

Centre  Sun Life Centre

# SUN LIFE CENTRE





Strategically located in Ottawa's bustling business district, the 1 million sf Sun Life Centre aims to reflect and serve the changing needs of a vibrant business community.

Superbly designed around a soaring, light-flooded atrium, the two-tower complex is home to some of the world's most prominent organizations.

# MOVEMENT & LIGHT



**931,766 sf**

Class A office building

BOMA BEST Platinum certification

LEED EB Gold certification

Two towers connected by a striking glass atrium with mezzanine and café seating

Direct indoor access to Parliament O-Train station

**99 BANK STREET**

▶ 15 storeys

▶ 428,226 sf

**50 O'CONNOR STREET**

▶ 17 storeys

▶ 543,540 sf

# EXCELLENCE THROUGH AND THROUGH



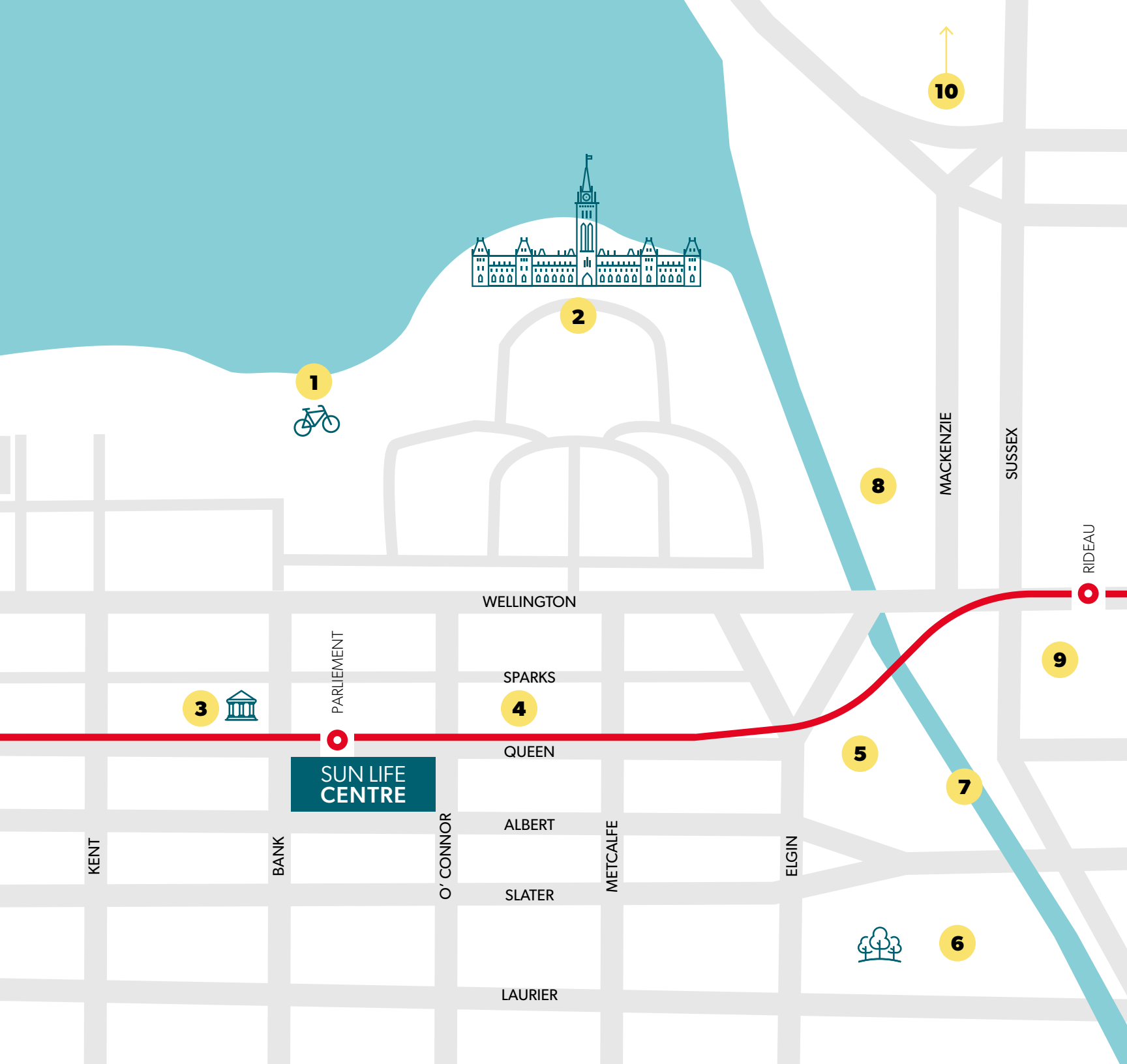


# AN UNRIVALED LOCATION

A beautiful building in a beautiful city.  
A place to work, live, play — and thrive.







## SURROUNDINGS

Direct connection to  
Parliament Station on  
the O-Train Confederation Line

5 minutes from the 417

20 minutes from the airport

## TOP 10 NEARBY ATTRACTIONS

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

# ELEVATING THE TENANT EXPERIENCE



At Sun Life Centre, we understand that keeping your employees happy and motivated is key to your success. Quality of life at work is more than an abstract concept for us — it's a core value infused into every facet of our property and processes.

Heated underground parking (300+ vehicles)

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Electric vehicle charging stations

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Car wash and valet parking services

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Secure tenant-exclusive bicycle parking

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24/7 on-site security personnel

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State-of-the-art conference centre

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Shower facilities and lockers

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Queen St. Fare food hall

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Fine dining restaurant

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Outdoor patios

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Bank

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Barber shop

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Esthetician services

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Convenience store

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Optician

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Rideau Club

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# FOR MEETINGS THAT MATTER

A well-appointed, state-of-the-art conference centre with two meeting rooms that can accommodate up to 75 guests with style and sophistication.



# ALL IN ONE PLACE

FINE DINING

GRAB AND GO

## AIĀNA

Driven to provide a dining experience unlike any other, Aiana's cuisine reflects a harmonious balance between classic cooking techniques and contemporary recipes.



Le Monde provides breakfast and lunch options for the hard-working people who help make Ottawa a great place to live, with a menu built around fresh, healthy and flavourful ingredients.



## olly FRESCO'S

Olly Fresco's is a prepared food market concept, geared towards urban core professionals. Our mission is to be the neighbourhood's "go to" breakfast and lunch favourite.





# FOOD, DRINKS AND ENTERTAINMENT, JUST STEPS AWAY

Queen St. Fare is Ottawa's first food hall, with six amazing local eateries and one of the city's best-known mixologists. Yes, it's an extremely popular destination for lunch and after-work drinks, but it's so much more. With live entertainment almost every night of the week, the 8,500 sf Queen St. Fare is the place to be!



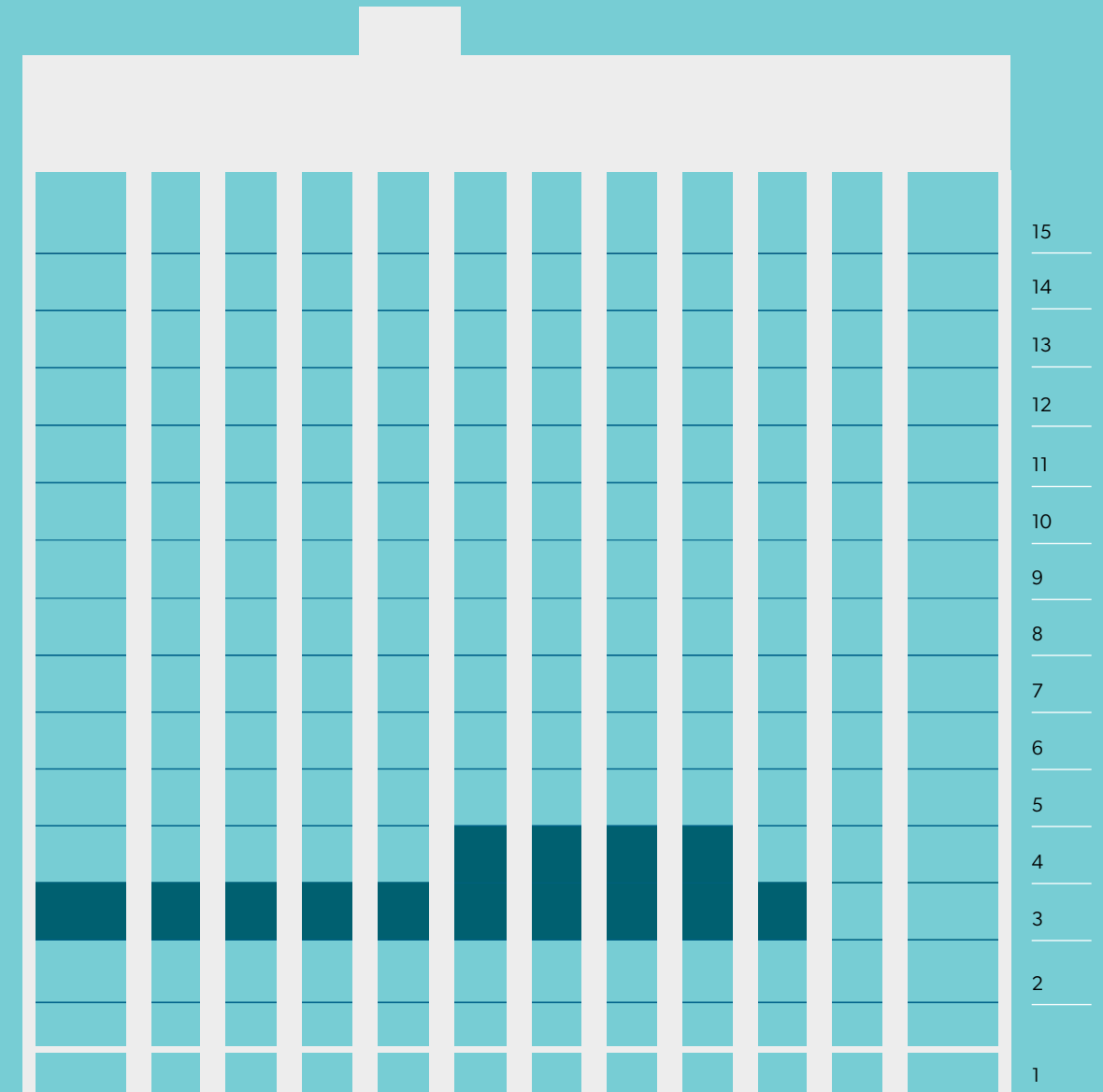


# CURRENT LEASING OPPORTUNITIES

## 99 BANK STREET

SUITE	AREA (SF)	AVAILABILITY	
310	21,723	Immediately	<a href="#">View details</a>
410	11,416	Immediately	<a href="#">View details</a>

Rent (PSF): Please inquire

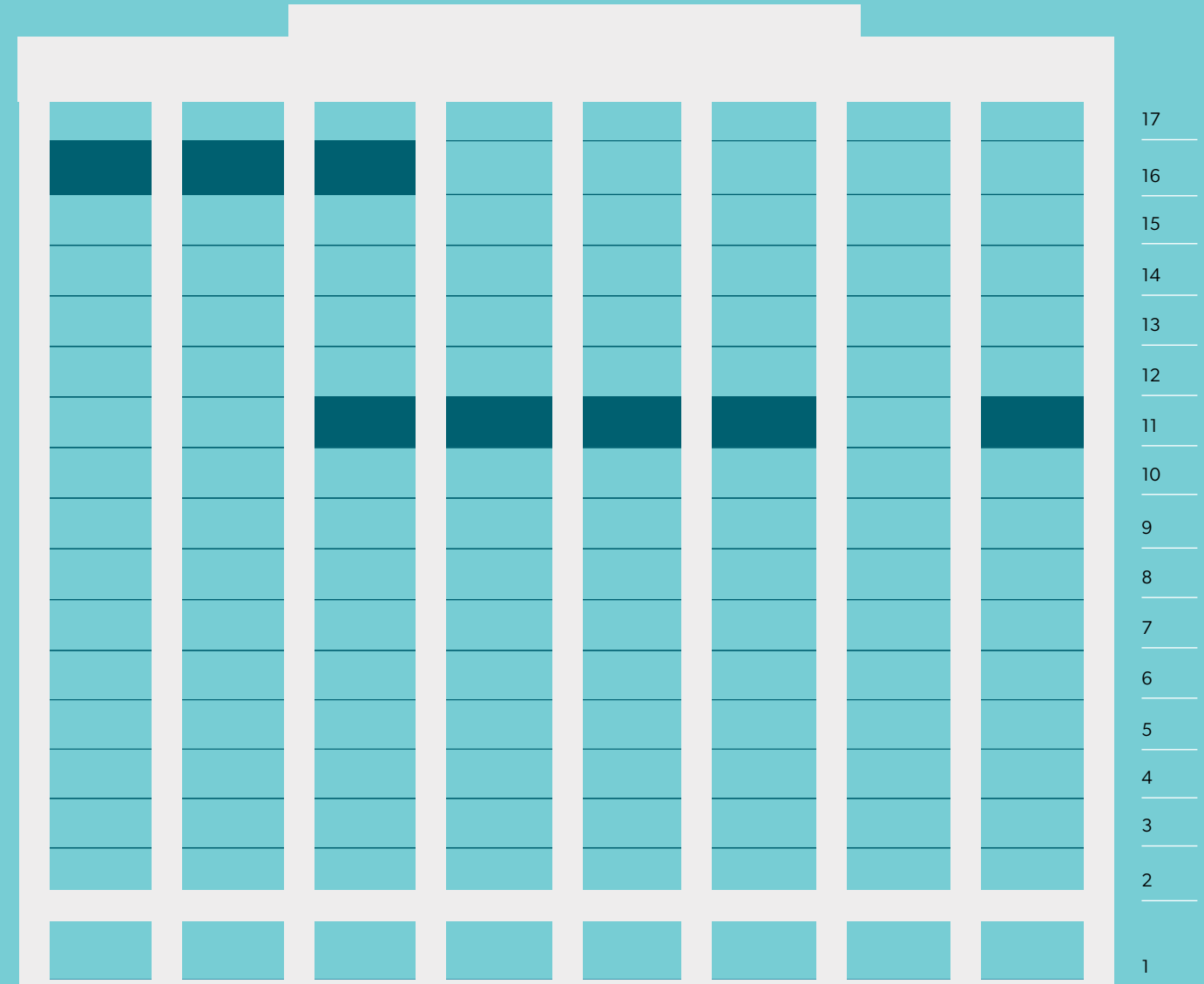




## 50 O'CONNOR STREET

SUITE	AREA (SF)	AVAILABILITY	
1115	11,600	May 2025	<a href="#">View details</a>
1120	3,749	Immediately	<a href="#">View details</a>
1600	8,533	Immediately	<a href="#">View details</a>

Rent (PSF): Please inquire





# GREENER TOGETHER

The Sun Life Centre boasts the esteemed LEED-EB Gold and BOMA BEST Platinum certifications, placing it in Canada's elite 5% of eco-conscious buildings.

We are committed to working hand in hand with tenants, employees, clients and suppliers to continually improve our performance in terms of energy consumption, waste management and greenhouse gas emissions.

SUSTAINABILITY IS THE WAY OF THE FUTURE.  
AND THE FUTURE IS NOW.





BGO is a leading, global real estate investment management advisor, real estate lender, and a globally recognized provider of real estate services. BGO serves the interests of more than 750 institutional clients with expertise in the asset management of office, industrial, multi-residential, retail and hospitality property across the globe.

BGO has offices in 28 cities across 14 countries with deep, local knowledge, experience, and extensive networks in the regions where we invest in and manage real estate assets on behalf of our clients in primary, secondary and co-investment markets.

BGO is a part of SLC Management, which is the institutional alternatives and traditional asset management business of Sun Life.

# INVESTING IN A WORLD OF OPPORTUNITY







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