

60 Queen Street

130,738 Sq. Ft.

Highlights

Sixty Queen provides for 14 floors of office space. A typical floor is comprised of approximately 9,441 sf. The floor plate is extremely efficient and features a low common area factor of 3.1% based on full floor occupancy. The ground floor lobby is elegantly appointed with Italian marble and brass finishings. To provide expeditious vertical transportation, the four elevators provide for 3,000 lb capacity at a speed of 500 feet per minute.

Electrical: 60% of the main electrical system capacity operates the basic building systems. The remainder is available to service office appliances and special loads.

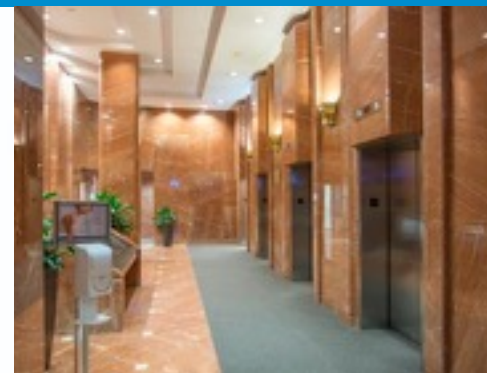
Mechanical: The variable volume air condition system provides for maximum efficiency and comfort.

Life Safety: The building provides an excellent fire protection system including fire detection and alarm, smoke control and fire suppression systems.

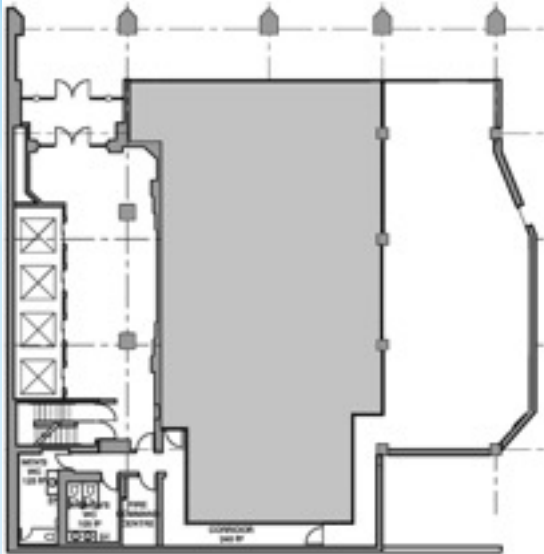
Ottawa City Hall, the Court House and Parliament Hill are within walking distance and the amenities of being situated in the downtown core are too numerous to mention.

Available Space

Floor	Type	Rentable sf	Useable sf	Available
Ground	Retail	3,234	2,899	Immediately
6th	Office	2,654	2,250	Immediately
10th	Office	4,358	3,802	Immediately
16th	Office	6,550	5,950	Immediately

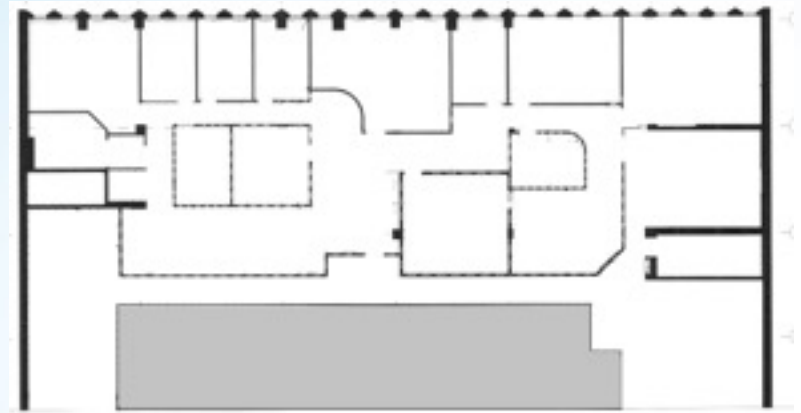


Floor Plans



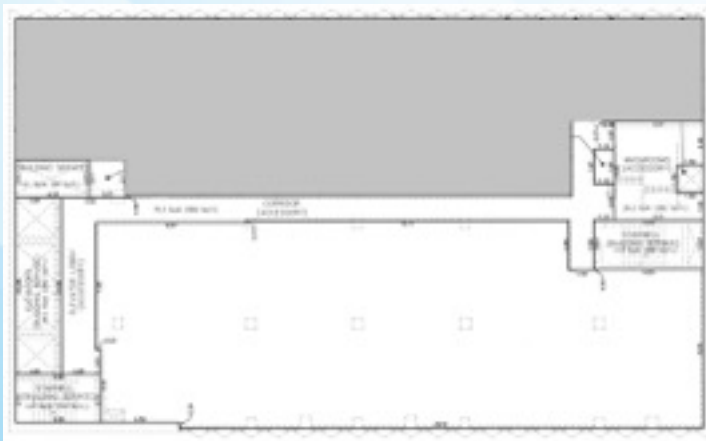
Ground Floor

Rentable: 3,234 sf **Useable:** 2,250 sf



6th Floor

Rentable: 2,654 sf **Useable:** 2,250 sf



10th Floor

Rentable: 4,358 sf **Useable:** 3,802 sf



16th Floor

Rentable: 6,550 sf **Useable:** 5,950 sf