



# METCALFE

DOWNTOWN OTTAWA

**MACH**  
PROPERTY





THE PLEASURE OF  
GOING TO WORK

## YOUR BUILDING

NET RENT	CAM	TAXES	TOTAL ADDITIONAL RENT
Please contact agent	\$7,85	\$7,60	\$15,45

FEATURES	
Year built / Renovated	1954 / 1994
Building type	Office
Number of floors	12-storey
Floor area	+/- 13,500 sq. ft. per floor
Parking space	17 parking spots at a cost of \$300 +HST
Fire protection	Building is protected by a wet sprinkler and standpipe system with a dedicated 150mm incoming fire line that enters the building in the basement level pump room
Elevator	Three gearless, overhead passenger elevators with microprocessor controls serve all floors each equipped with a 28hp motor
Public transit	Well serviced by the OC Transpo bus network and is situated 350 meters from Parliament Station on Ottawa's new Light Rail Transit system.

### LEASING INQUIRY

**John Esposito**

Director Leasing


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PEOPLE RARELY SUCCEED  
UNLESS **THEY HAVE FUN**  
IN **WHAT THEY ARE DOING.**

— Dale Carnegie

# TYPICAL OFFICE FLOOR PLANS



METCALFE STREET



FOR ILLUSTRATION PURPOSES ONLY  
**RENDERING**





# FOR ILLUSTRATION PURPOSES ONLY

# CONCEPTS



# SURROUNDING AREAS

## FINANCIAL INSTITUTIONS

- 1 BMO
- 2 CIBC
- 3 National Bank
- 4 Money Mart
- 5 RBC Royal Bank
- 6 TD Bank

## FITNESS CENTRE

- 7 GoodLife Fitness

## HOTELS

- 8 Alt
- 9 Delta
- 10 Fairmont Chateau Laurier
- 11 Mariott
- 12 Novotel
- 13 Sheraton
- 14 The Westin

## RESTAURANTS

- 15 Bridgehead Coffee
- 16 Extreme Pita
- 17 Marcello's
- 18 McDonald's
- 19 Presse Café
- 20 Second Cup
- 21 Starbucks
- 22 Subway
- 23 Tim Hortons

## RETAIL STORES

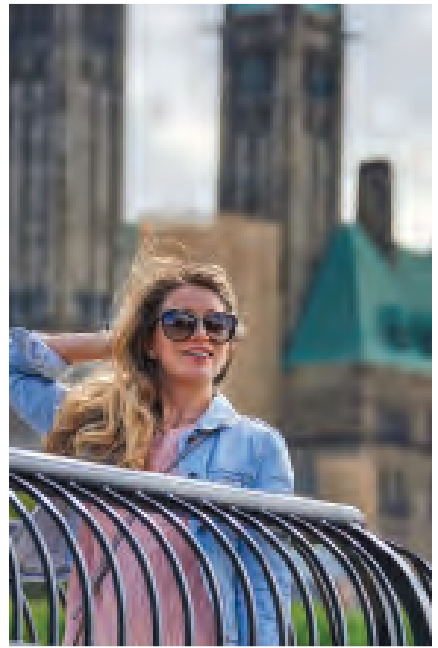
- 24 Freedom mobile
- 25 Rogers

## SERVICES

- 26 Shoppers Drug Mart











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METCALFE

# MACH

COMMERCIAL | OFFICE | INDUSTRIAL

CONTACT US  
FOR LEASING OPPORTUNITIES

(613) 565-4848

group**mach**.com |  |  | 