



**METCALFE**

REALTY COMPANY LIMITED

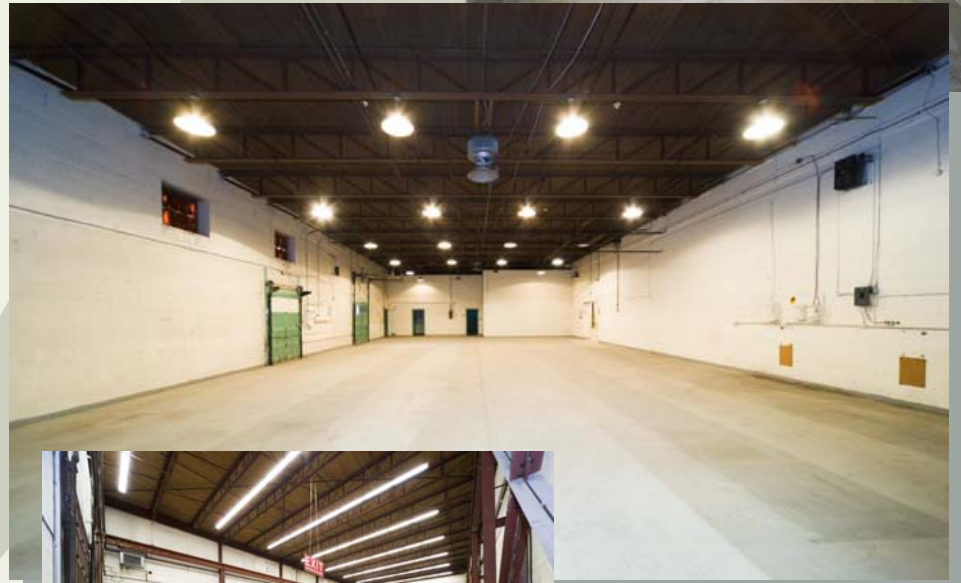
1523 LAPERRIÈRE AVENUE

## *Building Profile*

The property is situated on the North side of Laperriere Avenue in the Woodward / Laperriere Industrial area of the City of Ottawa.

The site backs onto the Queensway offering access at both the Kirkwood and the Maitland interchanges and is served by OC Transpo.

Industrial / Office use permitted.





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*Property Location*

### PHYSICAL PROPERTIES

- Total rentable area: 38,734 square feet

### HEATING

- Gas fired steam boiler
- Ceiling mounted steam unit heaters throughout the space

### ELECTRICAL SYSTEMS

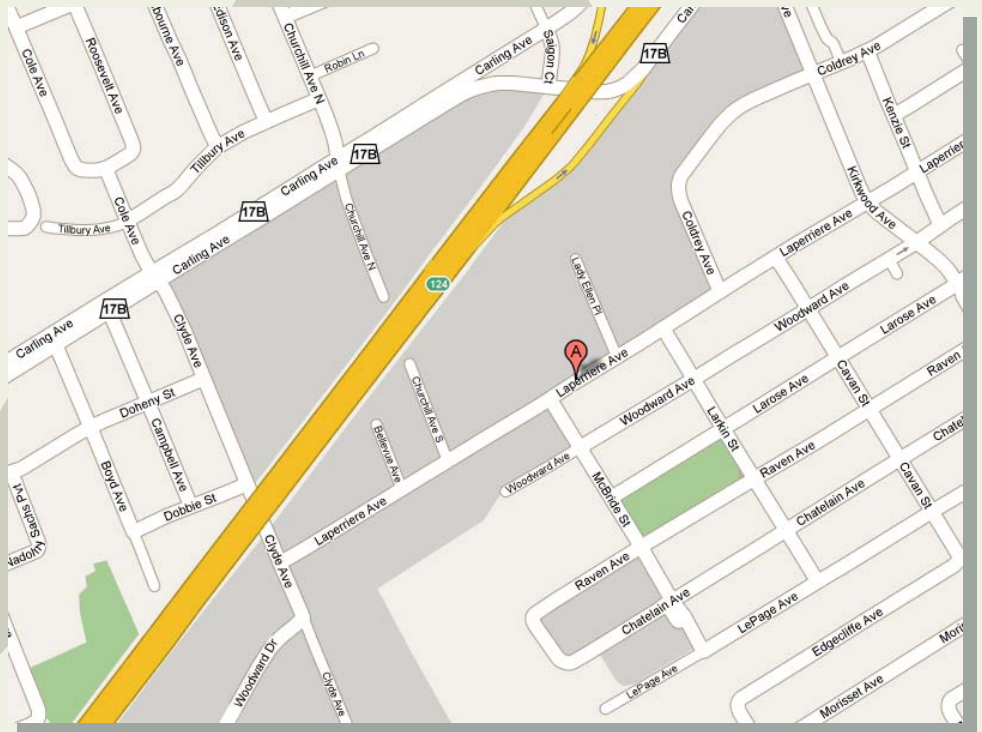
- 4kv supply
- Originally designed for a manufacturing facility
- Ample power for most uses

### PARKING

- On site parking: Ample on-site exterior parking

### LOADING

- Dock and Grade Level loading



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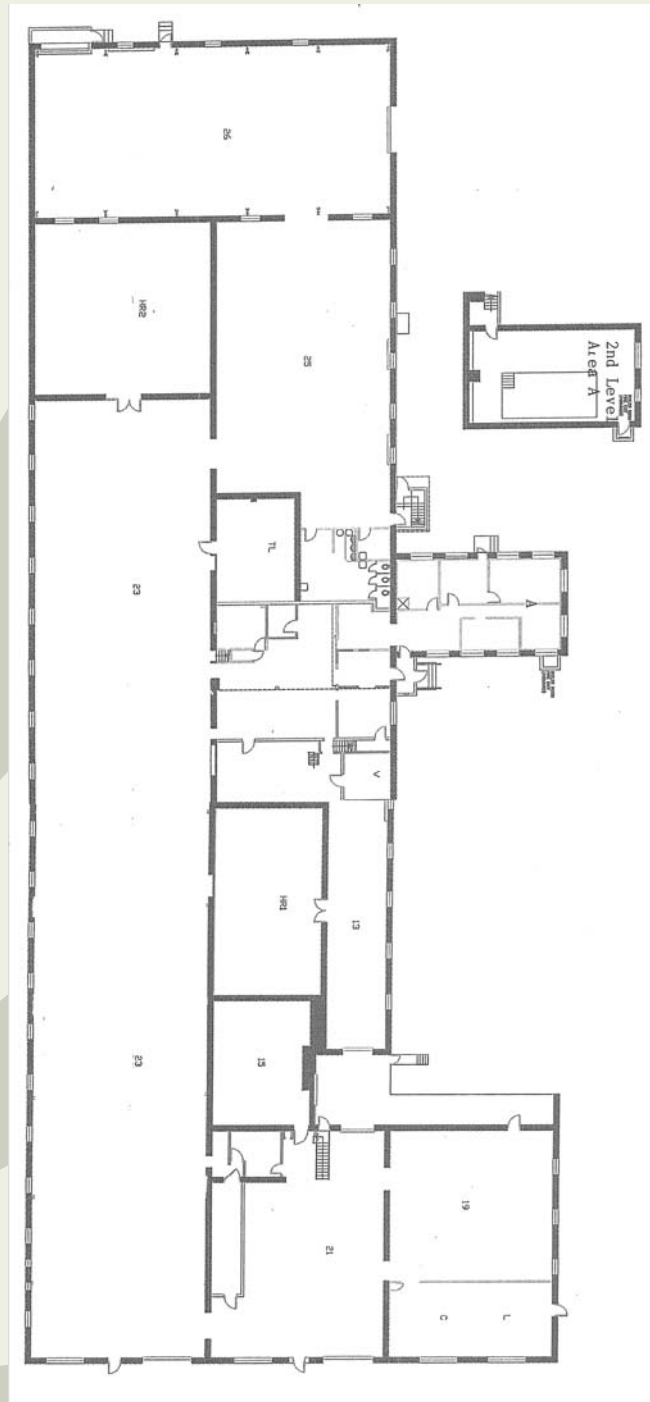
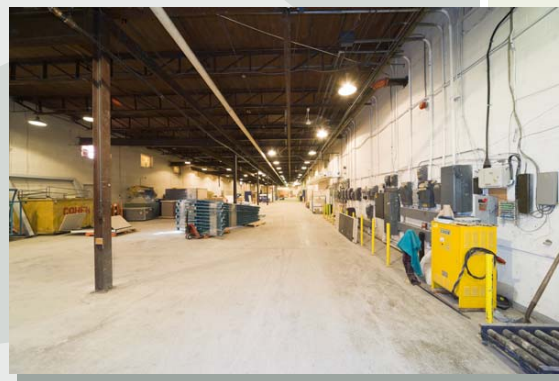
Visit our website at [www.metcalfe.ca](http://www.metcalfe.ca)



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1523 LAPERRIÈRE AVENUE

*Typical Floor*





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Known By The Company We Keep®

## Corporate Holdings

75 Albert Street  
85 Albert Street  
116 Albert Street  
123 Slater Street  
130 Albert Street  
151 Slater Street

150 Isabella Street  
240 Catherine Street  
1385 Bank Street

7 Hinton Avenue  
161 Greenbank Road  
1770 Woodward Drive  
1926 Merivale Road  
2650 Queensview Drive  
2680 Queensview Drive

Beacon Hill Shopping Centre  
2339 Ogilvie Road

700 Industrial Avenue  
1517 Laperrière Avenue  
1519 Laperrière Avenue  
1523 Laperrière Avenue  
2680 Queensview Drive

Just Right Self Storage  
255 City Centre Avenue

### OFFICE DOWNTOWN

*The downtown portfolio of 6 buildings captures over 800,000 square feet in National Capital's coveted business district east from Bank Street to Elgin Street and south from Parliament Hill to Slater Street, providing opportunities for business professionals with office requirements from as small as 250 square feet to full floors of over 10,000 square feet. The downtown properties all reside within walking distance of 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 and Rideau Street shopping district.*

### OFFICE CENTRETOWN

*These multi-tenant buildings strategically located on high traffic routes, allow for excellent visibility and for easy access from the Queensway or from other major traffic routes across the City. For the commuter, they are equally accessible by rapid transit for tenant and client alike.*

### OFFICE SUBURBAN

*From eclectic to traditional, the 6 suburban properties are located on strategic corners or are nestled in established business park settings. All are multi-tenant environments.*

### RETAIL – BEACON HILL SHOPPING CENTRE

*Single story strip plaza conveniently located to serve the community of Beacon Hill North, with Scotia Bank and Shoppers Drug Mart as anchor tenants.*

### WAREHOUSE

*The properties vary from light industrial condo to multi-use office and warehouse combination. Small bays of 2500 square feet to larger facilities of up to 38,000 square feet.*

### STORAGE – JUST RIGHT SELF STORAGE

*Personal and business self storage in the heart of Ottawa located only blocks from Parliament Hill and the Portage Bridge to Gatineau. New state of the art drive-thru facility.*