



METCALFE

REALTY COMPANY LIMITED

2339 OGILVIE ROAD

Building Profile

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 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.





METCALFE
REALTY COMPANY LIMITED

2339 OGILVIE ROAD

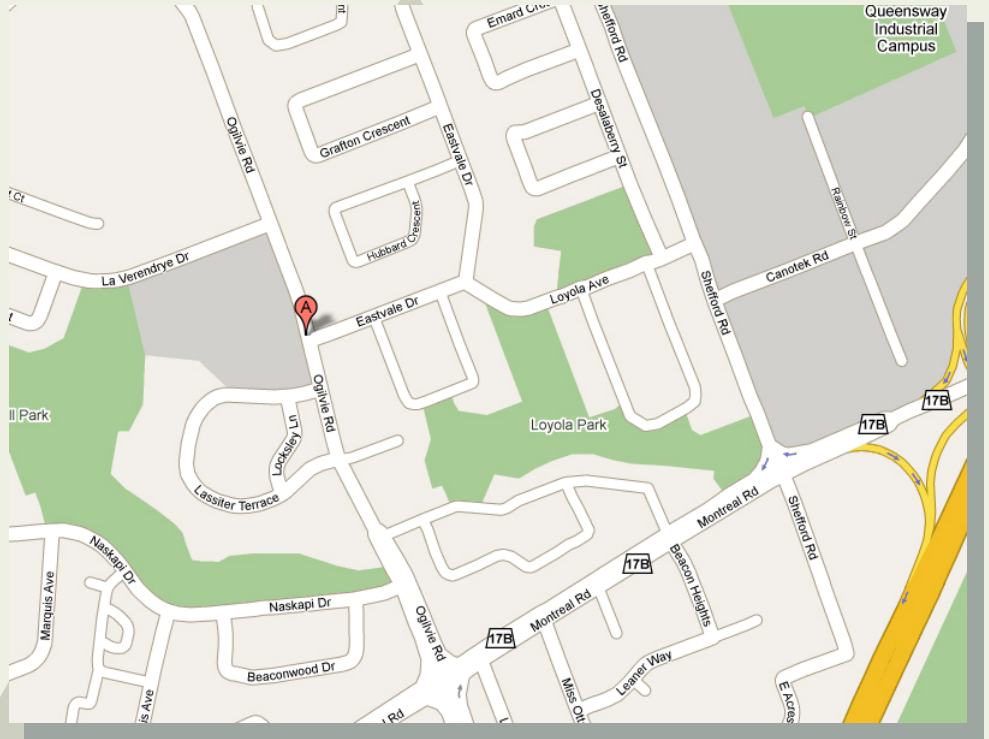
Property Location

PHYSICAL PROPERTIES

- **Total rentable area:** 110,000
- **Number of floors:** 1 floor for retail and office use, mezzanine and 1 basement level
- **Washrooms:** Men's and Women's washroom in common area
- **Elevators/Passenger:** One passenger elevator from ground to B-1 level
- **Barrier Free Access:** at entrance doors
- **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.

PARKING

- **Surface parking:** for 552 cars, tenants and clients





METCALFE
REALTY COMPANY LIMITED

2339 OGILVIE ROAD

Typical Floor

MECHANICAL / ELECTRICAL / LIGHTING

- **HVAC:** Individual roof top units for heating and cooling for each tenancy.
- **Emergency power:** Emergency generator for lighting only
- **Light fixtures:** Fluorescent fixtures through out the mall
- **Fibre Optics:** Available to the Building

LIFE SAFETY / SECURITY

- **Monitoring:** Off-Site monitoring station for fire, burglar and common area elevator 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.

JANITORIAL

- **Daily cleaning:** On-site Concierge, common areas only

GENERAL

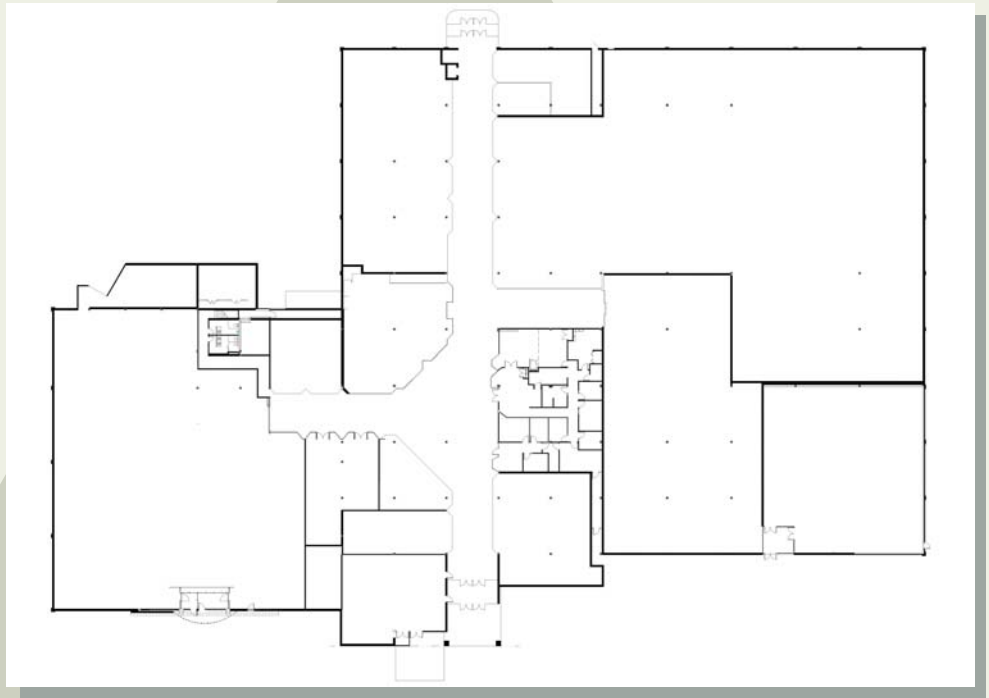
- **Business Hours:** Monday – Friday from 07H30 to 18H00; Saturday – Sunday from 0900 – 17H00.

ENVIRONMENT

- **Recycling:** Tenants to arrange for recycling. Paper and cardboard by Landlord
- **Building Greening:** Common area lighting retrofit for energy efficiency in 2007. Water conservation retro-fit in 2007.

PROPERTY MANAGEMENT

- On-site Day Engineer, Itinerant Building Manager.
- A computerized **Tenant Maintenance Request System** provides immediate 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.