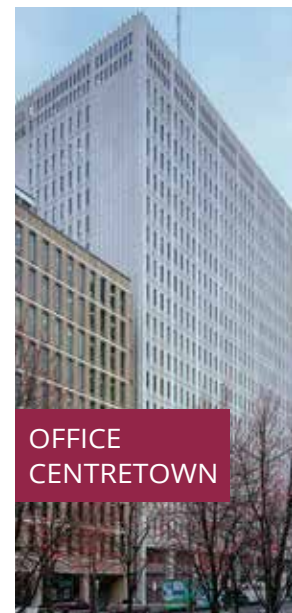


KNOWN BY THE COMPANY WE KEEP.®



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METCALFE
REALTY COMPANY LIMITED

Beacon Hill

2339 Ogivie Rd

Known By The Company We Keep.®



Building Profile

Building Physical Properties

Total rentable area: 92,235 sq. ft.

Number of floors: 1 floor for retail and office use, mezzanine and 1 basement level.

Building Renovations: Updating of common area corridors and main lobby between 2000-2007. Energy saving lighting retrofit 2007. Water conservation retrofit 2007.

WASHROOMS

Men’s and Women’s washroom in common area.

ELEVATORS/PASSENGER

One passenger elevator from ground to B-1 level.

BARRIER FREE ACCESS

Barrier free Access at entrance doors.

PARKING

Surface parking: for 552 cars, tenants and clients.

AMENITIES:

Strip Mall and Office complex. Tenants include, Scotiabank, Shoppers Drug Mart, Service Canada, Medical Clinic and Post Office. Lots of on-site free parking. Bus service stops at Mall.

JANITORIAL:

On-site Concierge, common areas only.

BUSINESS HOURS:

Monday – Friday from 07H30 to 18H00;
Saturday – Sunday from 0900 – 17H00.

Mechanical / Electrical / Life Safety

HVAC

Individual roof top units for heating and cooling for each tenancy.

FIBRE OPTICS

Available to the Building.

LIGHT FIXTURES

Fluorescent fixtures through out the mall.

EMERGENCY POWER

Emergency generator for lighting only

Sustainability / Energy Conservation

MONITORING

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

SPRINKLERS

Complete building to meet code requirements .

FIRE DETECTION

Heat and Smoke detection devices to meet code requirements for the building. Fire hose cabinets at main entrance and in basement. Portable fire extinguishers and pull stations as per code for the building.

On Site Property Management

MANAGEMENT

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 As well as a Itinerant Building Manager.



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.

