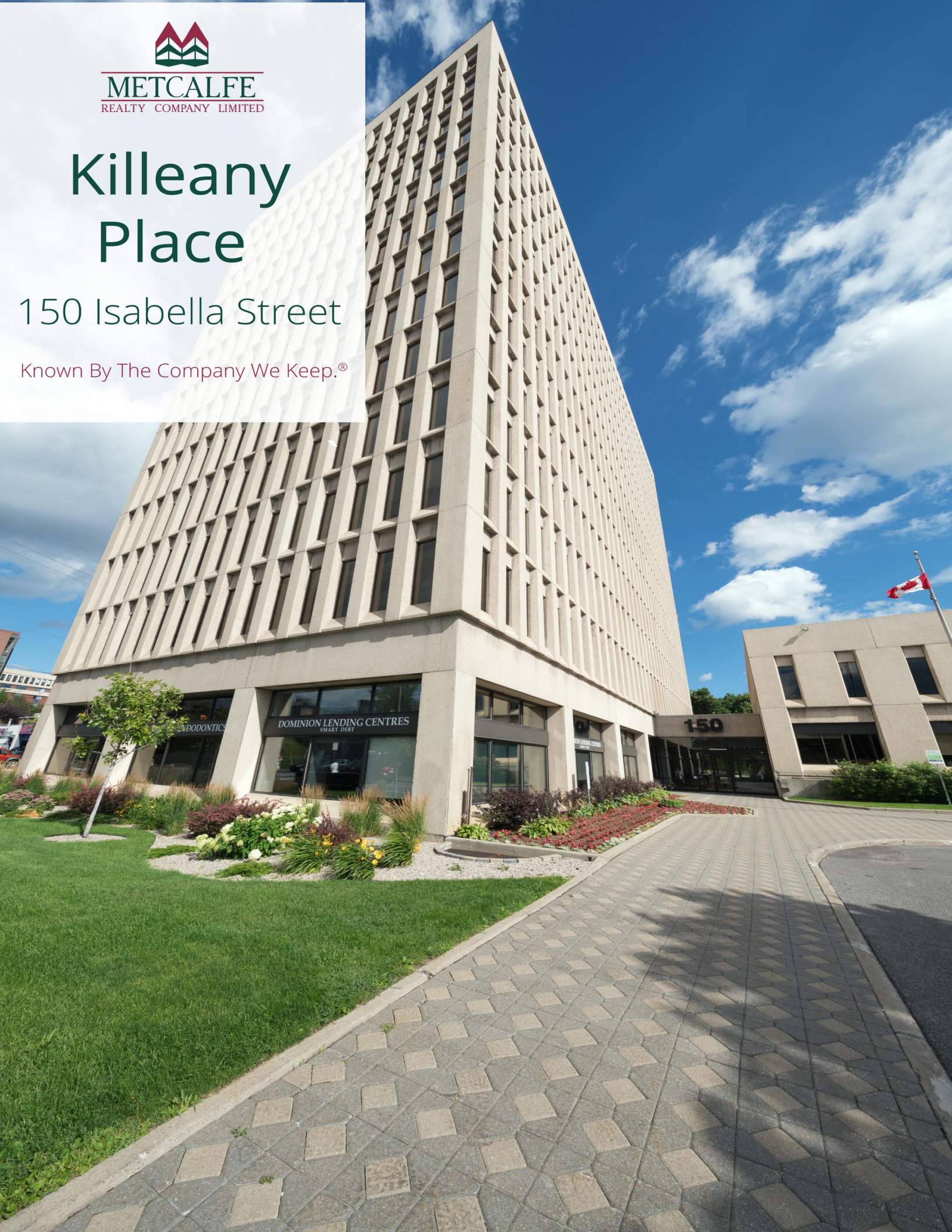


Killeany Place

150 Isabella Street

Known By The Company We Keep.®





THE BUILDING

With its prime location on the edge of Ottawa's central business districts, Killeany Place is one of the most accessible and desirable office complexes in the city.

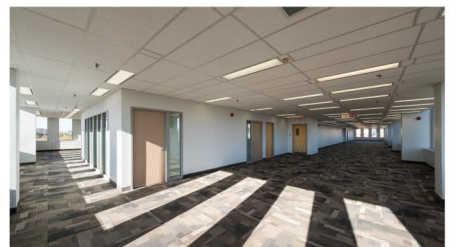
More than 150,000 square feet of impressive office space are available in the 13 storeys of Killeany Place. Private parking is located both on-site and underground. And for time-saving convenience, a restaurant with take-out facilities is located within the development.



THE LOCATION

Situated adjacent to the Queensway, Killeany Place offers quick, direct access to every major business and residential district throughout the entire National Capital Region. Killeany Place is also just minutes from major city arteries that lead directly to Parliament Hill and into the heart of the city's banking and financial district.

The complex is also conveniently located to take advantage of the wide choice of restaurants, specialty shops, banks and consumer services located along Bank Street.



Building Profile

Building Physical Properties

Total rentable area: 151,129 sq. ft.

Number of floors: 13 floors plus 2 basement levels in Phase 1 (tower) 2 Floors in Ph. 2 (low rise)

Building Renovations: Continuously updated to meet our tenants ongoing needs.

WASHROOMS

Men and Women's washroom on each floor.

ELEVATORS/PASSENGER

3 elevators in tower from ground floor to the 12th floor and a garage shuttle in Phase 1 (tower) 1 elevator, Phase 2. One of the elevators is oversized in height to double as a freight elevator when required.

PARKING

On site garage with 3 levels valet parking for tenants and 166 stalls below ground. Surface parking for 119 cars, for tenants, and paid visitor parking.

AMENITIES:

On-site cafeteria, on-site storage lockers available for lease to tenants. Located in the heart of the Glebe, allowing for easy access to shopping and business.

JANITORIAL:

Daily, full service cleaning for all tenancies.

BUSINESS HOURS:

Monday – Friday from 07H00 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 and computer controlled building ventilation system designed to meet Ashrae fresh air requirements. Automated temperature controls for energy efficiency with fan assisted VAV system for cooling . HVAC operating hours: 08H00 to 18H00

FIBRE OPTICS

Building is serviced by major fibre optic providers.

LIGHT FIXTURES

T8 ceiling mounted low voltage 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 sprinkled.

FIRE DETECTION

Heat and Smoke detection devices to meet code requirements for the building. 2 fire hose cabinets per floor. Portable fire extinguishers and pull stations on every floor.

VIDEO SURVEILLANCE

Cameras at main lobby and at garage entrance. Access card entry for tenants.

On Site Property Management

MANAGEMENT

A computerized Tenant Maintenance Request System provides for early response and close follow up of all tenant maintenance requests and other enquiries. On-site Day Engineer As well as a Itinerant Building Manager.

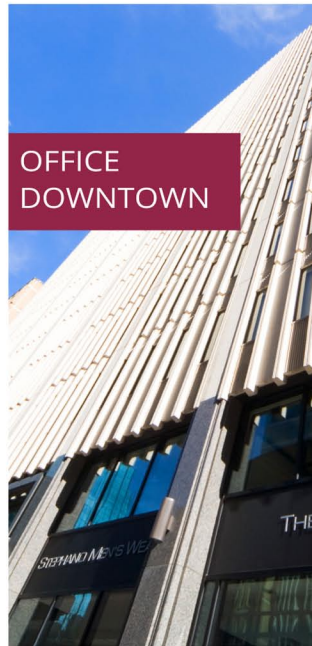
Environment

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 and digitally controlled automated building systems were installed. A full lighting replacement for energy efficiency and a water conservation retrofit.

RECYCLING

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



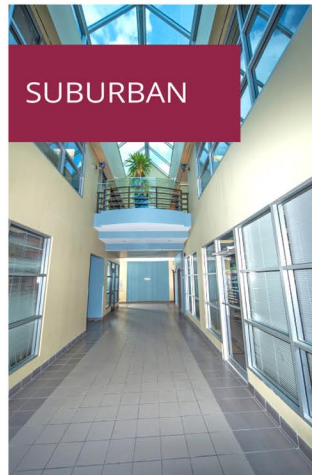
OFFICE
DOWNTOWN



RETAIL
SPACE



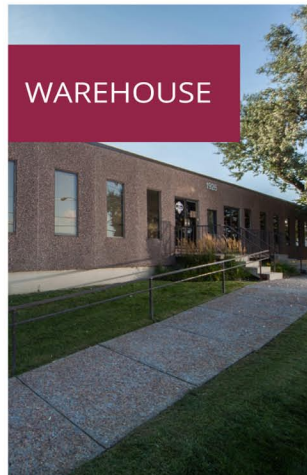
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SUBURBAN



MEDICAL



WAREHOUSE



OFFICE
CENTRETOWN