



SUN LIFE  
FINANCIAL  
CENTRE

OPERATING OUT OF SUN  
LIFE FINANCIAL CENTRE  
OFFERS US **UNPARALLELED  
CONVENIENCE, LOCATION  
AND STAFF AMENITIES.**"

STEVEN PINK, LL.B, MBA | MANAGING DIRECTOR

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[SLFCottawa.com](http://SLFCottawa.com)

# WELCOME TO A SPACE OF MOVEMENT AND LIGHT

Sun Life Financial Centre is home to some of the most notable companies in the world, including many of Canada's business leaders.

Designed to reflect the changing nature of the business community, Sun Life Financial Centre is the premiere choice in Ottawa for local, national, and international organizations.

The two tower complex is connected by a glowing Atrium which in 2017 will become the hub for Ottawa's new Light Rail station, Parliament Station. With Parliament Station being linked to the SLFC complex, our tenants, their employees and guests will have the convenience of easy access to rapid transportation to and from their destinations via a state-of-the-art train system.

While we are located steps from many of the Capital's exciting attractions, we pride ourselves in creating a community within the building. On Ottawa's coldest days, rest assured you have all the amenities you'll need within Sun Life Financial Centre.

A modern office lobby with a large skylight, glass walls, and people walking. The scene is brightly lit, featuring a central staircase with a glass railing, a blue water feature, and a vertical garden wall. Several people in business attire are walking or standing in the space.

# LIGHT.





#### THE NEW ATRIUM

The beautiful new Atrium will give tenants and guests direct access to Parliament Station.

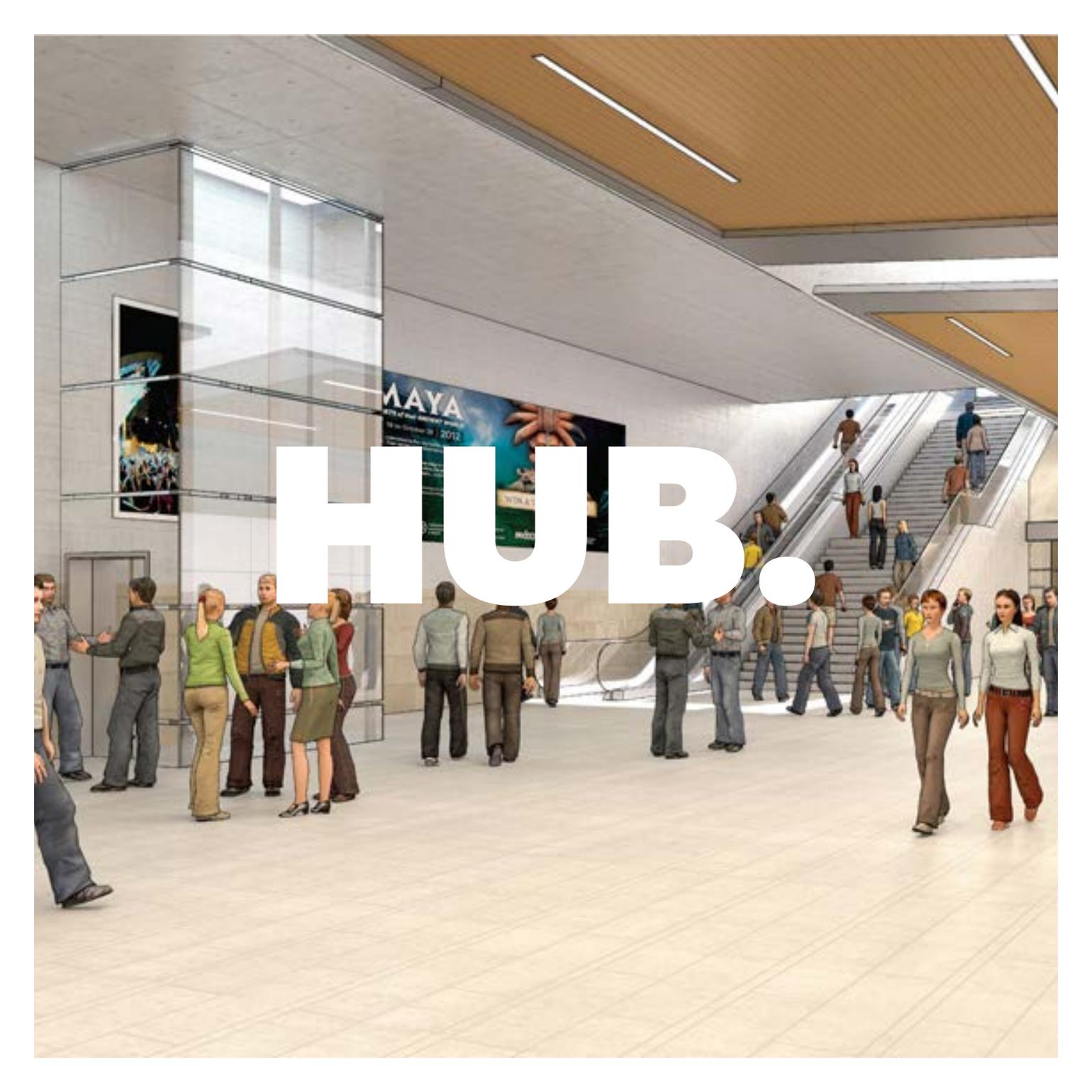
# WHERE BUSINESS AND LIFE INTERSECT

The O-Train Confederation Line, currently under construction, will be a transportation system worthy of the world's leading capital cities.

Steps from Parliament Hill, our new architecturally integrated station makes Sun Life Financial Centre one of only two downtown buildings with a direct climate-controlled connection to the new Light Rail.

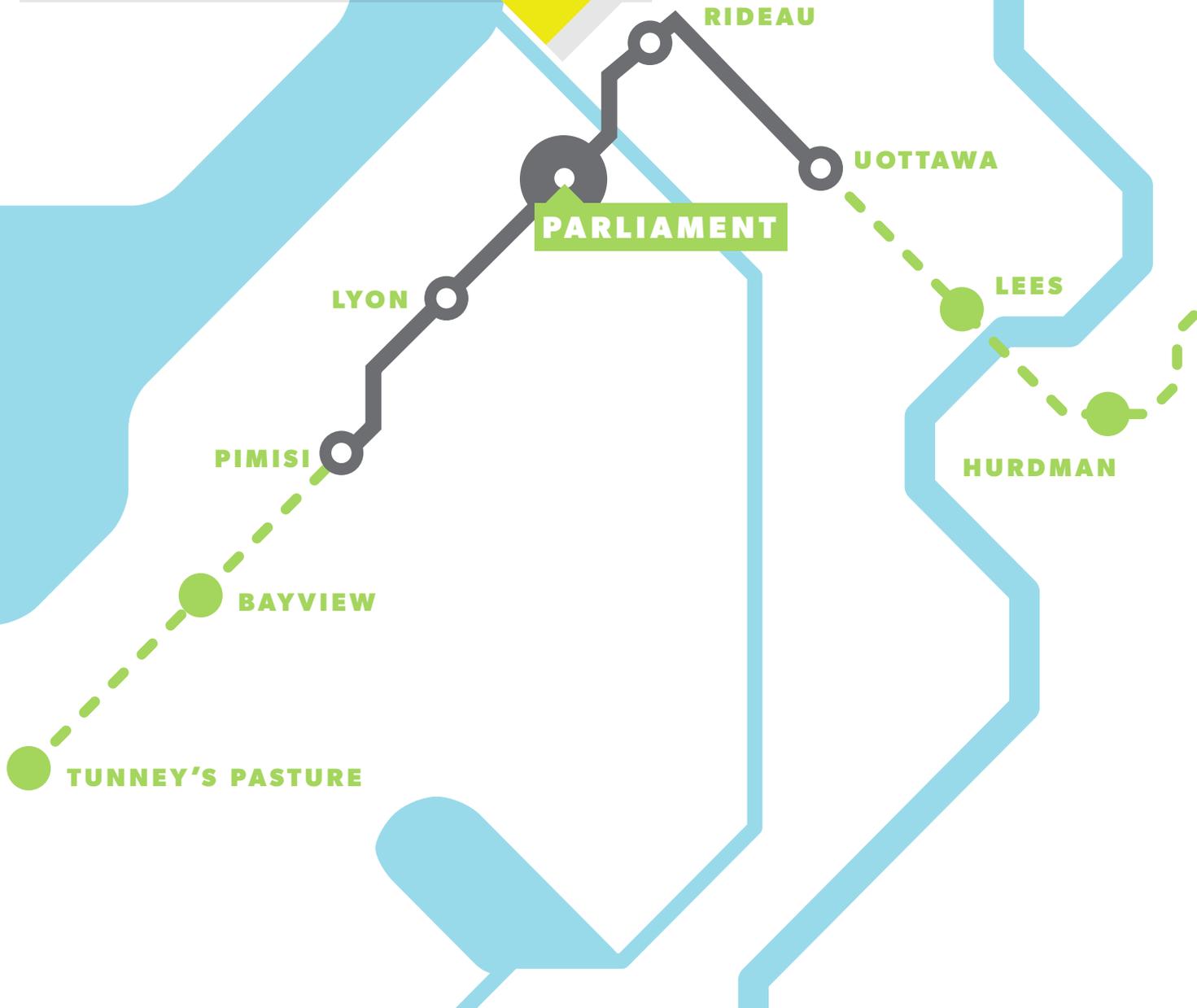
Even before the Light Rail arrives, transit is still a convenience at Sun Life Financial Centre. The main downtown bus stop is located directly outside the complex at Bank and Albert. Or find a ride anytime at the O'Connor street taxi stand.

**“O-Train Confederation Line will make our City cleaner, more efficient, more prosperous and an even better place to live, work and play.”**



**HUB.**

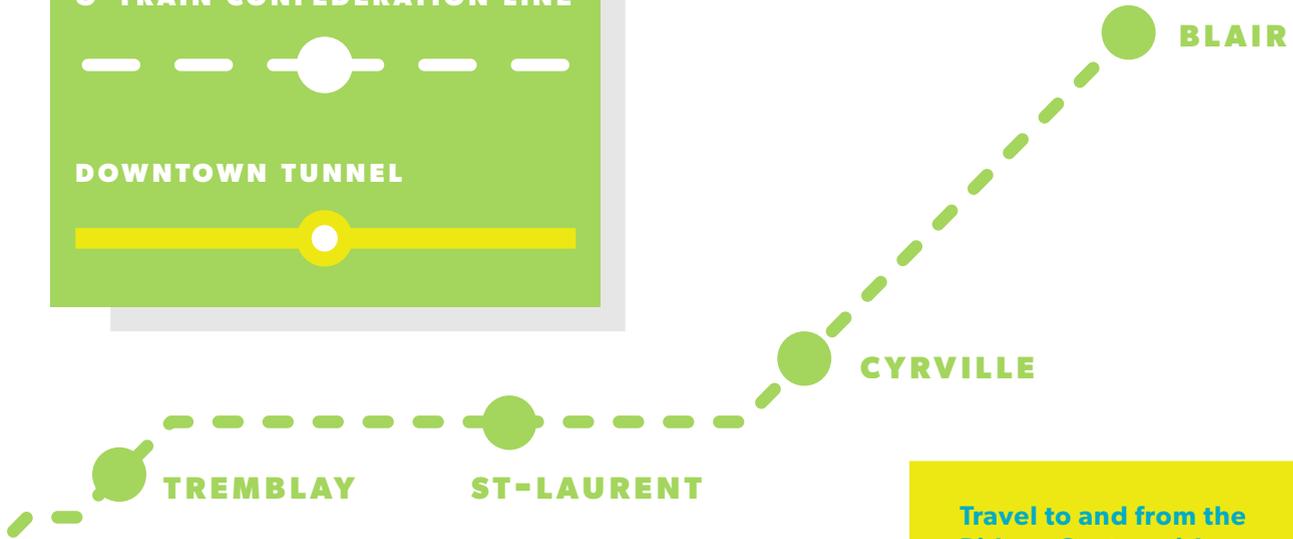
**Parliament Station is directly connected to Sun Life Financial Centre and has direct access to the Atrium.**



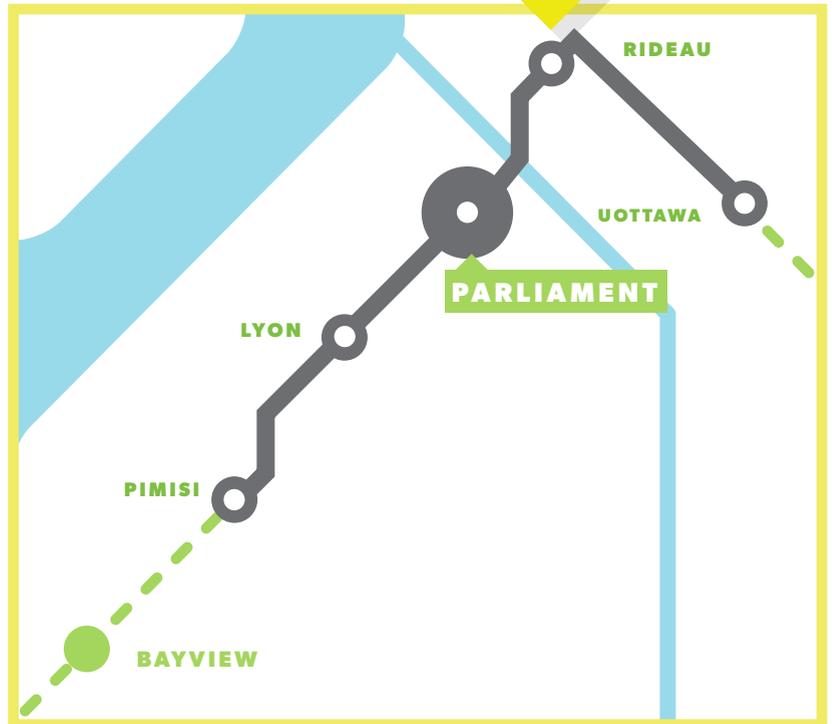
**O-TRAIN CONFEDERATION LINE**



**DOWNTOWN TUNNEL**



Travel to and from the Rideau Centre with ease.



Learn more about Ottawa's O-Train Confederation Line and Parliament Station at [www.confederationline.ca](http://www.confederationline.ca)

# FOCUSED ON THE DETAILS

At Sun Life Financial Centre, we understand the impact your environment has on business.

All of our spaces have been carefully considered. Bright, modern common areas on our floors invigorate your employees.

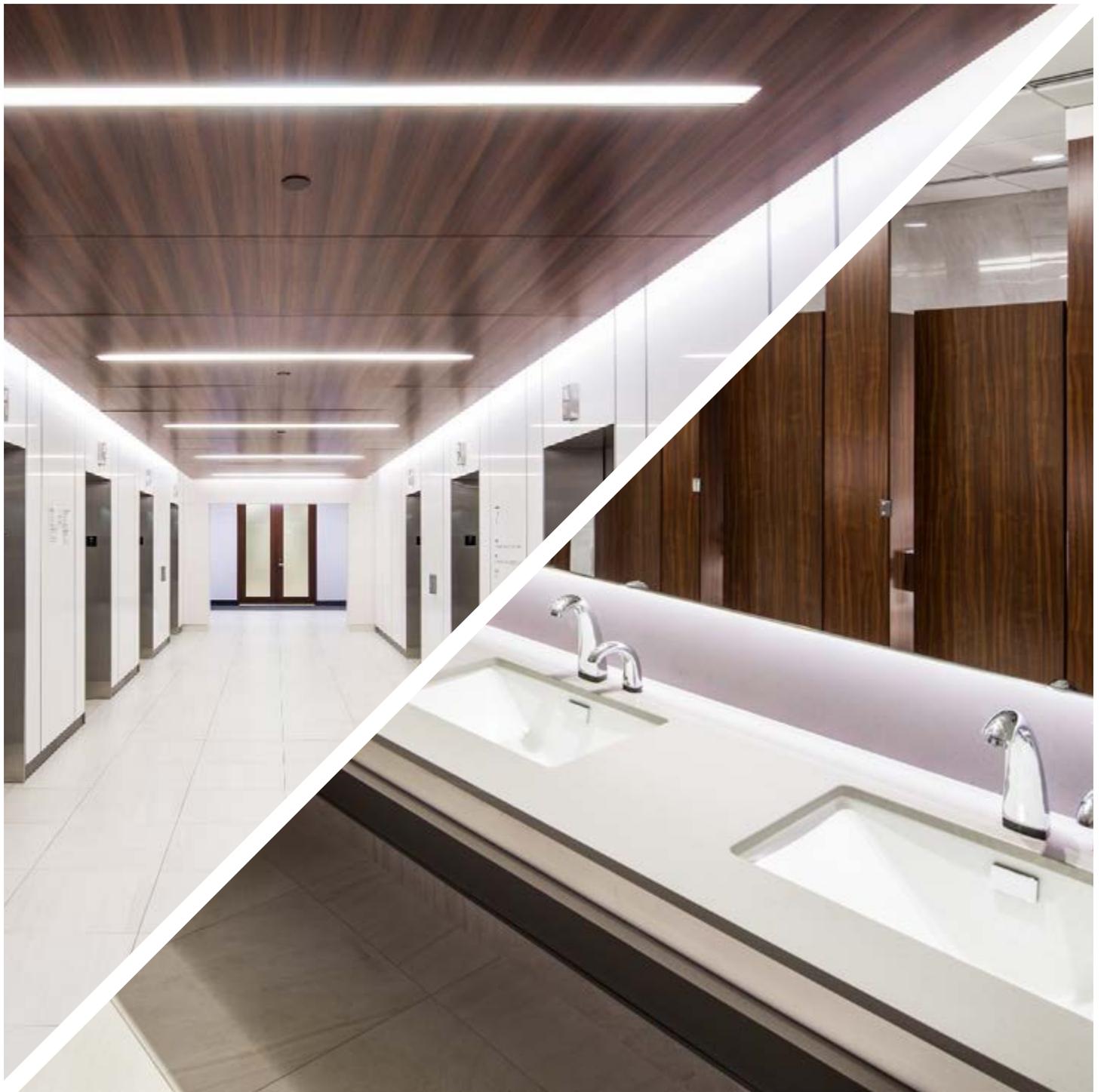
The transformed restrooms are spacious and contemporary with touchless fixtures.

Our lobbies and corridors are equipped with enhanced lighting.

Life safety and security systems are monitored 24-hours per day by on-site security personnel. Building access cards provide entry after-hours. Systems served by the Security Console include closed-circuit TV surveillance networks, fire alarm, and door alarms. Cameras and emergency stations are strategically located on all levels of the parking garages in both buildings. When activated, these units automatically connect to the 24-hour manned Security Console.

OPPOSITE PAGE TOP: Elevator Lobby

OPPOSITE PAGE BOTTOM: Restroom



WE DESIGNED THE SPACE  
TO SHOWCASE **LIGHT** AND  
**MOVEMENT**. EVERYTHING  
FROM THE STRUCTURE TO  
THE FINISHES HAS BEEN  
CAREFULLY CONSIDERED.”

FRANK PUENTES | LEAD ARCHITECT

**NEUF ARCHITECT(E)S**

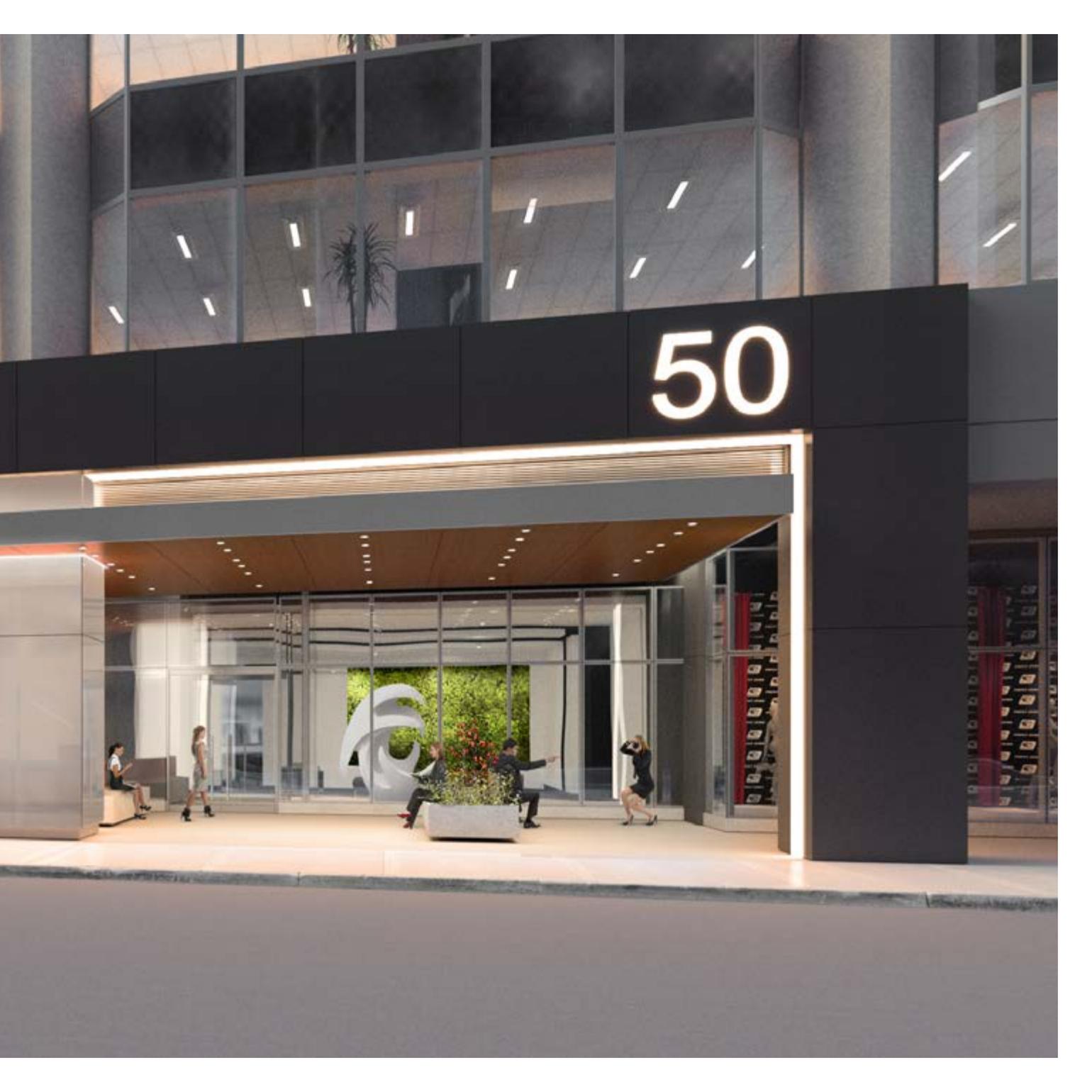


## 50 O'CONNOR

The beautiful 50 O'Connor entrance will greet tenants and their guests with high-end finishes and stunning architecture.



50



# WHAT YOU NEED, WHEN YOU NEED IT

**Sun Life Financial Centre prides itself on offering world class amenities to its tenants and guests.**

Services ranging from printing to pampering are offered in our retail concourse, along with, of course, nourishing meals and tempting treats.

Valet parking is available within our heated, underground parking garage, which also features a car wash service.

Keep fit with our on-site full-service fitness facility, or bike to work and use our indoor bicycle parking, and shower facilities.

Special events, held year-round in the sunlit Atrium, include live jazz performances, and live television coverage of notable events such as the Olympics and World Cup Soccer.

A modern office interior featuring a glass-enclosed staircase. The space is characterized by clean lines, a light-colored floor, and a ceiling with recessed lighting. Three people are visible: a man in a suit walking on the left, a man in a suit walking away from the camera in the foreground, and a woman in a white blouse and black skirt walking on the right. The word "EASE." is overlaid in large white letters in the center of the image.

**EASE.**

# AUTHENTICITY & SUSTAINABILITY



We have the distinction of being the first building in the National Capital Region to be awarded LEED-EB Gold Certification\*.

This translates to lower operating costs and increased building efficiency. Changes made in the past few years have resulted in impressive savings, notably in the areas of energy, waste diversion, and greenhouse gas emissions.

We are also proud to be certified as a BOMA BEST<sup>†</sup> Level III green building. This certification recognizes excellence in energy and environmental management and performance.

We are dedicated to maintaining our leading reputation as an environmentally-conscious building.

\* Leadership in Energy and Environmental Design for Existing Buildings

† Building Owners & Managers Association –Building Environmental Standards



THE ENVIRONMENT IS  
IMPORTANT TO OUR  
ORGANIZATION. WE LOVE  
THAT SUN LIFE FINANCIAL  
CENTRE SHARES OUR  
VALUES."

**CANADIAN AIR TRANSPORT SECURITY AUTHORITY**

# A BEAUTIFUL BUILDING IN A BEAUTIFUL CITY

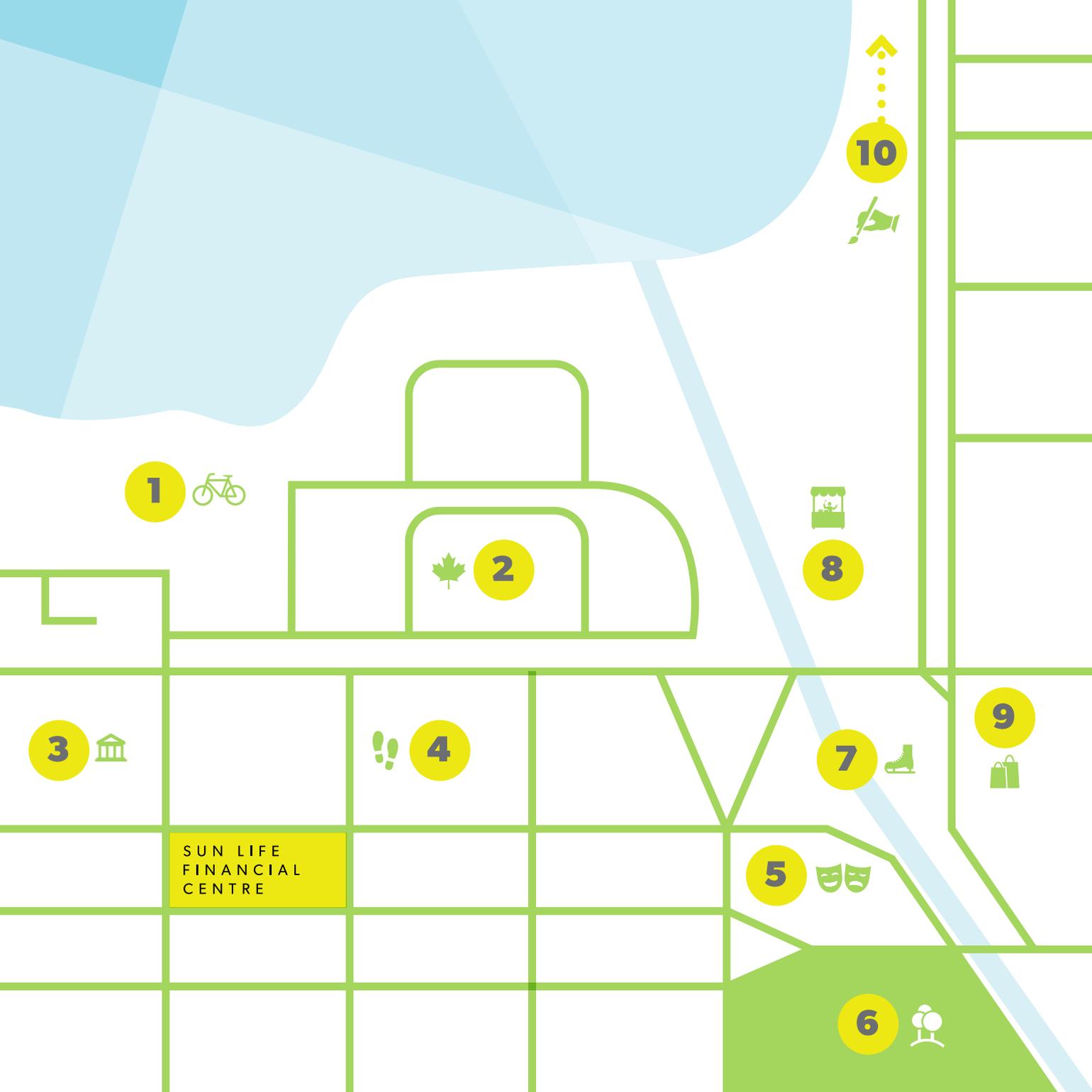
On sunny days, enjoy visiting some of the Capital's most notable landmarks located steps from Sun Life Financial Centre. On those cold, wintry days, enjoy the amenities right in our building.

Go for a jog along the Rideau Canal, or sip a delicious beverage in the building. At Sun Life Financial Centre, you can enjoy our beautiful city or soak up the great events and activities within our walls.

Sun Life Financial Centre is located within Ottawa's Parliamentary Precinct, connected to the pulse of Canada and within earshot of key government decision makers and Ottawa's Downtown Business District.

## NEARBY ATTRACTIONS

- |  |                                |
|--|--------------------------------|
| <b>1</b> Ottawa River Bike Path        | <b>6</b> Confederation Park    |
| <b>2</b> Parliament Hill               | <b>7</b> Rideau Canal          |
| <b>3</b> Bank of Canada                | <b>8</b> Byward Market         |
| <b>4</b> Sparks Street Pedestrian Mall | <b>9</b> Rideau Centre         |
| <b>5</b> National Arts Centre          | <b>10</b> National Art Gallery |



**1** 

**2** 

**3** 

**4** 

**8** 

**9** 

SUN LIFE  
FINANCIAL  
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**5** 

**7** 

**6** 

**10**   


# SPACE TO MOVE, ROOM TO GROW

Whether tenants require 1,000 or 33,000 square feet, Sun Life Financial Centre's floor plans allow for a wide variety of space planning configurations. The floor plates are among the most efficient in downtown Ottawa for space planning.

Sun Life Financial Centre is a one million square foot commercial office complex comprised of two towers that are connected by a soaring glass-enclosed Atrium, with integrated LRT Station entrance.

## **50 O'Connor Street**

17-storey tower with 552,000 square feet of rentable area.

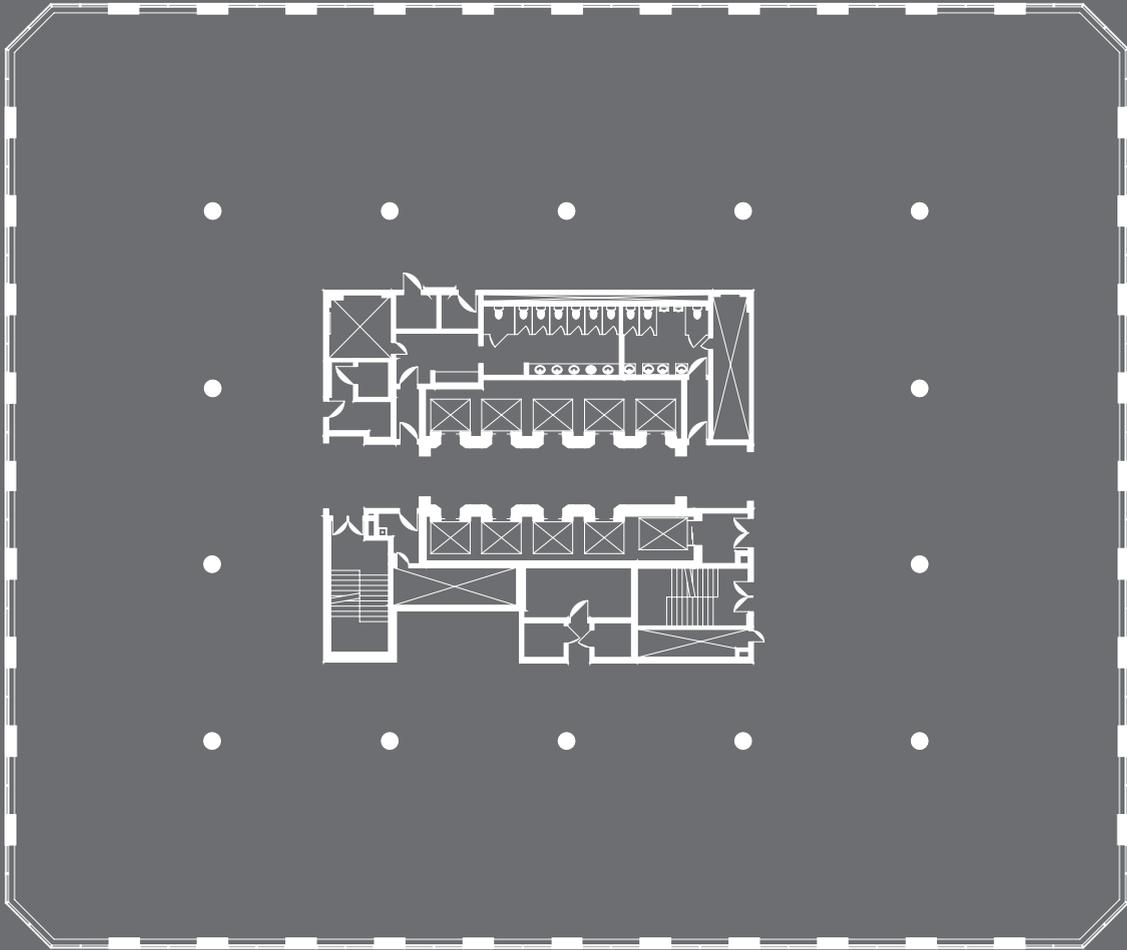
## **99 Bank Street**

15-storey tower with 404,000 square feet of rentable area.

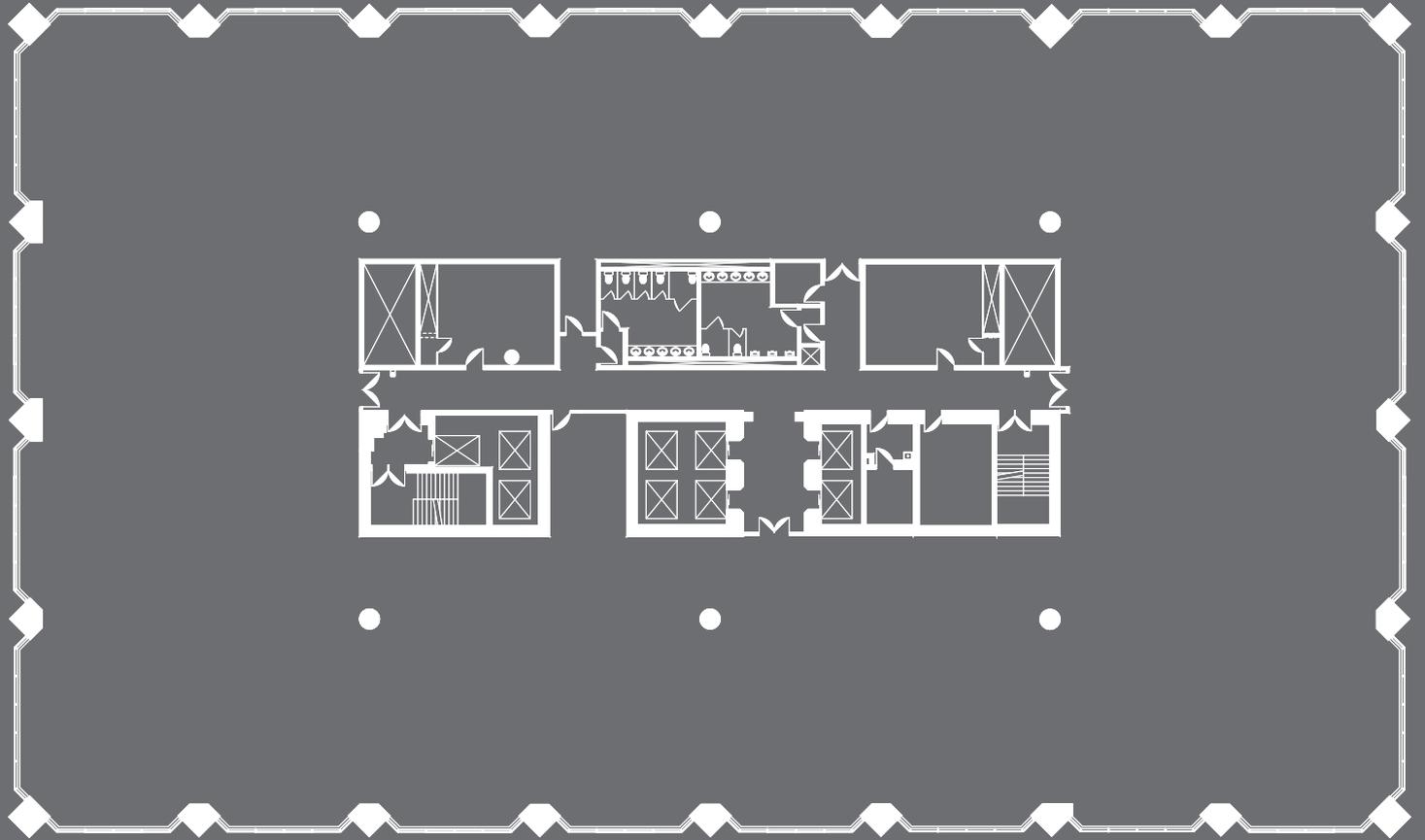


**OPEN.**

TYPICAL FLOOR PLATE | 99 Bank Street | 28,000 sq feet



TYPICAL FLOOR PLATE | 50 O'Connor Street | 33,000 sq feet



# SUPERIOR MOVEMENT, COMFORT, AND LIGHT

## **ELEVATORS**

Movement in the buildings is supported by an efficient balance of passenger and service elevators.

At both 50 O'Connor Street and 99 Bank Street, service is provided by high-speed passenger elevators.

Of the eleven elevators servicing 50 O'Connor Street, four low-rise elevators service floors 2-9, four high-rise elevators service floors 10-17, two elevators service the parking garage levels and one service elevator is available for all floors.

Of the eleven elevators servicing 99 Bank Street, one elevator provides service to the three below-grade floors, seven elevators service levels B1 to 14, while two elevators service levels B3 to 14, and one service elevator is available for all floors.

## HVAC

Floor plans have been designed to offer flexibility to deliver air handling and electrical services wherever they are needed.

At 50 O'Connor Street every floor has two mechanical rooms, each containing a compartmental station air supply unit. The variable air volume system is distributed through a series of diffusers integrated within the fixtures. Electric heating is located around the perimeter of the building under the windows.

At 99 Bank Street, office space is divided into eight zones per floor. Heating and air-conditioning around the perimeter is distributed via induction units. The interior variable air volume system is distributed via flexible boots in the lighting fixtures.

SLFC meets discerning ASHRAE air quality standards that elite tenants demand.

## LIGHTING

Enhanced lighting is a key component of our renovation. Our dedication to a light and bright environment can be found throughout SLFC.

Both towers are fitted with integrated energy-efficient lighting and air-conditioning systems – 20" x 60" modules at 50 O'Connor Street and 24" x 48" at 99 Bank Street. Power availability for tenant usage of up to 2 watts per square foot satisfies typical office needs, as well as users with special power requirements.

# A SHARED VISION OF SUCCESS



Sun Life Financial Centre is managed by BentallGreenOak, one of Canada's most respected property management companies.

Discerning tenants have every right to expect excellent tenant service. At Sun Life Financial Centre, we have structured our tenant service program to exceed these expectations at every opportunity.

Our Property Management Team believes the personal extras are important, so you will find such touches as an umbrella waiting for you at our security consoles for those unexpected Ottawa showers. Our daily commitment is to maintain a building site that not only functions beautifully and is meticulously cared for, but also makes our tenants very proud to be here.

Our tenant service centre is open around the clock with a member of our team available to assist you at any time. All service requests are dispatched to the appropriate building operations personnel electronically. With an average answer speed of six seconds for phone requests, we consistently earn high satisfaction ratings from our tenants. We have building operators on-site 24/7 to ensure smooth operation of HVAC, lighting, electrical, and life safety systems.

**We invite you to  
contact us today**

We are always ready to take  
your call and give you a personal  
tour of Sun Life Financial Centre.

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David Pridham  
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