

# 116 Albert Street

Known By The Company We Keep.®





## THE BUILDING

116 Albert occupies a coveted site on the corner of two of Ottawa's busiest arteries, Metcalfe and Albert Streets. It is a prominent location in the heart of Ottawa's central business district and just a few blocks south of Parliament Hill. This distinctive address offers critical access to Ottawa's many business opportunities.



## 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 the 116 Albert Street building. 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. Building Manager shared between 2 adjacent buildings.



# Building Profile

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## Building Physical Properties

**Total rentable area:** 97,307 sq. ft.

**Number of floors:** 10 floors above grade and 2 floors below grade.

**Building Renovations:** Building facade revitalization and Corridor renovations . Energy savings lighting retrofit and Energy conservation retrofit to building systems. Elevator mechanical retrofit with new cabs.

### WASHROOMS

Newly renovated Men's and Women's washroom on every floor except 1-B.

### ELEVATORS/PASSENGER

3 high speed gearless elevators with computerized controls monitor traffic usage and reduce wait times.

### PARKING

Valet parking for tenants for 36 cars, 1 level.

### 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 Ottawa Convention Centre, the National Arts Centre, the Central Business district, Shopping, Dining and Major Hotels. Onsite 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 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 for energy efficiency.

### FIBRE OPTICS

Building fully serviced by major fibre optic providers.

## 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.

### SPRINKLERS

Sprinklers to meet code requirements; fire pump located on 1B level.

### 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.

## Environment

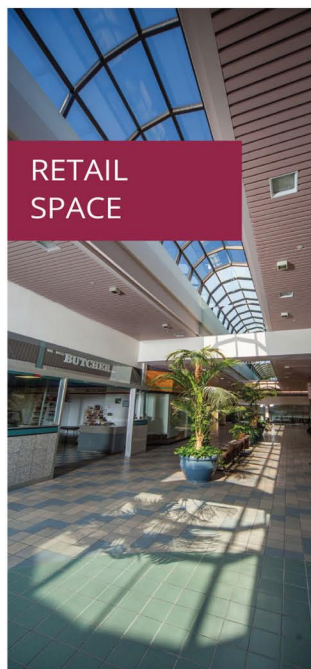
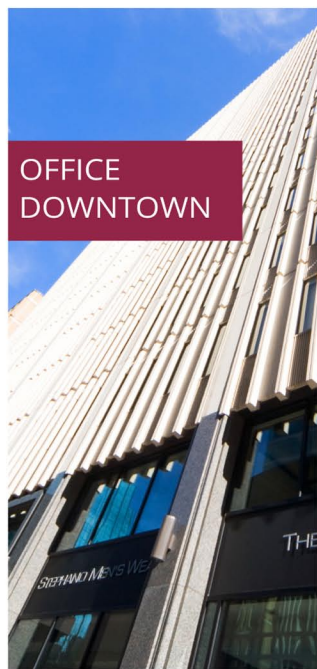
### BUILDING GREENING

To reduce the carbon footprint of the building and to provide a healthier work environment for the tenants the Building was converted to "green" cleaning , digitally controlled automated building systems installed and a full lighting replacement for energy efficiency.

### RECYCLING

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





SINCE 1949.

