

## Sun Life Financial Centre - 50 O'Connor Street

50 O'Connor St Ottawa Ontario Canada

BentallGreenOak | September 2019



### LOCATION



### SPACE

	Suite	Area (sf) (Div   Contig)	Rate (psf/yr)	Availability	Notes
<b>NEW</b>	1607	2,000	\$28.00	Immediate	Upper floor space in base building condition. Views to South of Centretown/Glebe.
	1425	1,398	Negotiable	Mar. 2020	Suite available March 1, 2020. North facing views of Parliament Block.
	1313	3,387	\$28.00	Immediate	New Model Suite coming December 2019. Term lengths of all varieties considered. Tremendous views.
	1120	3,749	\$26.00	Immediate	New building standards corridor areas and washrooms as per complex's modernization program completed. Bright with southerly views.
	615	2,205	\$25.00	Immediate	Suite is carpeted, and the floor common areas have been modernized. View is facing the CBC building to North.

Operating Costs: \$13.10 (psf/yr)

Realty Tax: \$10.92 (psf/yr)

Total Additional Rent: \$24.02 (psf/yr)

### Leasing Contact

David Pridham,  
Sales Representative / Director of Leasing  
BentallGreenOak (Canada) Limited Partnership, Brokerage  
613-782-3871  
david.pridham@bentallgreenoak.com

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### PROPERTY DESCRIPTION

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LEED EB Platinum, Class A office building located in the heart of downtown. Steps to public transit and a short drive to Highway 417. Many amenities found within.

Exciting changes coming! For more information please visit [slfcottawa.com](http://slfcottawa.com)



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### SPECS

Tenant Cost					
Posted Net Rate	n/a	Realty Tax	\$10.92 (psf/yr)	Utilities	n/a
Operating Costs	\$13.10 (psf/yr)	Other	n/a	Additional Rent Total	\$24.02 (psf/yr)
General					
Year Built	1984	Last Renovated	2018		
Website	<a href="http://www.slfcottawa.com">www.slfcottawa.com</a>				
Building Size					
Total Space	n/a	Total Available Space	n/a	Largest Contiguous Available	n/a
Office					
Number of Floors	17	Typical High-Rise Floor	33,595 sf	Typical Low-Rise Floor	n/a
Total Space	n/a	Total Office Space	n/a	Available Office Space	n/a
Retail					
Number of Retail Units	n/a	Total Retail Space	n/a	Available Retail Space	n/a
Construction					
Fibre Optic Available	True	Shipping and Receiving	True	Ceiling Height	n/a
Washrooms Per Floor	2	Exterior Finish	n/a		
HVAC Hours of Operation	n/a	HVAC After Hour Cost	n/a		
HVAC System Description	n/a				
Elevators					
Number of Elevators	8	Number of Parking Elevators	n/a	Number of Freight Elevators	1
Safety & Access					
Fire Detection System	n/a	Sprinkler System	True	Manned Security	True
Security System	True	Barrier Free Access	True		
Parking					
Surface Stalls	n/a	Surface Ratio	n/a	Total Parking Stalls	305
Above Ground Stalls	n/a	Above Ground Ratio	n/a		
Below Ground Stalls	305	Below Ground Ratio	1.0/2500.0 sf		
Parking Description	n/a				
Public Transport					
Transit Surface Route	True	Direct Subway Access	n/a		
Anchor Tenants					
Tenant	n/a	Tenant	n/a	Tenant	n/a
Tenant	n/a	Tenant	n/a	Tenant	n/a

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