



**METCALFE**

REALTY COMPANY LIMITED

700 INDUSTRIAL AVENUE

## *Building Profile*

This complex is located on the South Side of Industrial Avenue between Alta Vista Drive and St. Laurent Boulevard in a high profile location in Ottawa's East End. 700 Industrial Avenue offers prime access to other commercial and industrial businesses and is just 15 minutes away from the city's downtown business core.

The multi-level Building sits on a distinctive lot that borders two busy thoroughfares, Industrial and Coronation Avenues. It is built on an attractive sloping grade, providing a two-storey office structure on one side and a single level warehouse on the other.

The warehouse portion of the development offers complete flexibility. Twenty-five truck bays of varying sizes can accommodate a full range of commercial uses. The bays are arranged in a sawtooth design to provide efficient traffic flow.

The two storeys of office and showroom space take full advantage of the slope of the land featuring one level of office space that overlooks the warehouse operations.

On-site private outdoor parking is available for approximately 181 cars.





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## 700 INDUSTRIAL AVENUE

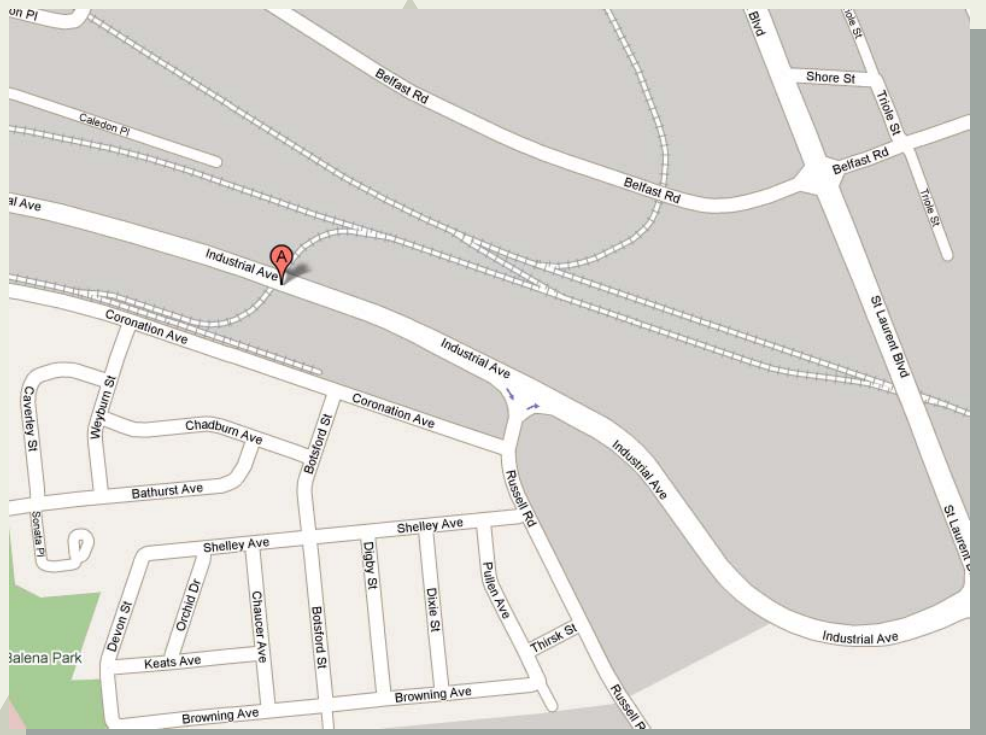
### *Property Location*

#### **PHYSICAL PROPERTIES**

- **Total rentable area:** 60,047 of warehouse space and 50,000 of office space
- **Number of floors:** 2 above grade, 1 below grade and 1 warehouse level
- **Building Renovations:** Energy savings lighting retrofit in 2007. Water conservation retrofit in 2007.
- **Freight Handling:** 17 bays for shipping and receiving. Dock level loading with bays of varied sizes.
- **Amenities:** Close to restaurants, major shopping centers, the Ottawa train station and main post office. 10 minutes from downtown and easy access from the Queensway.

#### **PARKING**

- **Surface parking:** Tenant and visitor for 181 cars





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### *Typical Floor*

#### **MECHANICAL / ELECTRICAL / LIGHTING**

- **Heating** Natural gas roof top units for heating and cooling.
- **HVAC operating hours:** 08H00 to 18H00 (operating hours can be extended to meet tenants requirements at an additional charge)
- **Emergency power:** Emergency lighting in common areas provided by battery packs. Battery back-up for fire and life safety systems
- **Light fixtures:** High efficiency fluorescents and high efficiency 347V in warehouse
- **Fibre Optics:** Available to this building

#### **LIFE SAFETY / SECURITY**

- **Monitoring:** Off-Site monitoring station for fire, and elevator 24/7
- **Sprinklers:** complete building fully sprinklered
- **Fire detection:** Heat and Smoke detection devices to meet code requirements for the building. Fire hose cabinets, portable fire extinguishers and pull stations as per code for building.

#### **JANITORIAL**

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

#### **GENERAL**

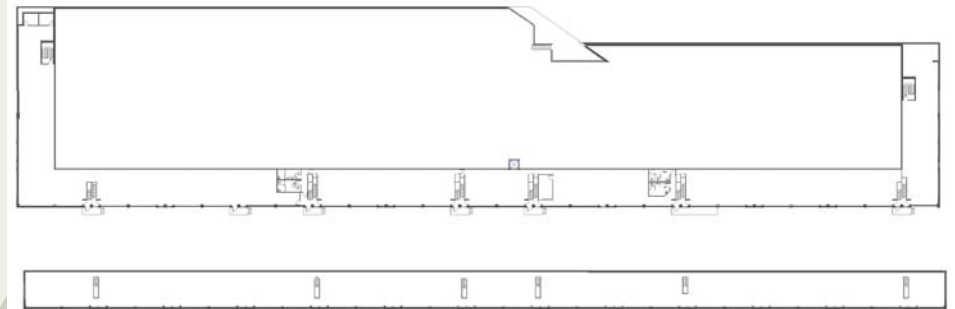
- **Business Hours:** Monday – Friday from 08H00 to 18H00

#### **ENVIRONMENT**

- **Recycling:** paper, plastics, glass, cans, cardboard and newsprint.
- **Building greening:** To reduce the carbon footprint of the building a full lighting retrofit for energy efficiency was done 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.*