

700 Industrial Avenue

Known By The Company We Keep.®





THE BUILDING

The multi-level Building sits on a distinctive lot that borders two busy thoroughfares, Industrial and Coronation Avenues. It is built on an attractive sloping grade, providing a two-storey office structure on one side and a single level warehouse on the other.

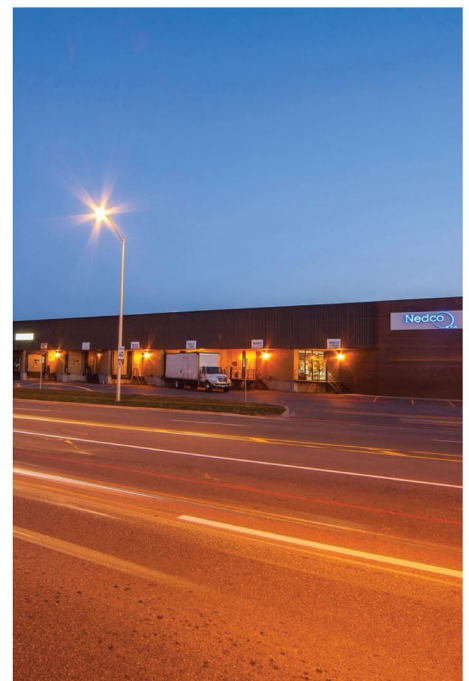
The warehouse portion of the development offers complete flexibility. Twenty-five truck bays of varying sizes can accommodate a full range of commercial uses. The bays are arranged in a sawtooth design to provide efficient traffic flow.



THE LOCATION

The two storeys of office and showroom space take full advantage of the slope of the land featuring one level of office space that overlooks the warehouse operations.

This complex is located on the South Side of Industrial Avenue between Alta Vista Drive and St. Laurent Boulevard in a high profile location in Ottawa's East End. 700 Industrial Avenue offers prime access to other commercial and industrial businesses and is just 15 minutes away from the city's downtown business core.



Building Profile

Building Physical Properties

Total rentable area: 60,047 sq. ft.

Office Space Area: 50,000 sq. ft.

Number of Floors: 2 above grade, 1 below grade and 1 warehouse level

Freight Handling: 17 bays for shipping and receiving. Dock level loading with bays of varied sizes.

PARKING

Surface parking, tenant and visitor for 181 cars.

AMENITIES:

Close to restaurants, major shopping centers, the Ottawa train station and main post office. 10 minutes from downtown and easy access from the Queensway.

JANITORIAL:

Daily, full service cleaning for all tenancies.

BUSINESS HOURS:

Monday – Friday from 07H00 to 18H00

Mechanical / Electrical / Life Safety

HEATING

Natural gas roof top units for heating and 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

High efficiency fluorescents and high efficiency 347V in warehouse.

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.

SPRINKLERS

Complete building fully sprinklered.

FIRE DETECTION

Heat and Smoke detection devices to meet code requirements for the building. Fire hose cabinets, portable fire extinguishers and pull stations as per code for building.

Environment

BUILDING GREENING

To reduce the carbon footprint of the building a full lighting retrofit for energy efficiency was done in 2007 and a water conservation retrofit in 2007.

RECYCLING

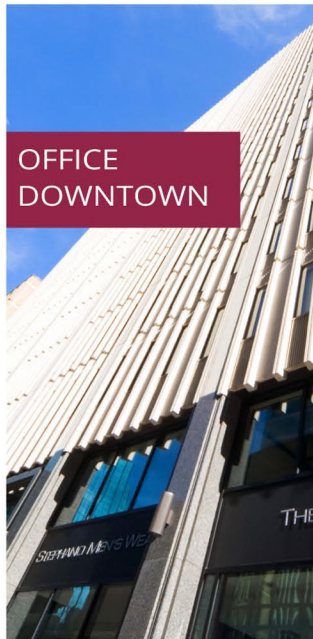
Paper, plastics, glass, cans, cardboard and newsprint.

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.



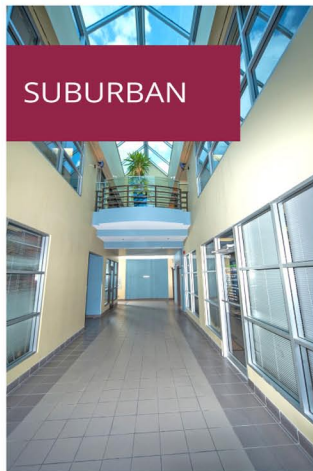
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