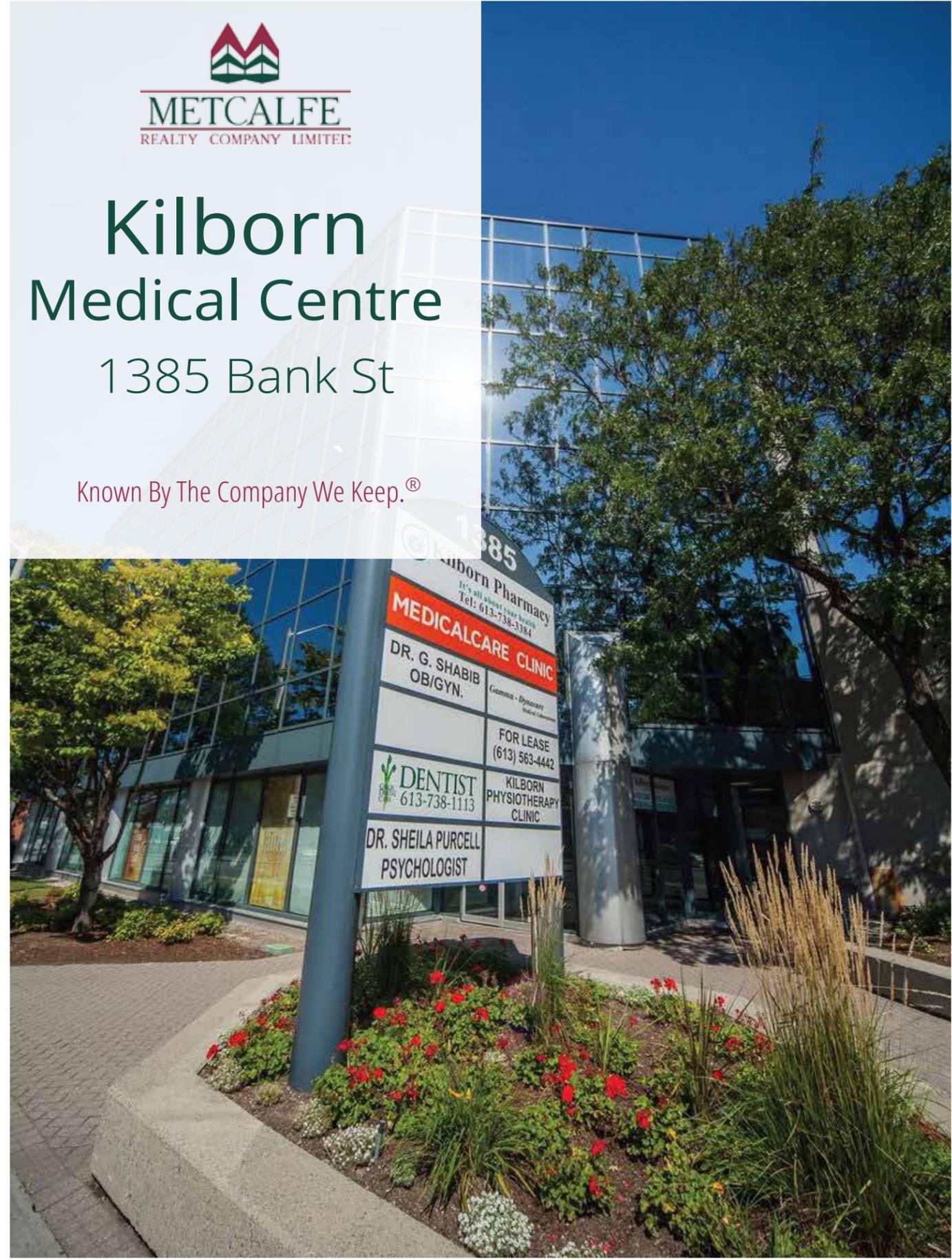




OFFICE DOWNTOWN



RETAIL SPACE



Kilborn Medical Centre

1385 Bank St

Known By The Company We Keep.®



WAREHOUSE



OFFICE CENTRETOWN

Building Profile

Building Physical Properties

Total rentable area: 31,128 sq. ft.

Number of floors: 5 floors plus 1 below grade level

Building Renovations: Energy savings lighting retrofit 2007. Water conservation retrofit 2007.

WASHROOMS

Men's and Women's washroom on each floor, barrier-free on each floor.

ELEVATORS/PASSENGER

2 passenger elevators.

PARKING

On site garage with 4 levels covered parking, 111 stalls. Paid parking for visitors.

AMENITIES:

An on-site pharmacy, x-ray facility, laboratory, cafeteria and public parking garage, distinguishes the Kilborn Medical Centre as a complete self-contained medical facility.

JANITORIAL:

Daily, full service cleaning for all tenancies.

BUSINESS HOURS:

Monday – Friday from 07H00 to 18H00

Mechanical / Electrical / Life Safety

HEATING

Heated electronically with baseboard units for individual temperature controls.

HVAC

Roof top HVAC units for cooling with fan assisted VAV system. 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.

EMERGENCY POWER

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

LIGHT FIXTURES

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

Sustainability / Energy Conservation

MONITORING

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

SPRINKLERS

Complete building, fully sprinkled.

FIRE DETECTION

Smoke detection devices to meet code requirements for the building. 1 fire hose cabinet per floor. Portable fire extinguisher and pull stations on every floor.

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 Itinerant Building Manager aswell as a Day Porter.



THE BUILDING

Complete requirements of both the medical practitioners and the patients were considered the design of the Kilborn Medical Centre. Its highly visible location in south Ottawa, at the corner of Bank Street and Kilborn Avenue, was chosen for its proximity and easy access to the region's other medical facilities. The Riverside Clinic, the Ottawa General Hospital, the Children's Hospital of Eastern Ontario and the National Defence Medical Centre are all just minutes away.

The centre can be equally accessible from all parts of the city, as public transportation stops at its front door.

