



METCALFE

REALTY COMPANY LIMITED

123 SLATER STREET

Building Profile

Located in the heart of Ottawa's financial core, the MacDonald Building is close to Ottawa's key business and government centres. The property is situated along a major public transit route that links with the region's rapid transit system, providing immediate access throughout the city and beyond.

Over the years the MacDonald Building has been renovated, step by step, to meet the needs of the current tenant. The complex now boasts tinted energy efficient thermal pane windows, dropped ceilings with recessed lights, upgraded plumbing and electrical wiring. Complete climate control and air conditioning ensure year-round comfort and four levels of private underground parking offer the necessary convenient security.





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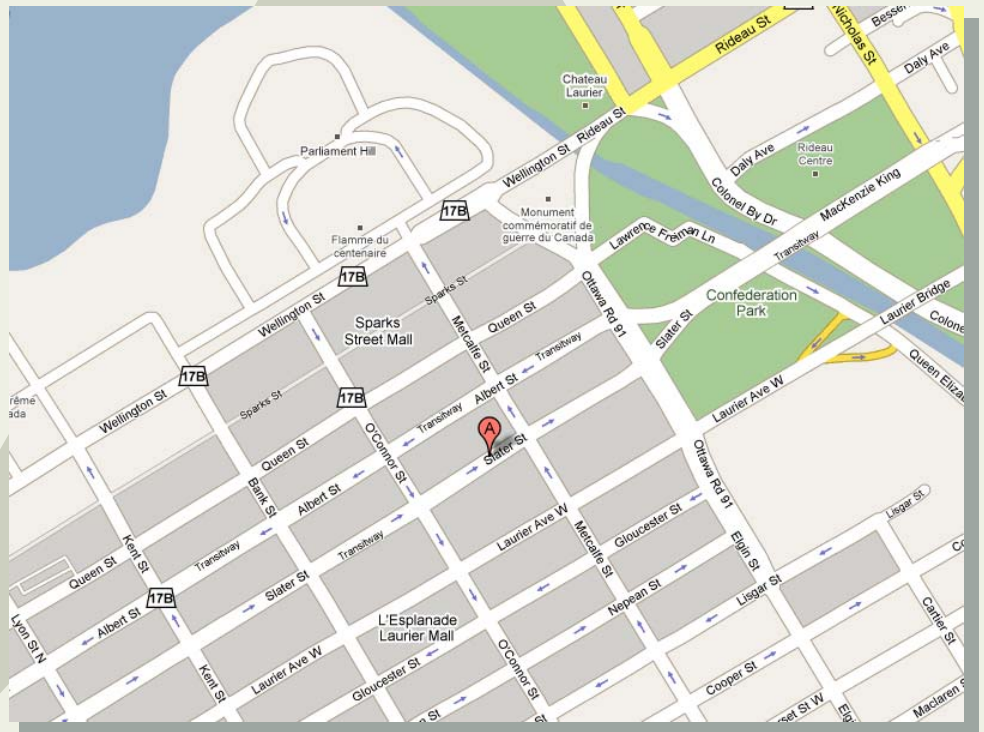
Property Location

PHYSICAL PROPERTIES

- Total rentable area: 111,023
- Number of floors: 11 floors
- **Building Renovations:** Complete mechanical, electrical retrofit to the building in 2000. Architectural re-design of main lobby and corridors in 2000. Energy savings lighting retrofit 2007. Water conservation retrofit 2007.
- **Washrooms:** Men's and Women's washroom on each floor, one barrier free on every level.
- **Elevators/Passenger:** 3 high speed gearless elevators from 4-B to 11th floor and 1 from ground level to 11th floor, with computerized controls to monitor traffic usage and reduce wait times.
- **Freight elevator:** One of the elevators is oversized in height to double as a freight elevator when required.
- **Barrier Free Access:** yes
- **Amenities:** On direct transit routes for easy access from all parts of the City. Close to Parliament Hill, the Courthouse, the Central Business District, the Ottawa Convention Centre, Shopping, Dining and major Hotels. On-site storage lockers available for lease to Tenants.

PARKING

- **On site garage:** Parking for up to 155 cars, 4 levels.





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Typical Floor

MECHANICAL / ELECTRICAL / LIGHTING

- **Heating:** 2 gas fired boilers provide heat to perimeter induction units and interior space.
- **HVAC:** New chiller 2007. Computer controlled building ventilation system designed to meet Ashrae fresh air requirements. Automated temperature controls for energy efficiency.
- **HVAC operating hours:** 08H00 to 18H00 (operating hours can be extended to meet tenants requirements at an additional charge)
- **Emergency power:** Diesel generator for fire and life safety systems.
- **Light fixtures:** T8 ceiling mounted low wattage fixtures, complete lighting retrofit in 2007 for energy efficiency
- **Fibre Optics:** Available to the Building

LIFE SAFETY / SECURITY

- **Monitoring:** Off-Site monitoring station for fire, and elevators 24/7
- **Sprinklers:** Building is fully sprinkled
- **Fire detection:** Heat and Smoke detection devices to meet code requirements. 2 fire hose cabinets per floor. Portable fire extinguishers and pull station on every floor.

JANITORIAL

- **Daily cleaning:** Daily, full service "green" cleaning for all tenancies.

GENERAL

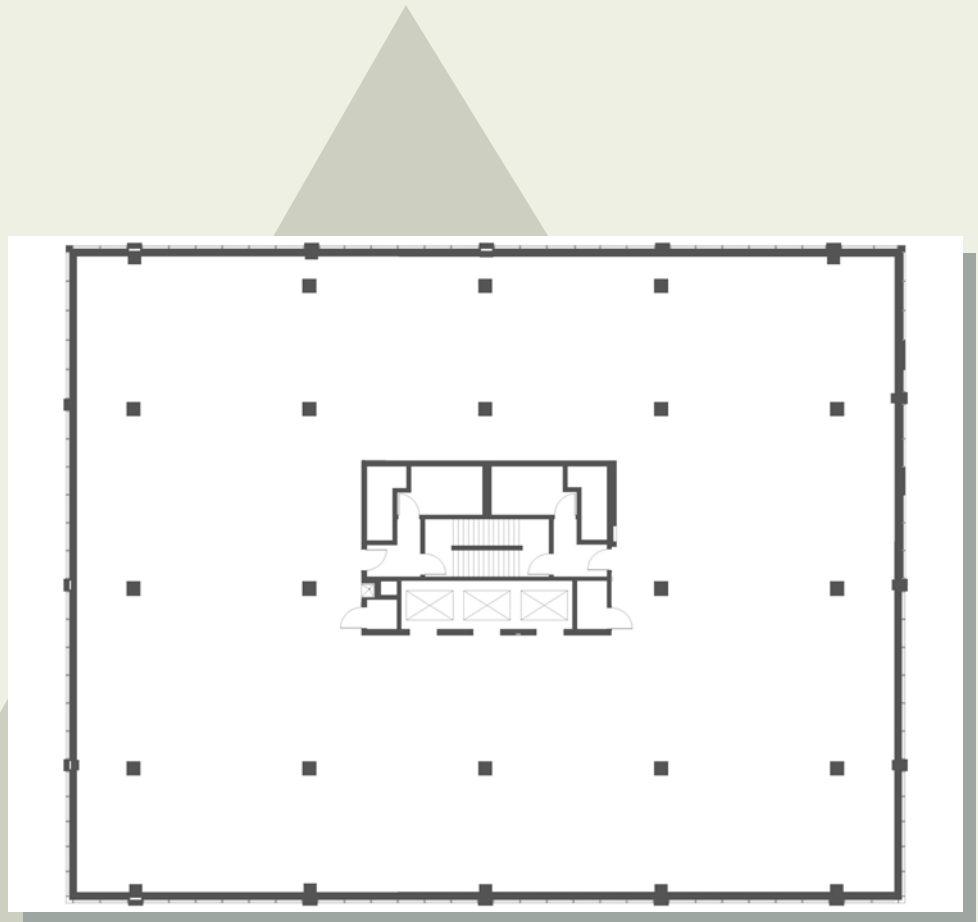
- **Business Hours:** Monday – Friday from 08H00 to 18H00

ENVIRONMENT

- **Recycling:** paper, plastics, glass, cans, cardboard and newsprint.
- **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, a full lighting replacement for energy efficiency was done in 2007, and a water conservation retrofit in 2007.

PROPERTY MANAGEMENT

- **On-site Day Engineer.** Itinerant Building Manager shared between 2 buildings.
- Metcalfe Realty's property management office is located in the Varette Building at 130 Albert Street, which is in the same city block at 123 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.





METCALFE
REALTY COMPANY LIMITED

Known By The Company We Keep®

Corporate Holdings

75 Albert Street
85 Albert Street
116 Albert Street
123 Slater Street
130 Albert Street
151 Slater Street

150 Isabella Street
240 Catherine Street
1385 Bank Street

7 Hinton Avenue
161 Greenbank Road
1770 Woodward Drive
1926 Merivale Road
2650 Queensview Drive
2680 Queensview Drive

Beacon Hill Shopping Centre
2339 Ogilvie Road

700 Industrial Avenue
1517 Laperrière Avenue
1519 Laperrière Avenue
1523 Laperrière Avenue
2680 Queensview Drive

Just Right Self Storage
255 City Centre Avenue

OFFICE DOWNTOWN

The downtown portfolio of 6 buildings captures over 800,000 square feet in National Capital's coveted business district east from Bank Street to Elgin Street and south from Parliament Hill to Slater Street, providing opportunities for business professionals with office requirements from as small as 250 square feet to full floors of over 10,000 square feet. The downtown properties all reside within walking distance of Parliament Hill, the Banking district, the Ottawa Convention Centre, the Courthouse, the National Arts Centre, the Sparks Street promenade, major hotels and the Byward Market and Rideau Street shopping district.

OFFICE CENTRETOWN

These multi-tenant buildings strategically located on high traffic routes, allow for excellent visibility and for easy access from the Queensway or from other major traffic routes across the City. For the commuter, they are equally accessible by rapid transit for tenant and client alike.

OFFICE SUBURBAN

From eclectic to traditional, the 6 suburban properties are located on strategic corners or are nestled in established business park settings. All are multi-tenant environments.

RETAIL – BEACON HILL SHOPPING CENTRE

Single story strip plaza conveniently located to serve the community of Beacon Hill North, with Scotia Bank and Shoppers Drug Mart as anchor tenants.

WAREHOUSE

The properties vary from light industrial condo to multi-use office and warehouse combination. Small bays of 2500 square feet to larger facilities of up to 38,000 square feet.

STORAGE – JUST RIGHT SELF STORAGE

Personal and business self storage in the heart of Ottawa located only blocks from Parliament Hill and the Portage Bridge to Gatineau. New state of the art drive-thru facility.