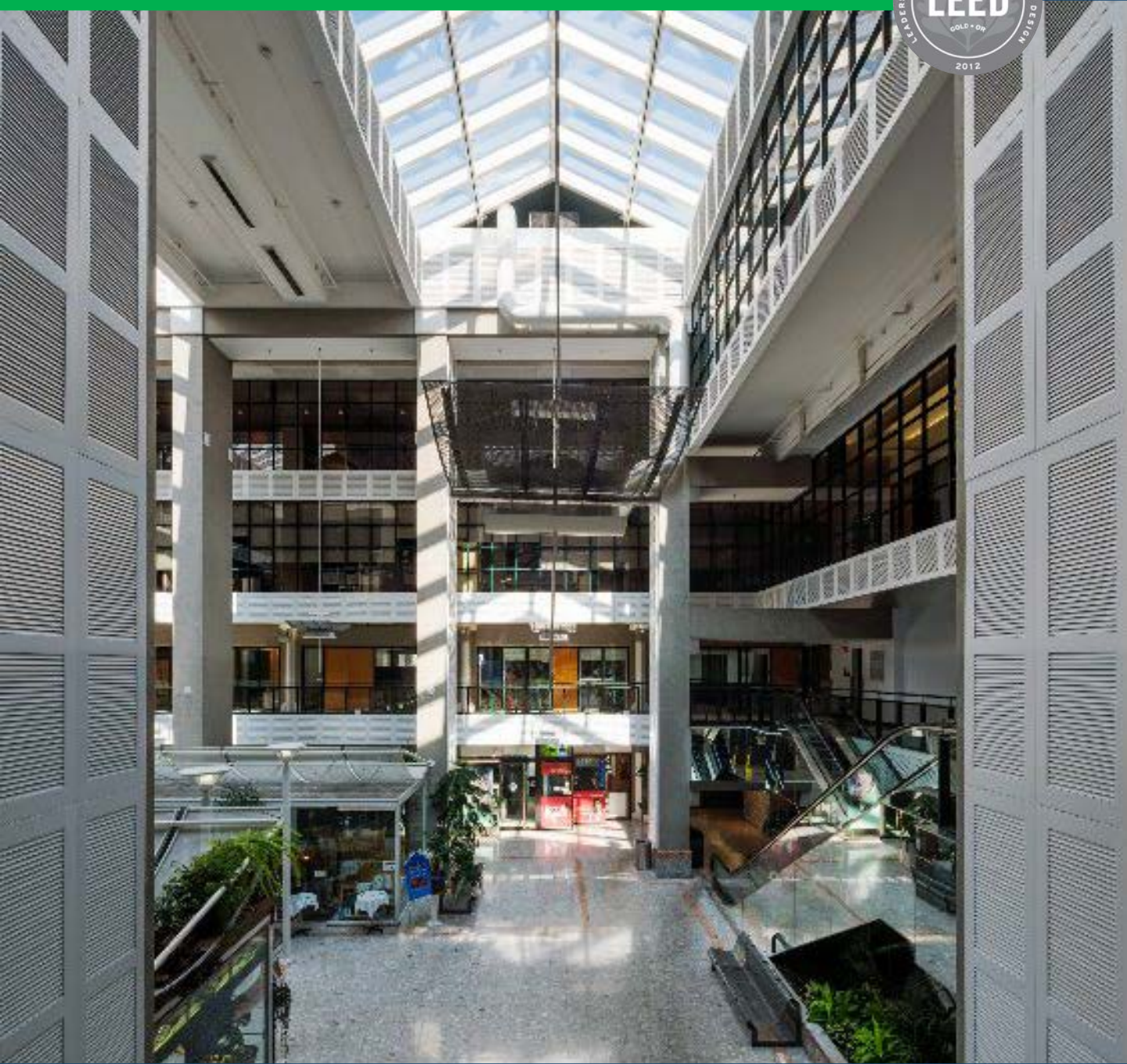


47 Clarence Street Suite 202

Seriously **Green** Office Space For Sublease



Canada Green Building Council
Every Building Greener



JMcNEIL
commercial inc.
REAL ESTATE BROKERAGE

www.jjmcneil.ca

47 Clarence Street Suite 202

Seriously **Green** Office Space For Sublease



Need to Know

- ❑ Rentable Area - 4,216 Square Feet
- ❑ Lease Expiry - December 2018
- ❑ Rent - Negotiable
- ❑ Availability - Early 2018
- ❑ Additional Rent - \$25.69
- ❑ Furniture - Negotiable
- ❑ Certified Gold - LEED ID+C Commercial Interiors 2.0*



About LEED For Commercial Interiors

LEED Canada for Commercial Interiors is the green benchmark for the tenant improvement market. It is the recognized system for certifying high-performance green interiors that are healthy, productive places to work; are less costly to operate and maintain; and have a reduced environmental footprint. LEED Canada-CI gives the power to make sustainable choices to tenants and designers, who do not always have control over whole building operations.

The LEED Canada-CI rating system is applicable to tenant improvements of new or existing office space. It is important to note that LEED Canada-CI applies to both tenants' and base building owner's work associated with the commercial interiors improvements project.



For information contact
James McNeil RPA, LEED AP Broker
613.668.7738 james@jjmccneil.ca

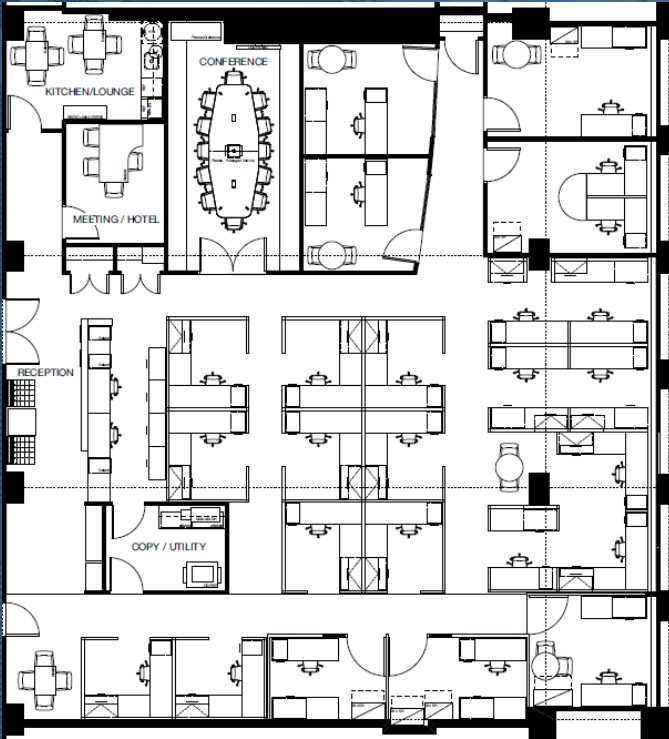


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Locate Where Your Employees Want To Be

Work in the heart of the city, don't miss this opportunity to locate your business in the historical ByWard Market. Unique eclectic shops, boutiques and restaurants offer something for everyone. Experience the small neighbourhood feel in secluded courtyards or find high quality, trend setting products on our bustling streets. Unique shops, restaurants and nightclubs surround a thriving outdoor market featuring fresh flowers, fruits and vegetables and local artisans.



Walk Score

99

Walker's Paradise

Daily errands do not require a car.

Transit Score

92

Rider's Paradise

World-class public transportation.

Bike Score

98

Biker's Paradise

Flat as a pancake, excellent bike lanes.



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The Green Advantage

47 Clarence encourages active transportation with secure interior bike racks, and wonderful walkability. The ByWard Market provides access to healthier fresh food and great transit including proximity to the new LRT. Companies that are committed to the health and wellness of their employees and understand the benefits and cost savings of office space designed with sustainable high-performance design features realise the competitive advantage a green office such as suite 202 offers.

Superior ventilation systems provide better thermal comfort, less toxins in the air provide a healthier work environment. Couple this with great access to natural light and views, your business will benefit from healthier, happier employees and a more productive office environment.

- ❑ Enhanced commissioned ventilation systems, provide better thermal comfort.
- ❑ Low Volatile Organic Compounds (VOC) used in all construction material means less toxins in the air.
- ❑ Indoor Air Quality tested to prove low level VOC's and toxins
- ❑ Sophisticated digital lighting control system with LED lamps and fixtures saves on energy
- ❑ Designed to maximize views and natural light, which improves workplace performance.

Your business will benefit from healthier, happier employees and a more productive office environment.

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LEED Scorecard

0010245707, Ottawa, ON

Canada Green Building Council

LEED ID+C: Commercial Interiors (v2.0)

GOLD, AWARDED JAN 2012

SUSTAINABLE SITES		AWARDED: 4 / 7
SSc1	Site selection	1 / 3
SSc2	Development density and community connectivity	1 / 1
SSc3.1	Alternative transportation - public transportation access	1 / 1
SSc3.2	Alternative transportation - bicycle storage and changing rooms	0 / 1
SSc3.3	Alternative transportation - parking availability	1 / 1

WATER EFFICIENCY		AWARDED: 0 / 2
WEc1.1	Water use reduction - 20% reduction	0 / 1
WEc1.2	Water use reduction - 30% reduction	0 / 1

ENERGY & ATMOSPHERE		AWARDED: 6 / 12
EAc1.1	Optimize energy performance - lighting power	1 / 3
EAc1.2	Optimize energy performance - lighting controls	1 / 1
EAc1.3	Optimize energy performance - HVAC	0 / 2
EAc1.4	Optimize energy performance - equipment and appliances	2 / 2
EAc2	Enhanced commissioning	1 / 1
EAc3	Energy use, measurement and payment accountability	0 / 2
EAc4	Green power	1 / 1

MATERIAL & RESOURCES		AWARDED: 9 / 14
MRc1.1	Tenant space - long-term commitment	1 / 1
MRc1.2	Building reuse - maintain 40% of interior non-structural components	1 / 1
MRc1.3	Building reuse - maintain 60% of interior non-structural components	1 / 1
MRc2.1	Construction waste Mgmt - divert 50% from landfill	1 / 1
MRc2.2	Construction waste Mgmt - divert 75% from landfill	1 / 1
MRc3.1	Resource reuse - 5%	1 / 1
MRc3.2	Resource reuse - 10%	1 / 1
MRc3.3	Resource reuse - 30% furniture and furnishings	0 / 1
MRc4.1	Recycled content - 10% (post-consumer + 1/2 pre-consumer)	1 / 1
MRc4.2	Recycled content - 20% (post-consumer + 1/2 pre-consumer)	1 / 1
MRc5.1	Regional materials - 20% manufactured regionally	0 / 1
MRc5.2	Regional materials - 10% extracted and manufactured regionally	0 / 1
MRc6	Rapidly renewable materials	0 / 1
MRc7	Certified wood	0 / 1

INDOOR ENVIRONMENTAL QUALITY		AWARDED: 9 / 17
EQc1	Outdoor air delivery monitoring	0 / 1
EQc2	Increased ventilation	0 / 1
EQc3.1	Construction IAQ Mgmt plan - during construction	0 / 1
EQc3.2	Construction IAQ Mgmt plan - before occupancy	1 / 1
EQc4.1	Low-emitting materials - adhesives and sealants	1 / 1
EQc4.2	Low-emitting materials - paints and coatings	1 / 1
EQc4.3	Low-emitting materials - carpet systems	1 / 1
EQc4.4	Low-emitting materials - composite wood and laminate adhesives	1 / 1
EQc4.5	Low-emitting materials - systems furniture and seating	1 / 1
EQc5	Indoor chemical and pollutant source control	0 / 1
EQc6.1	Controllability of systems - lighting	1 / 1
EQc6.2	Controllability of systems - temperature and ventilation	0 / 1
EQc7.1	Thermal comfort - compliance	1 / 1
EQc7.2	Thermal comfort - monitoring	1 / 1
EQc8.1	Daylight and views - daylight 75% of spaces	0 / 1
EQc8.2	Daylight and views - daylight 90% of spaces	0 / 1
EQc8.3	Daylight and views - views for 90% of seated spaces	0 / 1

INNOVATION		AWARDED: 5 / 5
IDc1	Innovation in design	4 / 4
IDc2	LEED Accredited Professional	1 / 1

TOTAL 33 / 57

*The LEED certification stays with the space, and would remain in effect as long as the space remains in the state it was when certified.



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