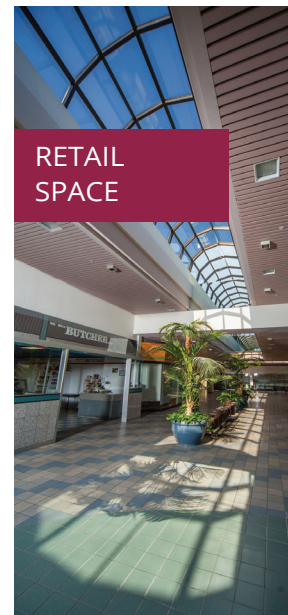


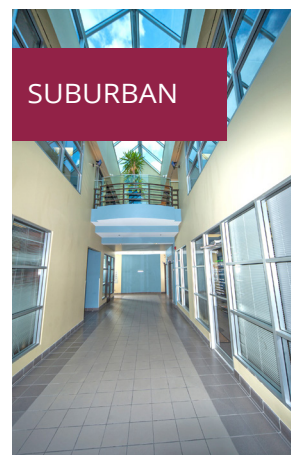
OFFICE  
DOWNTOWN



RETAIL  
SPACE



SINCE 1949.



SUBURBAN



MEDICAL



WAREHOUSE



OFFICE  
CENTRETOWN



**METCALFE**  
REALTY COMPANY LIMITED

# 2680 Queensview Drive

Known By The Company We Keep.®





## THE BUILDING

Located at the edge of Ottawa's high tech business district, this office-warehouse Building offers convenient access to the Queensway.

This property is both client and employee friendly, with ample on site parking, convenient and accessible public transit and proximity to the Pinecrest and Greenbank Square Shopping Centres and the Queensway Racquet Club.



# Building Profile

## Building Physical Properties

**Total rentable area:** 42,000 sq. ft.

**Number of floors:** 2 floors mix warehouse and office space

**Building Renovations:** Exterior facade revitalization 2002. A full lighting replacement for energy efficiency 2007. A water conservation retrofit 2007.

### WASHROOMS

Men's and Women's washroom on each floor

### PARKING

Tenant parking for 129 cars.

### FREIGHT HANDLING

1 dock level loading for lower warehouse

### AMENITIES

High visibility from the Queensway, close proximity to Restaurants, Shopping and Gym Facilities. Close access to the Queensway and accessible to transit.

### JANITORIAL

Daily, full service cleaning for all tenancies.

## Mechanical / Electrical / Life Safety

### HVAC

13 Heat Pumps, 2 Unit heater and 2 HRV's. HVAC operating hours: 08H00 to 18H00 (operating hours can be extended to meet tenants requirements at an additional charge)

### FIBRE OPTICS

Available to the Building.

### POWER

600 Volt, 400 Amp, 3 Phase (Warehouse), step-down transformer 120V (Office)

### EMERGENCY POWER

Gas fired generator for fire and life safety systems.

### LIGHT FIXTURES

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

## Life Safety and Security

### MONITORING

On-Site monitoring station for fire, and elevators 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 in 2007. A water conservation retrofit done in 2007.

### RECYCLING

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

## On Site Property Management

### MAINTENANCE

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

### MANAGEMENT

Itinerant Building Manager and Day Porter.