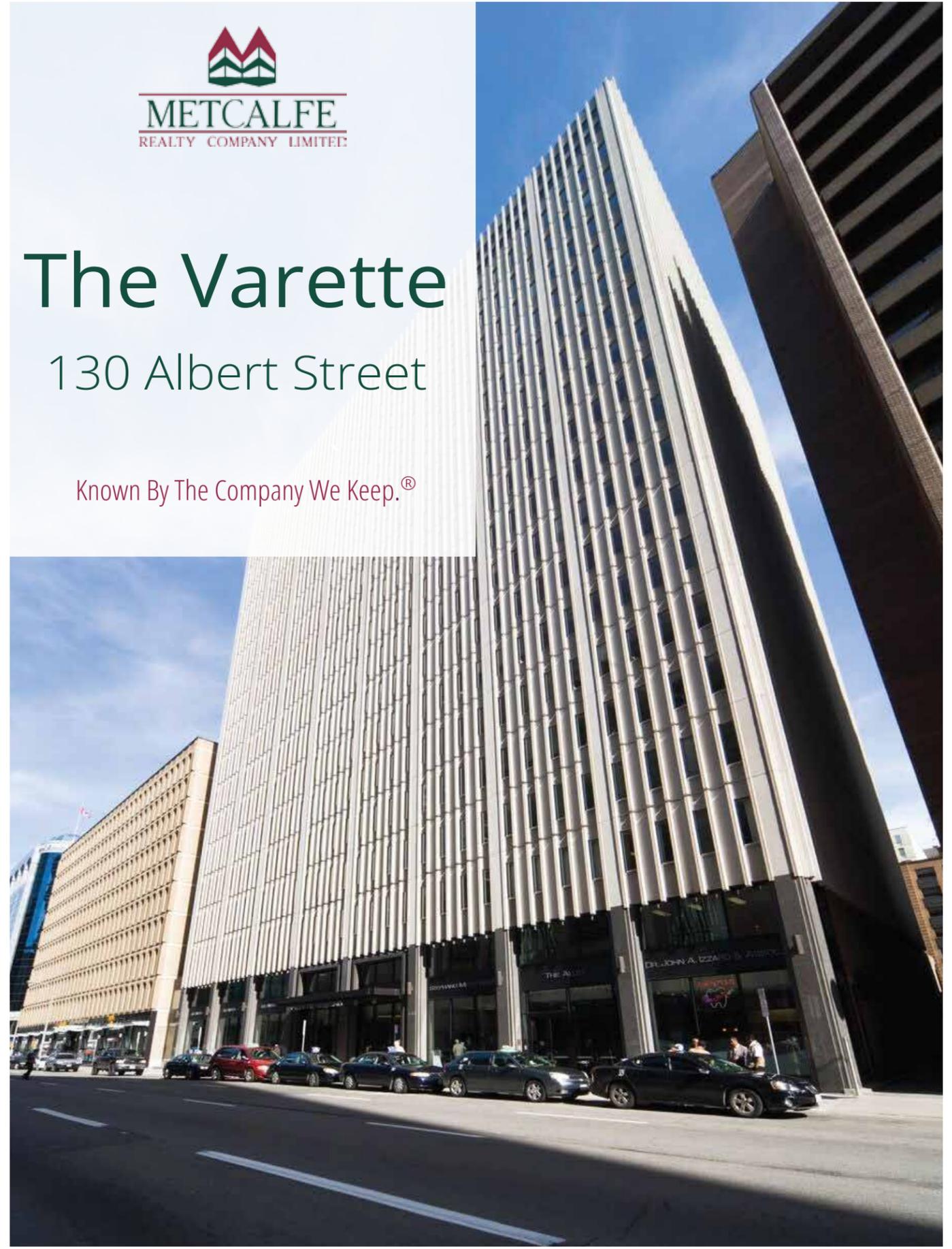




KNOWN BY THE COMPANY WE KEEP.®



Building Profile

Building Physical Properties

Total rentable area: 207,656 sq. ft.

Number of floors: 20 floors plus 1 basement level

Building Renovations: Building façade revitalization 2009. Corridor renovations 2007. Energy conservation retrofit to systems 2005. Energy saving lighting retrofit 2007. Water conservation retrofit 2007. Mechanical retrofit with new cab 2007.

WASHROOMS

Men's and Women's washroom on each floor, 1 barrier free on 7th floor.

ELEVATORS/PASSENGER

5 high speed gearless elevators with computerized controls monitor traffic usage and reduce wait times. Separate shuttle elevator from the 19th floor to the 20th and one shuttle elevator to garage from ground floor from 4-B level. One of the elevators is oversized in height to double as a freight elevator when required.

PARKING

On site garage: tenant parking for up to 118 cars, 3 levels.

AMENITIES

Boardroom rental available for tenants. On-site Storage lockers are available for lease to tenants and short term office rentals (mini offices are available in the B-1 Level).

JANITORIAL

Daily, full service "green" cleaning for all tenancies.

BUSINESS HOURS

Monday – Friday from 08H00 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 in 2005, computer controlled building ventilation system designed to meet Ashrae

fresh air requirements, Automated temperature controls for energy efficiency and fan assisted VAV system for cooling. HVAC operating hours: 08H00 to 18H00 (operating hours can be extended to meet tenants requirements at an additional charge).

LIGHT FIXTURES

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

FIBRE OPTICS

Available to the Building.

Life Safety and Security

EMERGENCY POWER

Diesel generator, for fire and life safety systems.

MONITORING

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

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 each floor.

VIDEO SURVEILLANCE

At all points of entry to the Building including the garage.

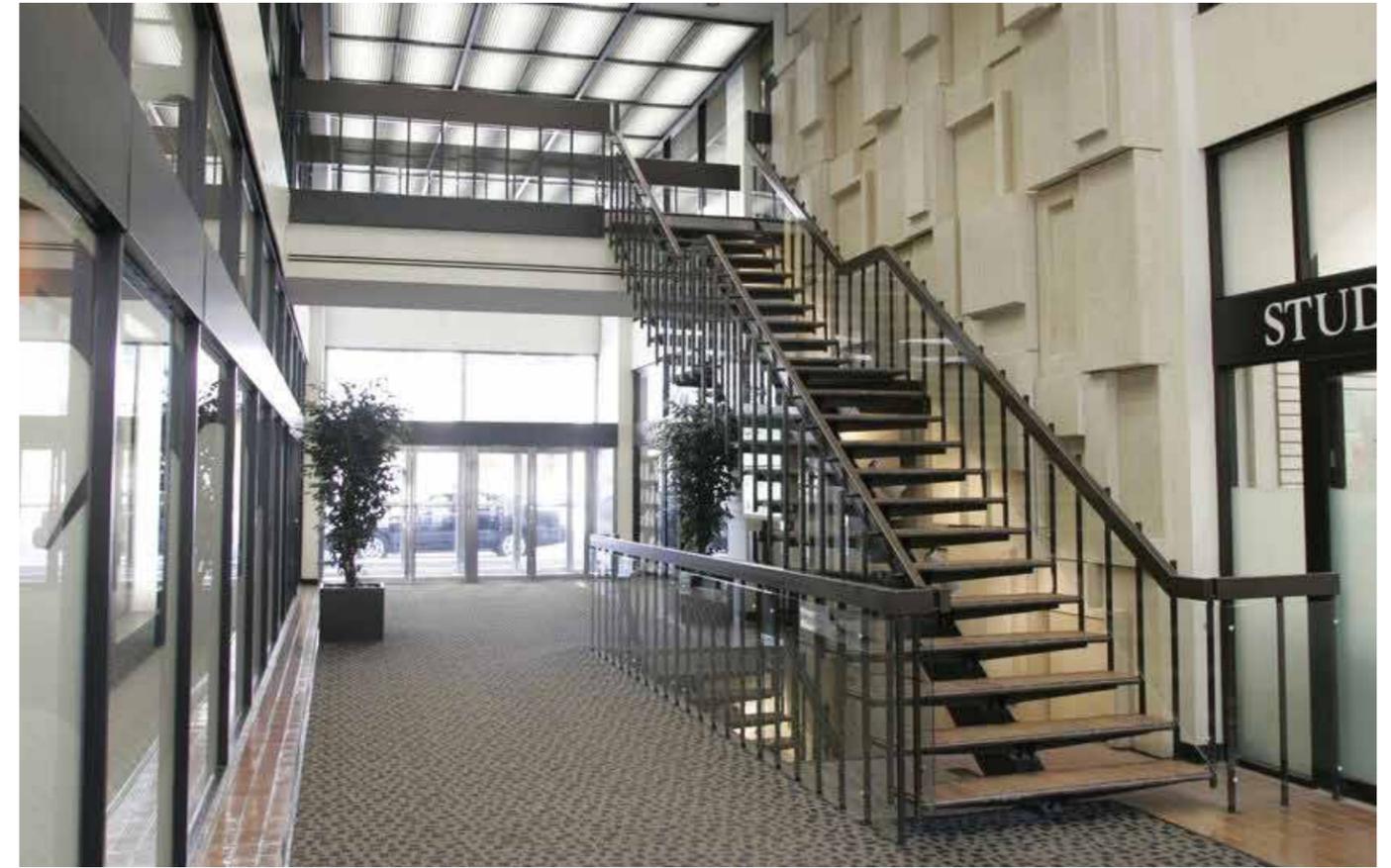
Environment

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 in 2008, digitally controlled automated building systems installed in 2009 and a full lighting replacement for energy efficiency done in 2009. A water conservation retrofit is scheduled for 2010.

RECYCLING

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



THE BUILDING

Nestled between Albert Street and Slater Street, across from the World Exchange Plaza the Varette Building boasts one of the most accessible locations for Ottawa's business, financial or government tenants.

The building features two convenient main entrances that open on to the city's major transit arteries.

Tenants can enjoy the convenience of a sit down cafeteria, a boardroom for executive meetings, mini-offices to meet short-term office rental requirements, and a retail strip on the ground floor featuring other convenient services. The property offers the benefit of on-site property management and four levels of a secure and private parking garage.



ON-SITE PROPERTY MANAGEMENT

As the Property Management office for Metcalfe Realty Company Limited is located in this building, tenants enjoy convenient first class property management and tenant care.

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

On site Building Manager and Day Engineer.



THE LOCATION

On the major transit arteries for easy access from all parts of the City. Close to Parliament Hill, the Courthouse, the Central Business district, Shopping, Dining, the Ottawa Convention Center and major Hotels.

Services available in the Building include a Men's Clothing store and Tailor Shop, Dry cleaning, Print Shop, Convenience Store, Dentist, Physio-therapist, Massage Therapist, Travel Agency and Employment Agency.