



METCALFE
REALTY COMPANY LIMITED

MacDonald Building

123 Slater St.

Known By The Company We Keep.®





THE BUILDING

The MacDonald Building has undergone an extensive architectural transformation. The complex boasts a fresh new façade, two storey lobby, fully remodelled washrooms, and new computer dispatched elevators.

This modernization work complements the MacDonald Building's already upgraded mechanical and electrical systems including energy efficient lighting, upgraded electrical distribution on tenant floors and modern energy saving chillers and boilers. Building automation system ensures year-round comfort with digitally controlled VAV boxes.



ON-SITE PROPERTY MANAGEMENT

Metcalfe Realty's property management office is located in the Varette Building at 130 Albert Street, which is in the same city block at 123 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.



THE LOCATION

Located in the heart of Ottawa's financial core, the MacDonald Building is steps away from Ottawa's key business, government, and cultural centres. The property is situated on major rapid transit routes, providing easy access to all areas of the city.

Prime destinations, such as Parliament Hill, the Banking district, the Ottawa Convention Centre, the Courthouse, the National Arts Centre, the Sparks Street promenade, major hotels and the ByWard Market are all within easy walking distance. The nearby scenic pathways along the Rideau Canal and Sir John A. MacDonald Parkway provide easy access for Ottawa's many avid cyclists.

Building Profile

Building Physical Properties

Total rentable area: 112,273 sq. ft.

Typical floor plate: 10,546 sq. ft.

Number of floors: 11

Ceiling Planning Grid: 5'X5' Column

Spacing: 25'X25' Bays

WASHROOMS

Newly renovated Men's and Women's washroom on each floor, one barrier free on every level.

ELEVATORS/PASSENGER

Three elevators serving all eleven floors, modernized with a microprocessor based system that ensures elevators will be dispatched to passenger calls with peak efficiency. The elevator system has the ability to learn tenant traffic patterns and adapt to better serve tenants.

The elevators also employ a "green" regenerative drive system that capture the energy of tenants traveling in the down direction and regenerate this energy as electricity usable by other systems in the building, such as air conditioning. All elevators have the ability to double as freight elevator when required, and two of the elevators serve the parking garage levels.

PARKING

Underground parking for up to 155 cars, on 4 levels.

BARRIER FREE ACCESS

Fully Barrier Free Accessible.

Mechanical / Electrical / Life Safety

ELECTRICAL

Electrical Distribution / floor - 200 amps 120/240v single phase 3 wire. The power distribution system is capable of supplying approximately 3.77 Watts per square foot or 40.65 Watts per square meter (at 80% load and exclusive of power required for lighting).

The power grid located in the ceiling space consists of a junction box with three (3) unique 120 Volt circuits in the center of every 48 square meters (517 square feet) of useable area.

LIGHT FIXTURES

T8 ceiling mounted low wattage fixtures; complete lighting retrofit has been performed for energy efficiency.

MECHANICAL

Computer controlled building ventilation system designed to meet Ashrae fresh air requirements. Variable speed drives are employed in major HVAC equipment. Two Cleaver Brook 2,400,000 BTU/Hours 2 gas fired boilers provide heat to perimeter induction units and interior space.

Sustainability / Energy Conservation

LIFE SAFETY

Fresh Air - CO2 based demand ventilation control. Building Automation System - Controlling HVAC Systems. To reduce the carbon footprint of the building and to provide a healthier work environment for tenants, the Building will have "green" cleaning for all tenancies.

A full lighting replacement for energy efficiency has been completed, and a water conservation retrofit has been completed.

SPRINKLERS

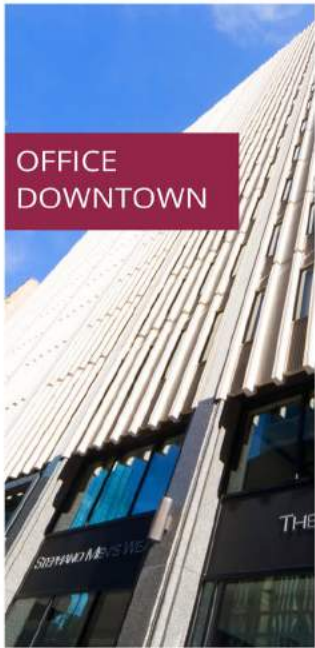
Building is fully sprinklered . Sprinklers to meet code requirements; fire pump located on 1B level.

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

EMERGENCY POWER

Diesel generator for fire and life with suitable capacity to maintain required power to all emergency and life safety systems (2000). Off-Site monitoring station for fire, and elevators 24/7.



SINCE 1949.

