

# 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.

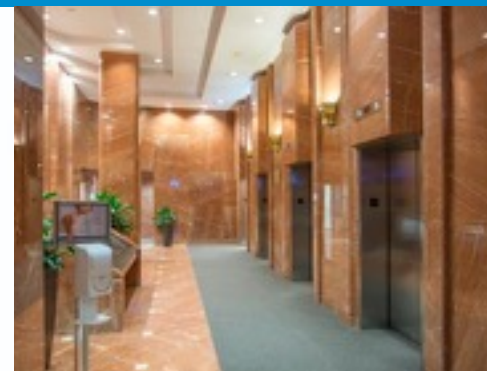
**Mechanical:** The variable volume air condition system provides for maximum efficiency and comfort.

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

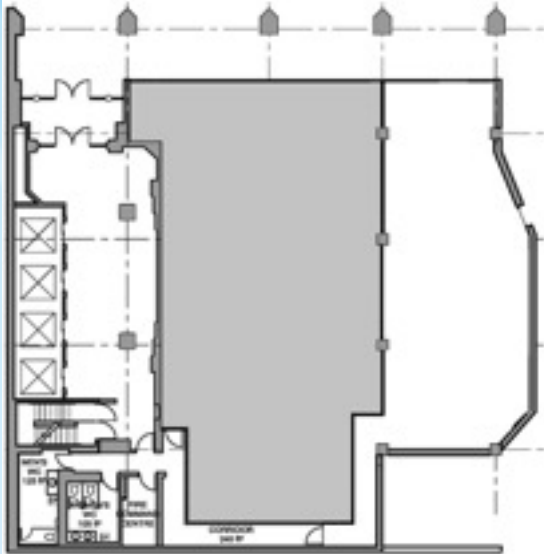
Ottawa City Hall, the Court House and Parliament Hill are within walking distance and the amenities of being situated in the downtown core are too numerous to mention.

## Available Space

| Floor  | Type   | Rentable sf | Useable sf | Available   |
|--------|--------|-------------|------------|-------------|
| Ground | Retail | 3,234       | 2,899      | Immediately |
| 6th    | Office | 2,654       | 2,250      | Immediately |
| 7th    | Office | 9,097       | -          | Immediately |
| 10th   | Office | 4,358       | 3,802      | Immediately |
| 15th   | Office | 9,019       | -          | Immediately |
| 16th   | Office | 6,550       | 5,950      | Immediately |

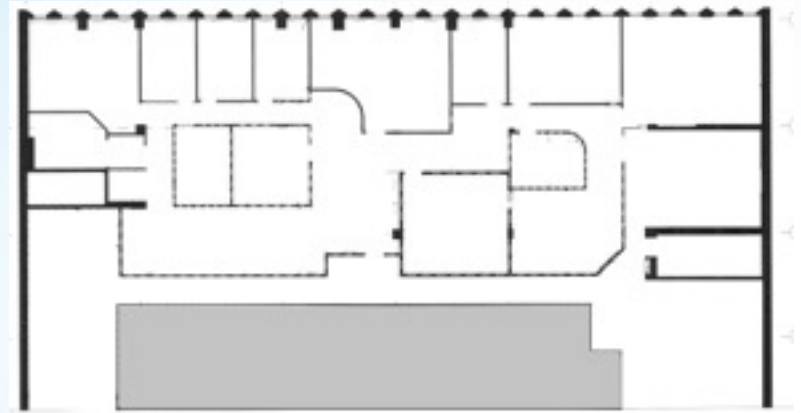


# Floor Plans



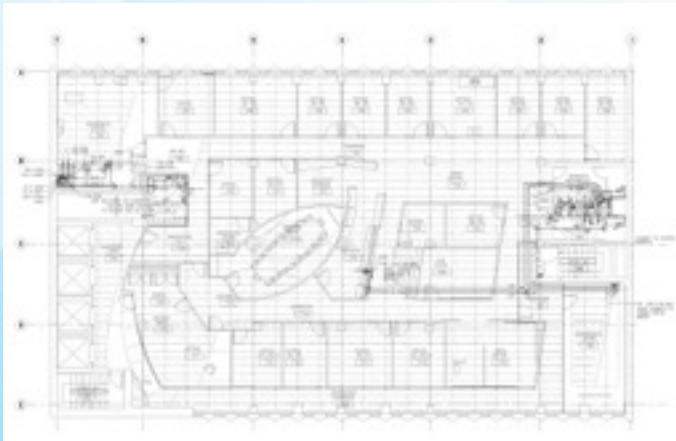
**Ground Floor**

**Rentable:** 3,234 sf **Useable:** 2,899 sf



**6th Floor**

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



**7th Floor**

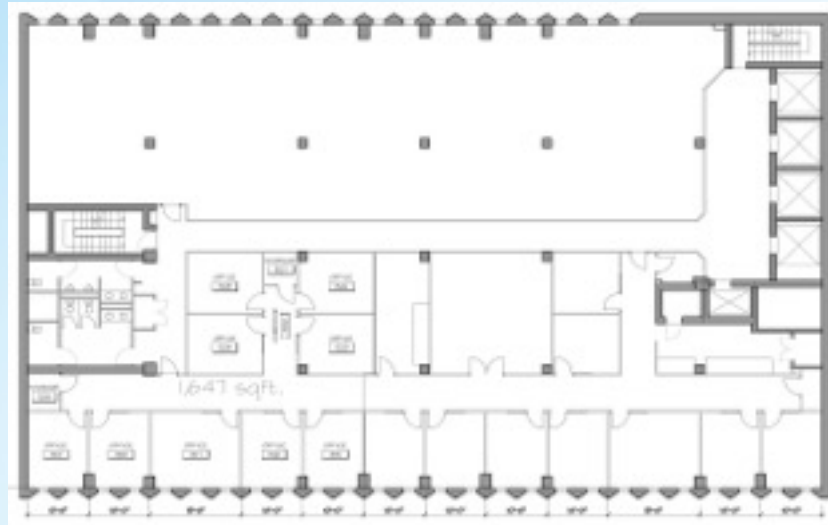
**Rentable:** 9,097 sf



**10th Floor**

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

# Floor Plans



## 15th Floor

Rentable: 9,019 sf



## 16th Floor

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