



Building Information

Building Size:	402,978 sf
Shipping & Receiving:	Yes
# of Floors:	21
Surface Transit Route:	Yes
Year Built:	1992
# of Passenger Elevators:	8
Total Parking:	650

Constitution Square, Tower II

350 Albert St, Ottawa, Ontario K1R



Building Description

Constitution Square is a three tower office complex, providing Class "AAA" quality, only a short walk from Parliament Hill. This premier Downtown location provides extensive underground parking, as well as doorstep access to the regional Transitway. It features an impressive lobby of polished blue granite, finished with works of fine Canadian art.

Amenities & Specifications:

Tenants enjoy the convenience of a common conference centre and fitness facility, together with a variety of retail amenities. On-site management services and 24 hour manned security are also provided.

Building Overview

As the pre-eminent business address in downtown Ottawa, Constitution Square is a modern, sophisticated office complex that virtually defines the city's business core. It combines character and spirit with functionality, provides exceptional services and exceeds industry standards at every turn.

Constitution Square also offers its customers an unrivaled location in the heart of Ottawa, with easy access to all transit options. The building offers a wide variety of quality amenities and retail services to customers, meeting their business and personal needs.



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Building Amenities

Conference Centre: This high-tech-enabled conference centre is available for the exclusive use of tenants. Five rooms, accommodating from 6 to 90 people, including wifi, polycom (conference) telephone, flip charts, projection screens and LCD projectors are available for use at no charge. A retracting wall between two of the larger rooms and mobile furniture provides tenants with multiple layout options to accommodate their customized needs. A cloak room and full kitchen allows for a multitude of catered functions

Fitness Facilities: Constitution Square offers an on-site fitness centre with a well-appointed exercise room, lockers and abundant shower facilities. Group exercise classes and all-level running clubs are also offered – all exclusive to Constitution Square tenants.

Outdoor Terrace: Constitution Square's private terrace, located on the third floor between the towers, offers an oasis during lunch and breaks. The outdoor garden and patio is also available exclusively to tenants for private functions including BBQ's, cocktails and team building.

Daycare Facilities: At Constitution Square you can enjoy the convenience of on-site childcare. Kids & Company, a fully licensed daycare centre, is located on the ground floor in Tower I – 360 Albert St.

Underground Parking; There is easy access to and from the building's indoor parking lot which offers over 650 parking spaces. A section of parking is reserved for external visitors. A car wash and complete detailing service is also available on site. Current daily parking rates are \$20.00. Current monthly parking rates are \$212.00.

Security: Constitution Square is a safe and secure complex at all times. Security officers trained in emergency procedures patrol the complex 24 hours a day, 7 days a week. State-of-the-art systems are in place including security cameras equipped with motion sensors and alarms which record sensitive areas at all entrances to the building.

Bicycle Parking: Interior, secured bicycle storage facilities with over 200 spaces are available 24 hours a day, seven days a week at no cost.

Location and Access

Enveloped by four of the city's main streets (Kent / Albert / Lyon / Slater), Constitution Square tenants enjoy the benefits of unrivalled transit service at their doorstep with east bound buses stopping at the Slater Street entrance, the west bound buses stopping at the Albert Street entrance and connections to the entire metropolitan area. In addition, the LRT access is proposed to be at the corner of Albert and Lyon Street. The city's international airport and railway station are conveniently located only minutes away.

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General	Year Built 1992	BOMA Best Gold	LEED Platinum
	Building Class AAA	Building Zoned Commercial	
Tenant Cost	Utilities \$ 3.19 /sf	Operating Costs \$ 12.39 /sf	Realty Tax \$ 9.49 /sf
	Total Additional Rent \$ 25.07 /sf		
Building Size	Number of Floor(s) 21	Typical High Rise Floor 20,000 sf	Typical High Rise Gross Up 17 %
	Typical Low Rise Floor 20,800 sf	Typical Low Rise Gross Up 17 %	Total Office Space 392,575 sf
	Total Retail Space 10,403 sf		Total Space 402,978 sf
	Construction		
Construction	Clear Height 8'6"	Interior Wall Type Dry Wall	Exterior Finish Glass
	Washrooms per Floor 2	HVAC After Hour Cost \$ 35.00 /hr	HVAC Hours of Operation 7:00 AM to 7:00 PM
	HVAC Description VAV System & Perimeter electric baseboard heating		
	Satellite Dish Capability Yes	Fibre Optic Capability Yes	Shipping & Receiving Yes
	Emergency Generator Yes		
	Elevators		
Elevators	Number of High Rise Elevator(s) 4	Number of Low Rise Elevator(s) 4	Number of Parking Elevator(s) 2
	Number of Freight Elevator(s) 1		
Safety & Access	Fire Detection System Yes	Security System Yes	Barrier Free Access Yes
	Sprinkler System Yes		Manned Security Yes
	Description CCTV system with approximately 85 cameras serving the Complex. Each tower has individual digital recorders (DSRV). A card access system controls access to the Complex.		
	Anchor Tenants		
Anchor Tenants	PWGSC	Scotia Capital Inc.	Payments Canada
	Canadian Commercial Corp		

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Parking

Below Ground Stall(s) 650	Total Parking Stalls 650	Surface Stall Ratio 1 / 1,750 sf
Above Ground Ratio 1 / 500 sf	Below Ground Ratio 1 / 1,750 sf	Parking Cost (per day) \$ 20.00
Parking Cost (per month) \$ 212.00		
Description Underground, climate controlled parking facilities that accommodate 702 vehicles. Select stalls are reserved for visitor parking, green/vehicle charging and car wash and detailing services.		

Public Transport

Surface Transit Route Yes
Description OC Transpo bus stops on both Slater and Albert Street. In 2019 tenants will have access to the LRT line via the Lyon Station.