



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

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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 Château 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

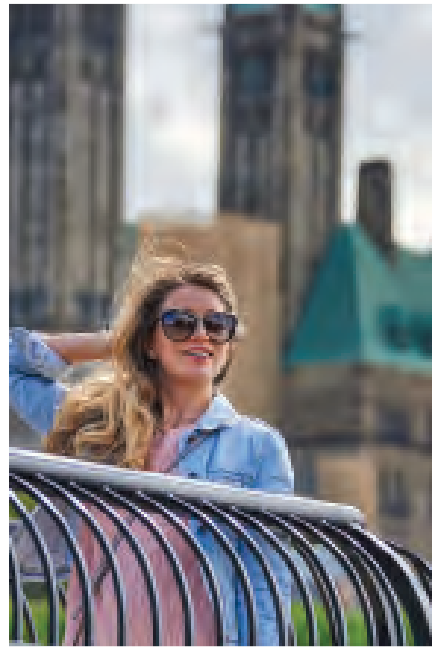
RETAIL STORES

- 24 Freedom mobile
- 25 Rogers

SERVICES

- 26 Shoppers Drug Mart







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METCALFE

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COMMERCIAL | OFFICE | INDUSTRIAL

CONTACT US
FOR LEASING OPPORTUNITIES

(613) 565-4848

groupmach.com |  |  | 