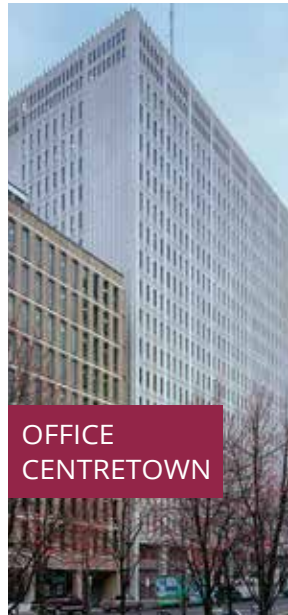


# Burnside Building

151 Slater Street

Known By The Company We Keep.®

KNOWN BY THE COMPANY WE KEEP.®



# Building Profile

## Building Physical Properties

**Total rentable area:** 147,046 sq. ft.

**Number of floors:** 12 floors plus 1 basement level

**Building Renovations:** Lobby and corridor renovations 2008. Energy savings lighting retrofit 2007. Energy conservation retrofit to building systems 2007. Water conservation retrofit, 2007.

### WASHROOMS

Men's and Women's washroom on each floor, barrier free at B-1 level.

### ELEVATORS/PASSENGER

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 200 cars, 4 levels.

### AMENITIES:

Boardroom Rental available to tenants. On direct transit routes for easy access from all parts of the City. Close to Parliament Hill, the Courthouse, the Central Business District, the Congress Centre, the National Arts Centre, Shopping, Dining and major Hotels. On-site storage lockers available for lease to Tenants.

### JANITORIAL:

Daily, full service green 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 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)

### FIBRE OPTICS

Available to the Building.

### LIGHT FIXTURES

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

### EMERGENCY POWER

Emergency lighting in common areas provided by battery packs. Battery back-up for fire and life safety systems.

## Sustainability / Energy Conservation

### 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. 2 fire hose cabinets per floor. Portable fire extinguishers and pull stations on every floor.

### VIDEO SURVEILLANCE

Lobby entrance and parking garage entrance monitored by security cameras.

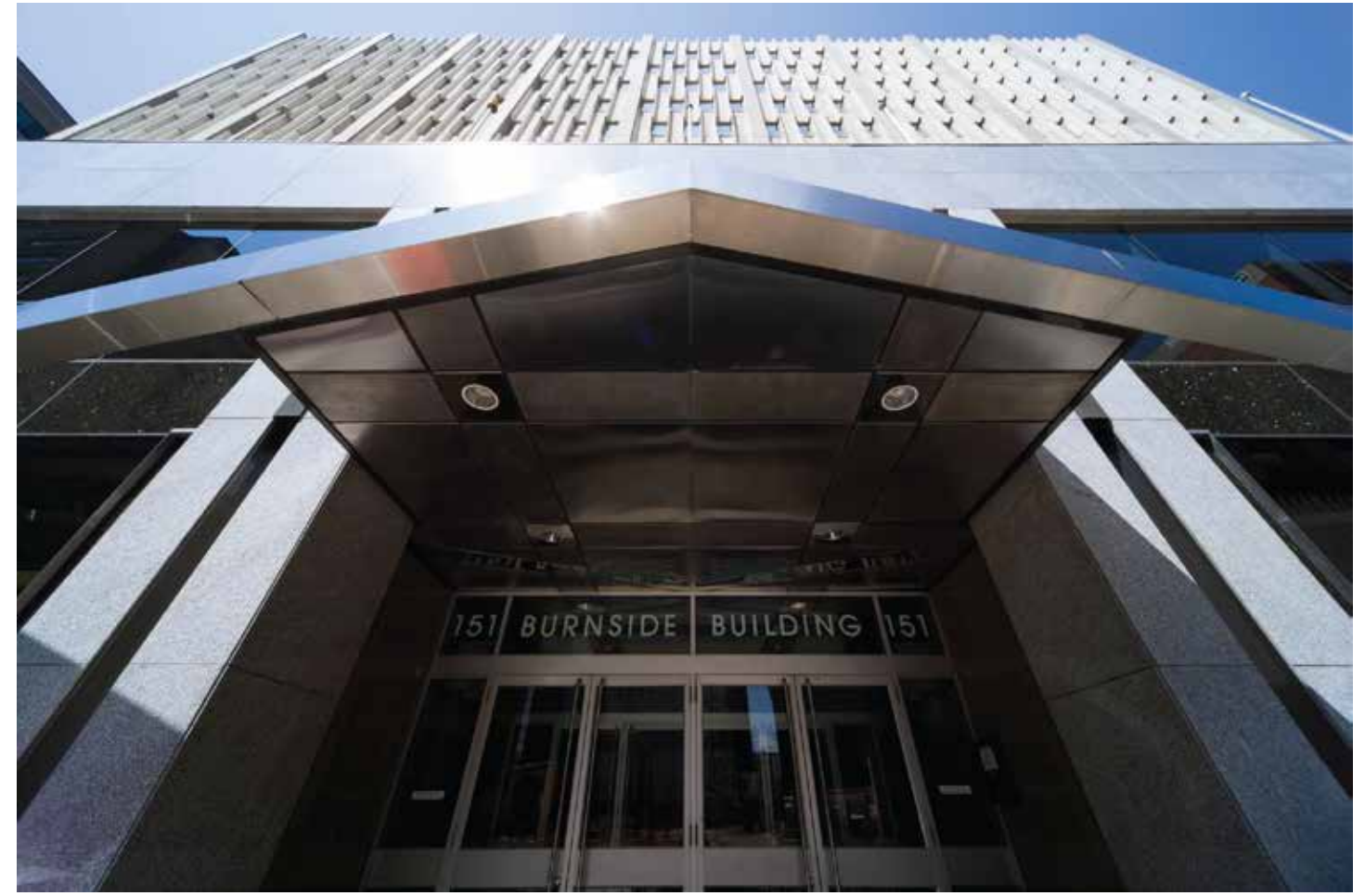
## Environment

### 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 were installed in 2005, a full lighting replacement for energy efficiency done in 2007 and a water conservation retrofit in 2007.

### RECYCLING

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



## THE BUILDING

Strategically located at the corner of Slater & O'Connor Street, the Burnside Building is ideally positioned to take advantage of the city's rapid transit system and offers immediate access to Ottawa's business, government and financial centres. Tenants and clients alike can enjoy the best of Ottawa's downtown as this Building is within easy walking distance of the National Arts Centre, the Ottawa Convention Centre and the Rideau Centre Shopping Complex and is adjacent to the Sheraton International Hotel.

The Burnside Building offers a sit-down cafeteria and catering service and private and secure underground parking.



## ON-SITE PROPERTY MANAGEMENT

Metcalfe Realty's property management office is located in the Varette Building at 130 Albert Street, which is in the same city block as 151 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.

On-site Day Engineer and Building Manager shared between 2 adjacent buildings.

