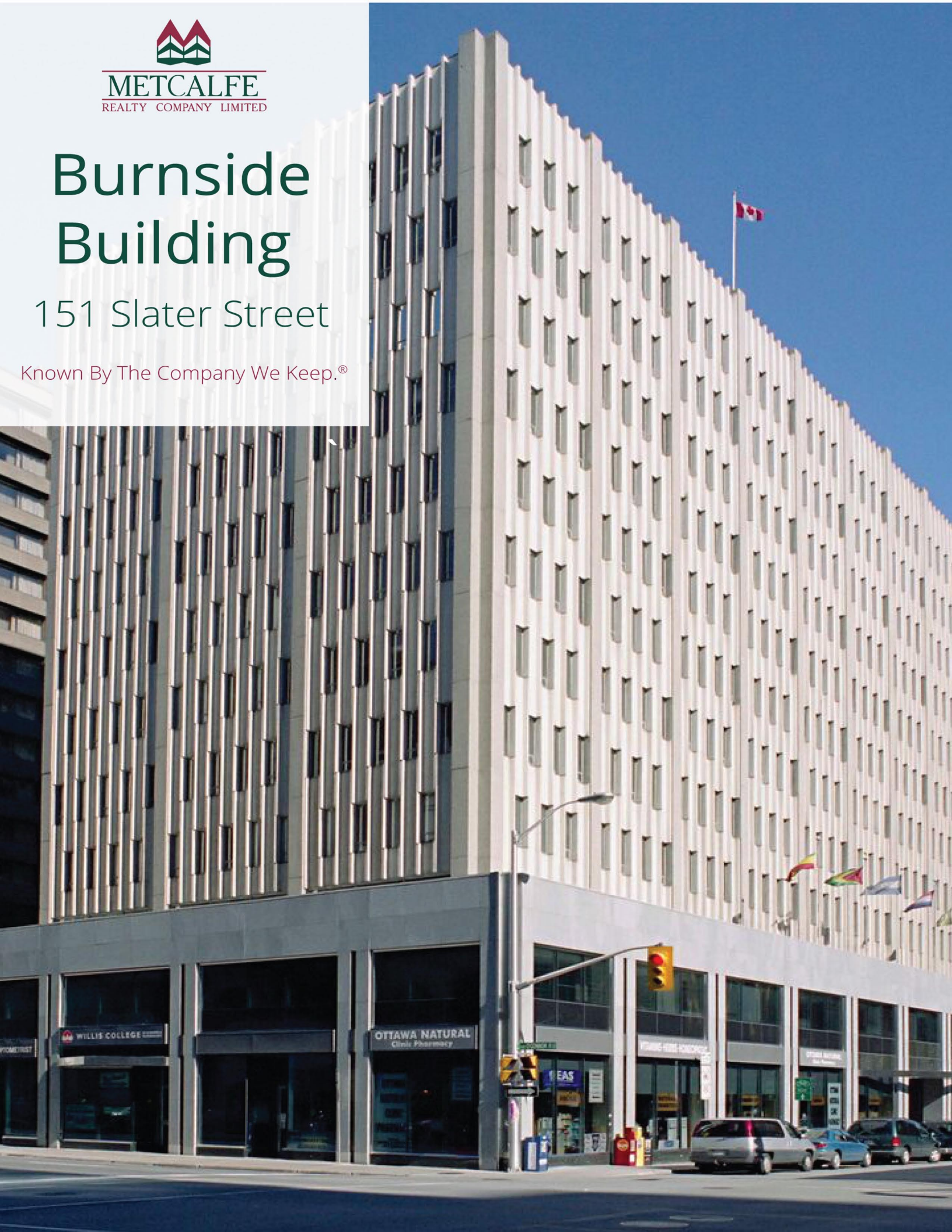


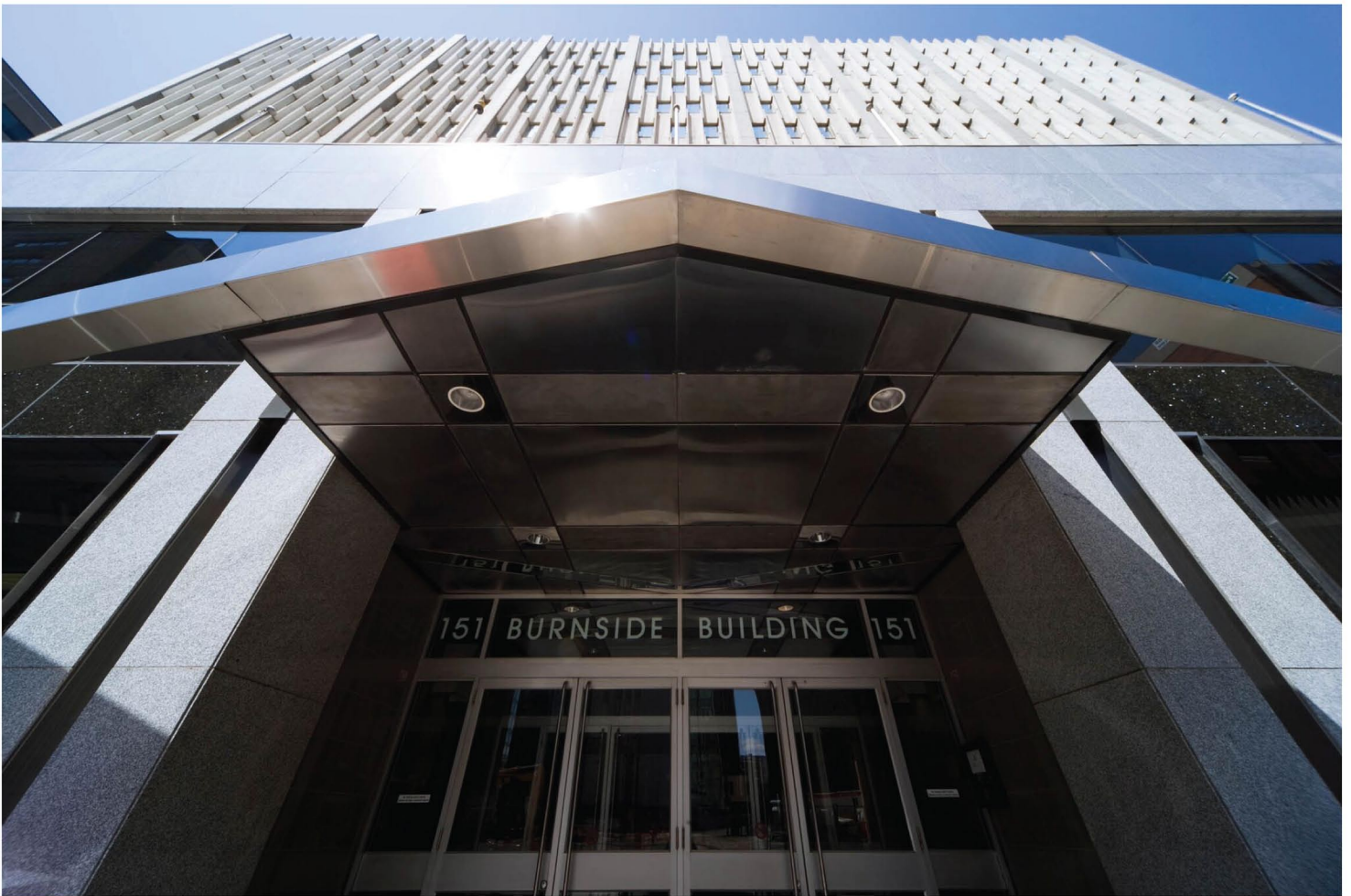
# Burnside Building

151 Slater Street

Known By The Company We Keep.®







## 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

Metcalf 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.

# Building Profile

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## Building Physical Properties

**Total rentable area:** 151,129 sq. ft.

**Number of floors:** 13 floors plus 2 basement levels in Phase 1 (tower) 2 Floors in Ph. 2 (low rise)

**Building Renovations:** Continuously updated to meet our tenants ongoing needs.

### WASHROOMS

Men and Women's washroom on each floor.

### ELEVATORS/PASSENGER

3 elevators in tower from ground floor to the 12th floor and a garage shuttle in Phase 1 (tower) 1 elevator, Phase 2. One of the elevators is oversized in height to double as a freight elevator when required.

### PARKING

On site garage with 3 levels valet parking for tenants and 166 stalls below ground. Surface parking for 119 cars, for tenants, and paid visitor parking.

### AMENITIES:

On-site cafeteria, on-site storage lockers available for lease to tenants. Located in the heart of the Glebe, allowing for easy access to shopping and business.

### JANITORIAL:

Daily, full service 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 and computer controlled building ventilation system designed to meet Ashrae fresh air requirements. Automated temperature controls for energy efficiency with fan assisted VAV system for cooling . HVAC operating hours: 08H00 to 18H00

### FIBRE OPTICS

Building is serviced by major fibre optic providers.

### 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

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

Cameras at main lobby and at garage entrance. Access card entry for tenants.

## 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.

## 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 and digitally controlled automated building systems were installed. A full lighting replacement for energy efficiency and a water conservation retrofit.

### RECYCLING

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





SINCE 1949.

