



METCALFE
REALTY COMPANY LIMITED

161 Greenbank Road

Known By The Company We Keep.®





THE BUILDING

This highly visible, Class A Building occupies a coveted corner at Greenbank Road and Craig Henry Drive in the West end of Ottawa, 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 shopping centres give this location its appeal.

Private outdoor and indoor parking is available on-site.



ON-SITE PROPERTY MANAGEMENT

A computerized Tenant Maintenance Request System provides immediate response and close follow up of all tenant maintenance requests and other enquiries.

Itinerant Building Manager and Day Porter.



Building Profile

Building Physical Properties

Total rentable area: 28,525 sq. ft.

Number of floors: 2 floors

Building Renovations: Lobby and corridor renovations, energy savings lighting retrofit, and water conservation retrofit.

WASHROOMS

Men's and Women's washroom on each floor, barrier-free on ground floor.

ELEVATORS/PASSENGER

Passenger elevators.

PARKING

On site garage with Indoor tenant parking garage for 88 cars. Surface parking for 36 cars, tenant and visitor.

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.

BARRIER FREE ACCESS

Fully Barrier Free Accessible.

JANITORIAL:

Daily, full service green cleaning for all tenancies.

BUSINESS HOURS:

Monday – Friday from 07H00 to 18H00

Mechanical / Electrical / Life Safety

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)

FIBRE OPTICS

Building is serviced by major fibre optic providers.

LIGHT FIXTURES

T8 ceiling mounted low wattage fixtures, complete lighting retrofit in 2007 for energy efficiency.

EMERGENCY POWER

Battery back-up emergency lighting for fire and life safety systems.

Sustainability / Energy Conservation

MONITORING

Off-Site monitoring station for fire, and elevators 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.

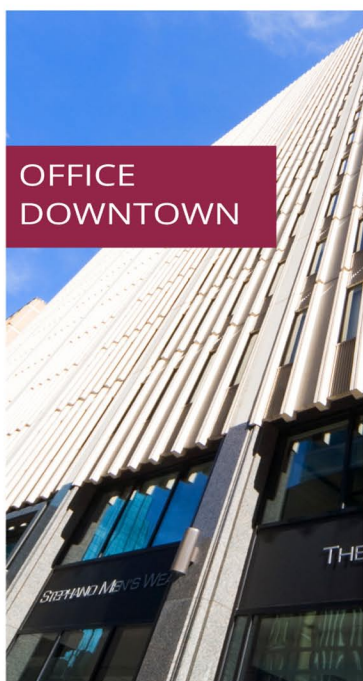
Environment

BUILDING GREENING

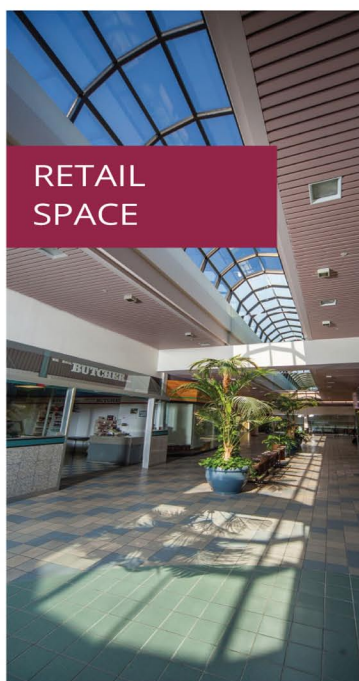
To reduce the carbon footprint of the building, has had a full lighting replacement for energy savings in 2007 and a water conservation retrofit in 2007.

RECYCLING

Paper, plastics, glass, cans, cardboard and newsprint.



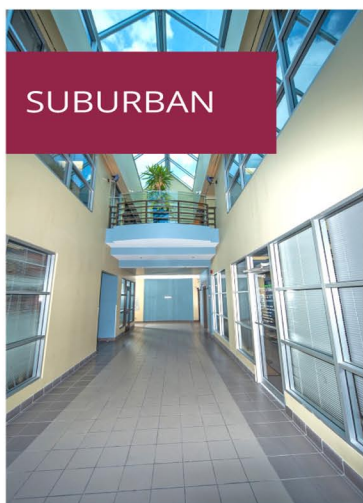
OFFICE
DOWNTOWN



RETAIL
SPACE



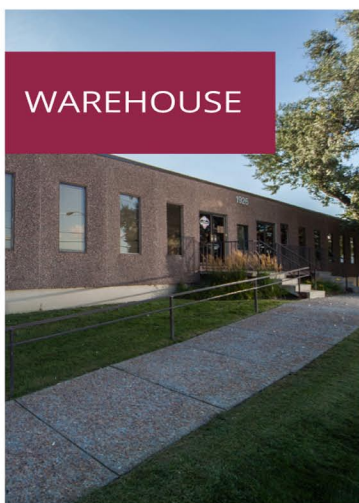
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SUBURBAN



MEDICAL



WAREHOUSE



OFFICE
CENTRETOWN