

60 Queen Street

130,738 Sq. Ft.

Highlights

Sixty Queen provides for 14 floors of office space. A typical floor is comprised of approximately 9,441 sf. The floor plate is extremely efficient and features a low common area factor of 3.1% based on full floor occupancy. The ground floor lobby is elegantly appointed with Italian marble and brass finishings. To provide expeditious vertical transportation, the four elevators provide for 3,000 lb capacity at a speed of 500 feet per minute.

Electrical: 60% of the main electrical system capacity operates the basic building systems. The remainder is available to service office appliances and special loads.

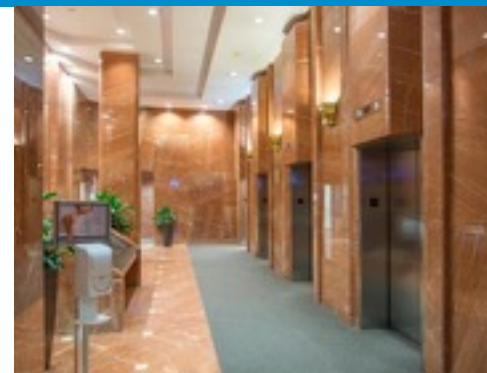
Mechanical: The variable volume air condition system provides for maximum efficiency and comfort.

Life Safety: The building provides an excellent fire protection system including fire detection and alarm, smoke control and fire suppression systems.

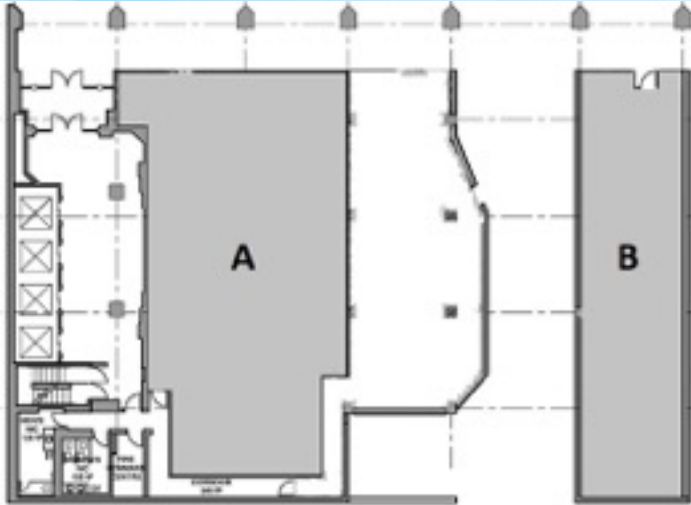
Ottawa City Hall, the Court House and Parliament Hill are within walking distance and the amenities of being situated in the downtown core are too numerous to mention.

Available Space

Floor	Type	Rentable sf	Useable sf	Available
Ground (A)	Retail	3,234	2,899	Immediately
Ground (B)	Retail	1,040	-	Immediately
2nd	Office	4,086	-	March 1, 2023
6th	Office	2,654	2,250	Immediately
7th	Office	9,097	-	Immediately
10th	Office	4,358	3,802	Immediately
15th	Office	9,019	-	Immediately
16th	Office	6,550	5,950	Immediately

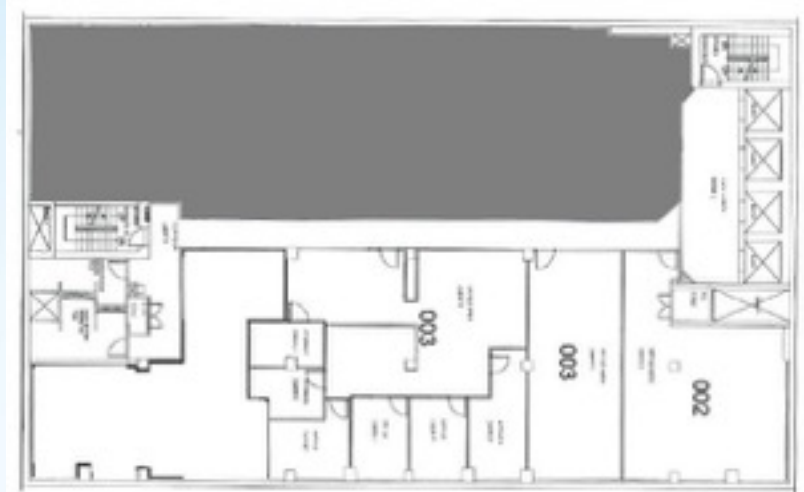


Floor Plans



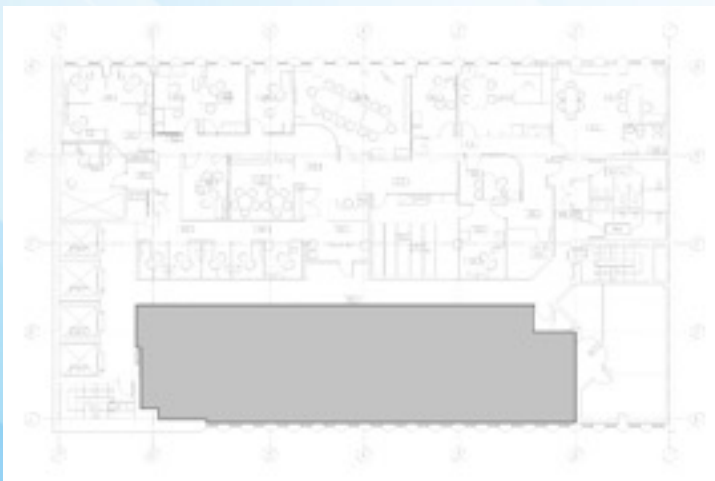
Ground Floor

(A) Rentable: 3,234 sf Useable: 2,899 sf
(B) Rentable: 1,040 sf



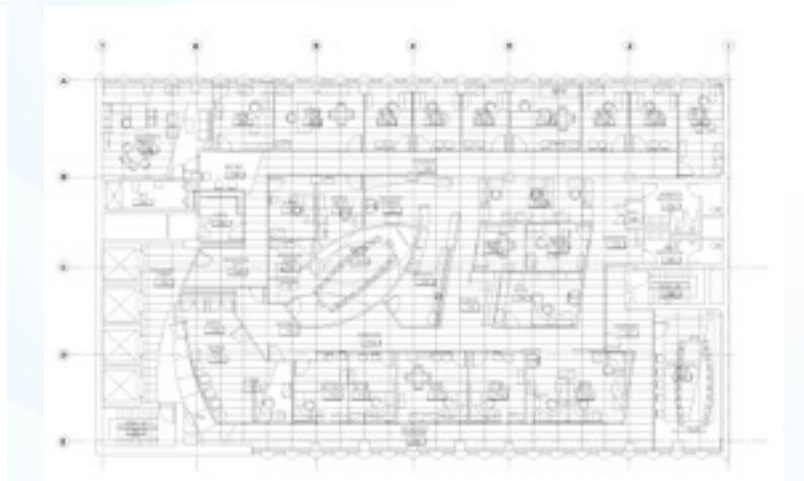
2nd Floor

Rentable: 4,086 sf



6th Floor

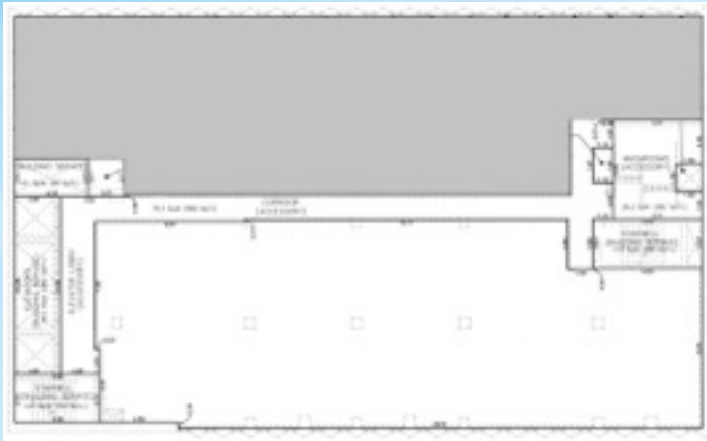
Rentable: 2,654 sf Useable: 2,250 sf



7th Floor

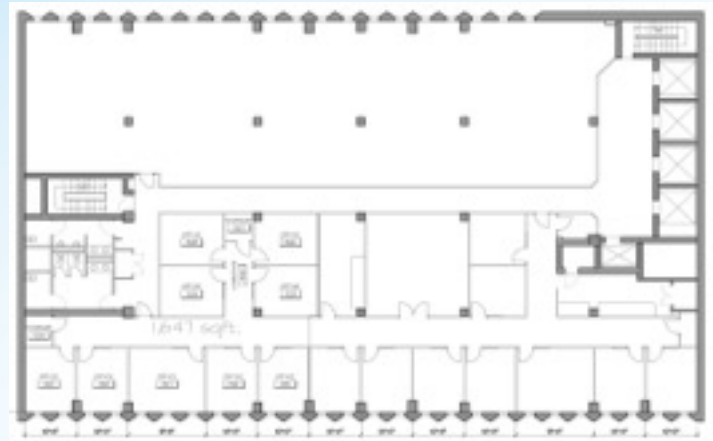
Rentable: 9,097 sf

Floor Plans



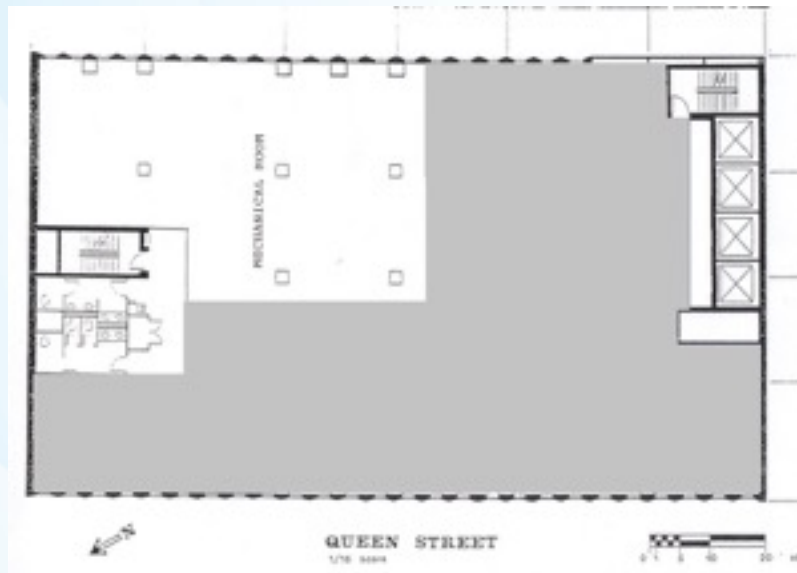
10th Floor

Rentable: 4,358 sf **Useable:** 3,802 sf



15th Floor

Rentable: 9,019 sf



16th Floor

Rentable: 6,550 sf **Useable:** 5,950 sf