



**METCALFE**

REALTY COMPANY LIMITED

161 GREENBANK ROAD

## *Building Profile*

This highly visible, Class A Building occupies a coveted corner at Greenbank Road and Craig Henry Drive and boasts a range of architectural features that make it a jewel in its class. Features such as double glazed, solar blue tinted glass, barrier free access design, atrium concourse, full sprinklers, lush landscaping and proximity to major West End shopping centres give this location its appeal.

Private outdoor and indoor parking is available on-site.





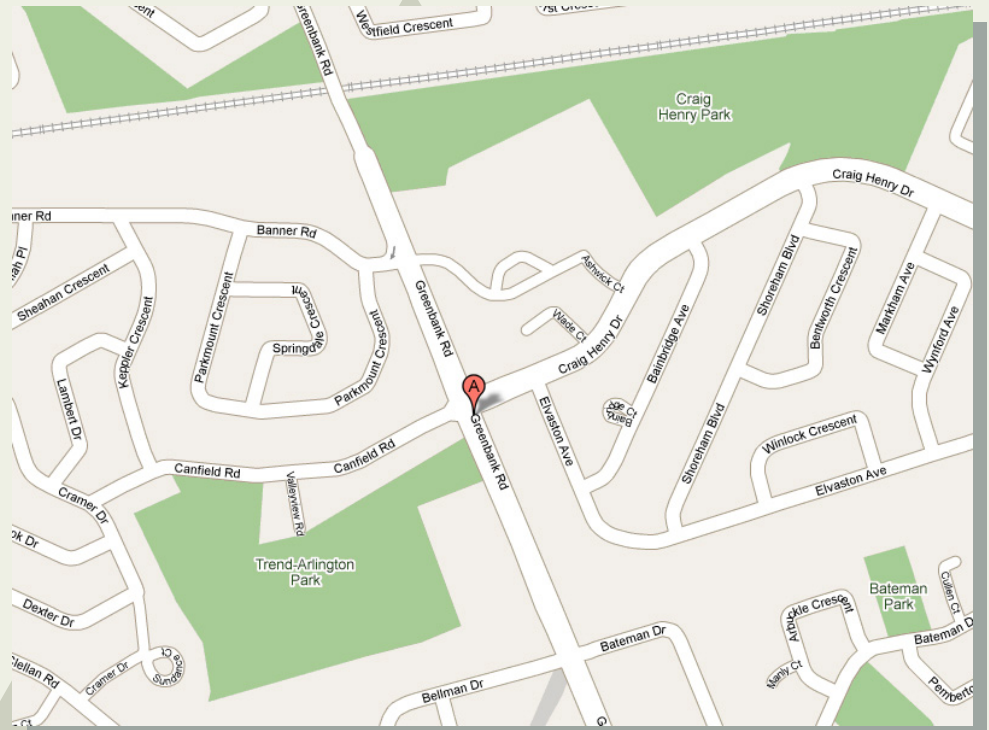
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# 161 GREENBANK ROAD

## Property Location

### PHYSICAL PROPERTIES

- **Total rentable area:** 28,525
  - **Number of floors:** 2 floors
  - **Building Renovations:** Lobby and 8 corridor renovations 2008. Energy savings lighting retrofit 2007. Water conservation retrofit 2007.
  - **Washrooms:** Men's and Women's washroom on each floor, barrier-free on ground floor
  - **Elevators/Passenger:** Passenger elevator
  - **Freight elevator:** One of the elevators is oversized in height to double as a freight elevator when required.
  - **Barrier Free Access:** Fully accessible
  - **Amenities:** Specialty Architectural features, such as an atrium concourse. Close proximity to Healthclubs, Shopping Centers and the Queensway, On-site storage lockers are available for rent to tenants.
- PARKING**
- **On site garage:** Indoor tenant parking garage for 88 cars
  - **Surface parking:** for 36 cars, tenant and visitor





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## *Typical Floor*

### MECHANICAL / ELECTRICAL / LIGHTING

- **Heating** Heated electronically with baseboard units, individually controlled thermostats
- **HVAC:** Roof top HVAC units for cooling. Building automation system designed to optimize fresh air. Automated temperature controls for energy efficiency and fan assisted VAV system for cooling
- **HVAC operating hours:** 08H00 to 18H00 (operating hours can be extended to meet tenants requirements at an additional charge)
- **Emergency power:** Battery back-up emergency lighting 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 elevator 24/7
- **Sprinklers:** Complete building, fully sprinkled
- **Fire detection:** Heat and Smoke detection devices to meet code requirements for the building. 1 fire hose cabinet per floor. Portable fire extinguishers and pull stations on all floors.
- **Video surveillance:**

### JANITORIAL

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

### GENERAL

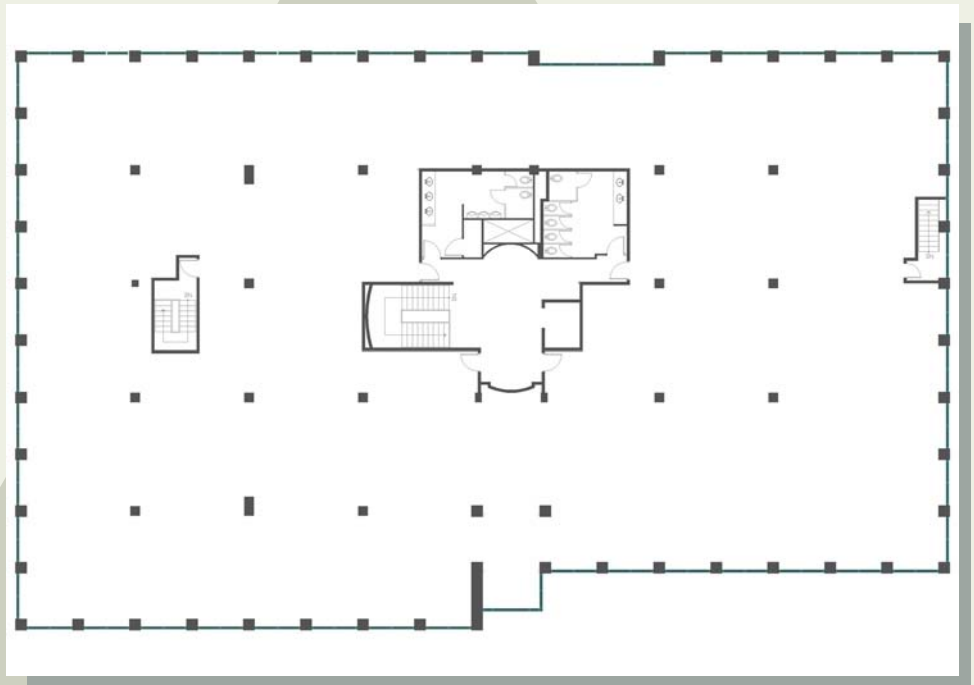
- **Business Hours:** Monday – Friday from 08H00 to 18H00

### ENVIRONMENT

- **Recycling:** paper, plastics, glass, cans, cardboard and newsprint.
- **Building greening:** To reduce the carbon footprint of the building, has had a full lighting replacement for energy savings in 2007 and a water conservation retrofit in 2007

### PROPERTY MANAGEMENT

- Itinerant Building Manager and Day Porter.
- A computerized **Tenant Maintenance Request System** provides immediate response and close follow up of all tenant maintenance requests and other enquiries.





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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.*