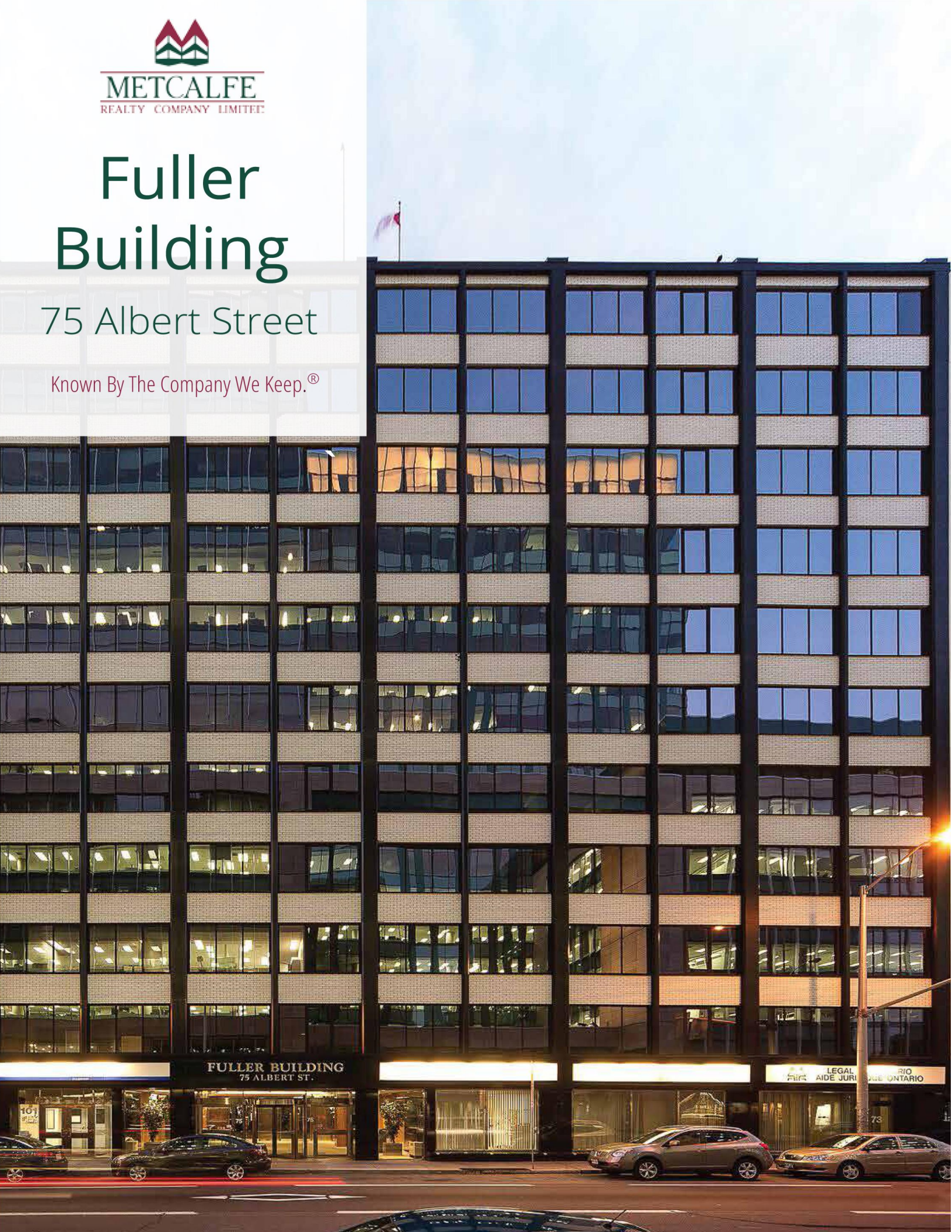




Fuller Building

75 Albert Street

Known By The Company We Keep.®



FULLER BUILDING
75 ALBERT ST.

LEGAL AID JURISDICTION ONTARIO



THE BUILDING

Located in the heart of Ottawa's busy downtown business district, the Fuller Building provides a comfortable environment for the modern executive.

The Building offers distinguished corporate surroundings and a modern on-site cafeteria for the Tenant's convenience. Its proximity to major business and government complexes and the Provincial Courthouse, and its location on a main transit route makes this Building convenient for both Tenant and client alike.

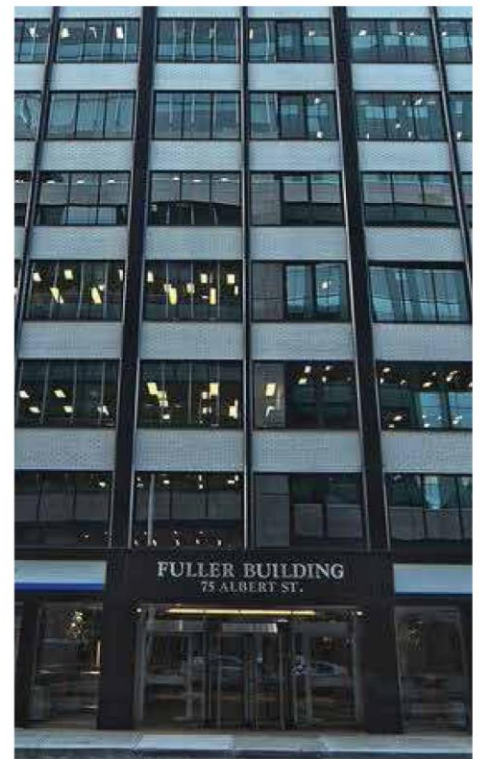
Private and secure underground parking is available and on site property management personnel permits a timely response to the Tenant's needs.



ON-SITE PROPERTY MANAGEMENT

Metcalf Realty's property management office is located in the Varette Building at 130 Albert Street, which is in the same city block as 151 Slater Street. This close proximity of the property management office provides the tenants with convenient first class property management and tenant care. A computerized Tenant Maintenance Request System provides for early response and close follow up of all tenant maintenance requests and other enquiries.

On-site Day Engineer and Building Manager shared between 2 adjacent buildings.



Building Profile

Building Physical Properties

Total rentable area: 160,290 sq. ft.

Number of floors: 11 floors plus two basement levels

Building Renovations: Corridor renovations 2008. Energy savings lighting retrofit 2007. Energy conservation retrofit to building systems 2005. Water conservation retrofit 2007.

WASHROOMS

Men's and Women's washroom on each floor, barrier free at B-1 level.

ELEVATORS/PASSENGER

3 high speed gearless elevators with computerized controls to monitor traffic usage and reduce wait times. One of the elevators is oversized in height to double as a freight elevator when required.

PARKING

One of the elevators is oversized in height to double as a freight elevator when required.

AMENITIES

Boardroom rental available for tenants. On major transit arteries for easy access from all parts of the City. Close to Parliament Hill, the Courthouse, the Central Business District, the National Arts Centre, the Ottawa Convention Centre, Shopping, Dining and major Hotels. On-site storage lockers available for lease to Tenants.

JANITORIAL

Daily, full service "green" cleaning for all tenancies.

BUSINESS HOURS

Monday – Friday from 08H00 to 18H00

Mechanical / Electrical / Life Safety

HEATING

2 gas fired boilers provide heat to perimeter induction units and interior space.

HVAC

Seimens Energy Conservation Retrofit in 2005, computer controlled building ventilation system designed to meet Ashrae fresh air requirements, Automated temperature controls for energy efficiency and fan assisted VAV system for cooling. High efficiency chiller scheduled for installation in 2009 to meet CRC requirements of the "Montreal Protocol".

HVAC operating hours: 08H00 to 18H00 (operating hours can be extended to meet tenants requirements at an additional charge).

LIGHT FIXTURES

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

FIBRE OPTICS

Available to the Building.

Life Safety and Security

EMERGENCY POWER

Diesel generator, for fire and life safety systems.

MONITORING

Off-Site monitoring station for fire, and elevators 24/7.

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 each floor.



SINCE 1949.

