



RK | **RAMANDEEP KAPOOR**
 Real Estate Broker

Cell- 613.791.3417 Office - 613.369.5199 www.buysellwithrealtor.com

info@buysellwithrealtor.com 14 Chamberlain Ave Suite, 101 Ottawa, ON K1S 1V9



● GROSS BUILDING AREA

- Ground Floor:* ±4441.48 sq. ft.
- Second Floor:* ±458.13 sq. ft.
- Third Floor:* ±3218.41 sq. ft.
- Fourth Floor:* ±1586.92 sq. ft.
- Total Area:* ±10560.09 sq. ft.

● FOUNDATION

- Concrete slab (poured concrete foundation)

● PLUMBING & ELECTRICAL

- Copper & ABS piping.
- Rough-in for men's & women's washrooms on each floor.
- Electrical: 400 amps, 240 volts, multiple sub-panels per floor.

● FINISHES

- Base building finish throughout
Concrete floors, unpainted drywall walls, and exposed ceilings
Mix of carpet, ceramic, and laminate flooring
Painted gypsum board walls and T-bar ceilings

● FRAMING / EXTERIOR

- Walls: Steel & masonry frame with metal and concrete board panel exterior
- Roof: Flat membrane over concrete deck (original, 2021)
- Windows/Doors: Energy-efficient metal-clad windows; Metal doors with thermal glass inserts

● INTERIOR FINISH & LAYOUT

- 3 finished office floors above grade + partially below-grade lower level
- Access: Two common stairwells for access & egress
- Common Utility Room: Located in the basement (furnace & electrical)

● HVAC SYSTEM

- Modern rooftop combination heating/cooling units
- Supplemental electric baseboard heating