

# Beacon Hill

2339 Ogivie Rd

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## THE BUILDING

Beacon Hill Shopping Centre is an enclosed shopping mall serving the consumer needs of the growing family community of Gloucester, just southeast of Ottawa's city centre. The mall's Tenants include a Bank of Nova Scotia, Shoppers Drug Mart, a Butcher, a Bakeshop, Post Office, Tailor, Hairstylist and other such commercial amenities.



## THE LOCATION

The mall is situated in a prominent and easily accessible location, near the intersection of two busy thoroughfares. Ample parking is available on-site and public transit makes the shopping centre an easy destination.





# 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 positioned 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 sprinkled.

### 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 Management

### 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.

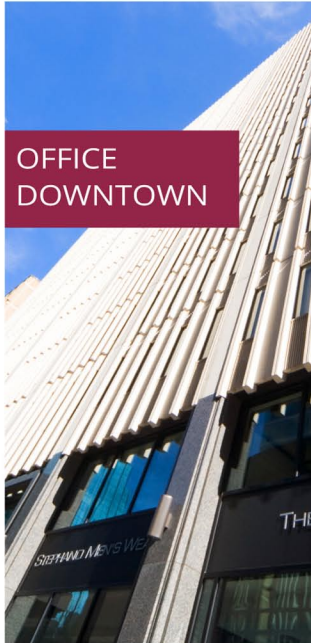
## Environment

### 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.



SINCE 1949.

