

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

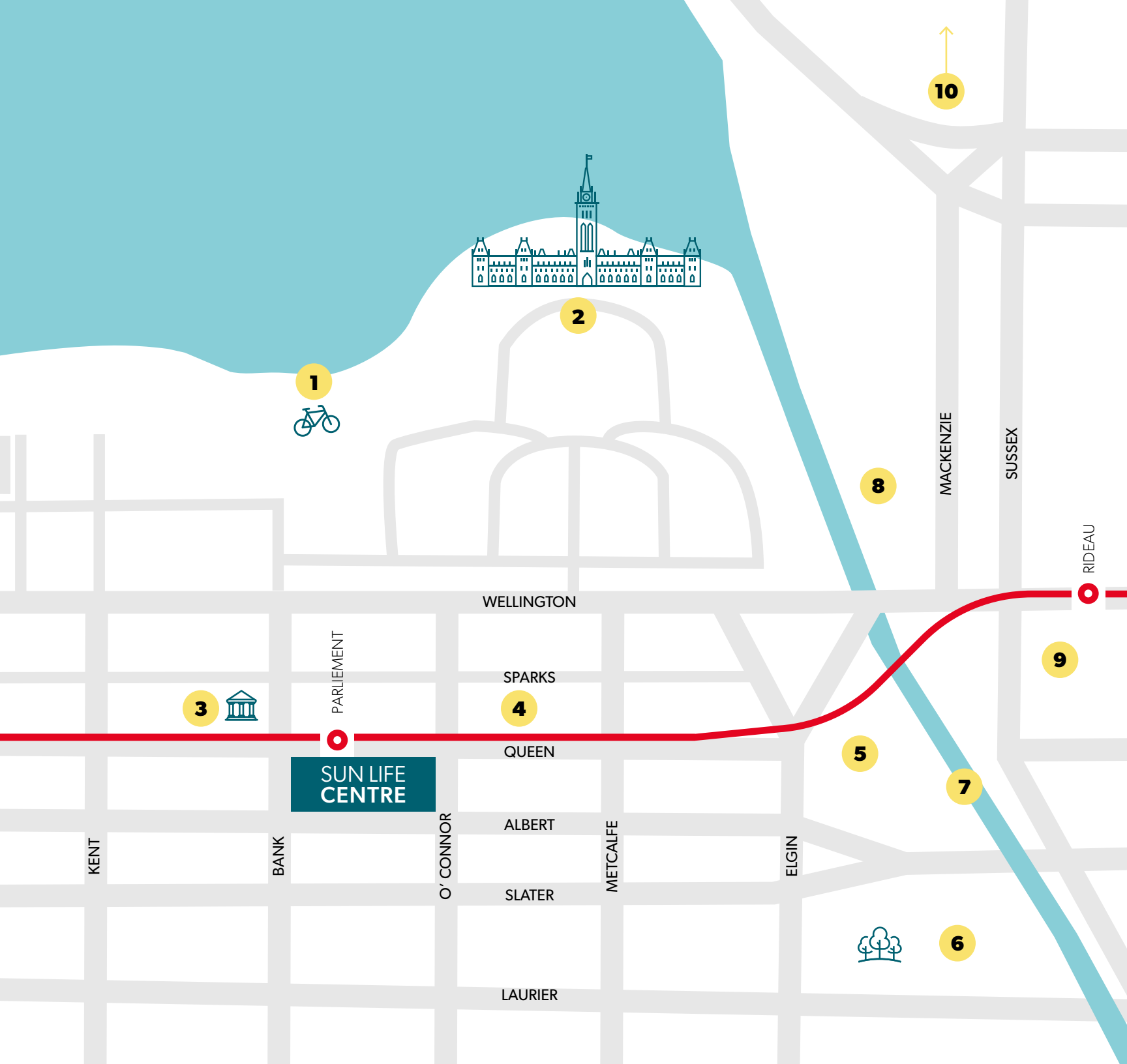
EXCELLENCE THROUGH AND THROUGH



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)

Electric vehicle charging stations

Car wash and valet parking services

Secure tenant-exclusive bicycle parking

24/7 on-site security personnel

State-of-the-art conference centre

Shower facilities and lockers

Queen St. Fare food hall

Fine dining restaurant

Outdoor patios

Bank

Barber shop

Esthetician services

Convenience store

Optician

Rideau Club

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

AIĀNA

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



GRAB AND GO



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.

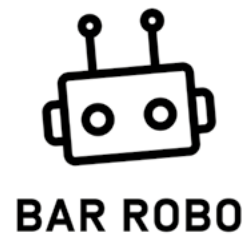


Olly Fresco's is a prepared food market concept, geared towards urban core professionals. Our mission is to be the neighbourhood's "go to" breakfast and lunch favourite.



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!



CAPITOL
BURGER COUNTER



GREENER TOGETHER

The first building in the National Capital Region to be awarded both LEED-EB Platinum and BOMA BEST Platinum certifications, Sun Life Centre is among Canada's top 5% of environmentally conscious spaces.

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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