Qualicum Centre

2932, 2934, 2936
Baseline Road
Nepean, ON

A three-building, Class A office complex that features a plethora of on-site amenities and over 200,000 SF of office space.

Manulife Investment Management



200,000
Total SF

3 buildings - campus style environment

On-site exterior and parkade

Octagonal design offering panoramic views

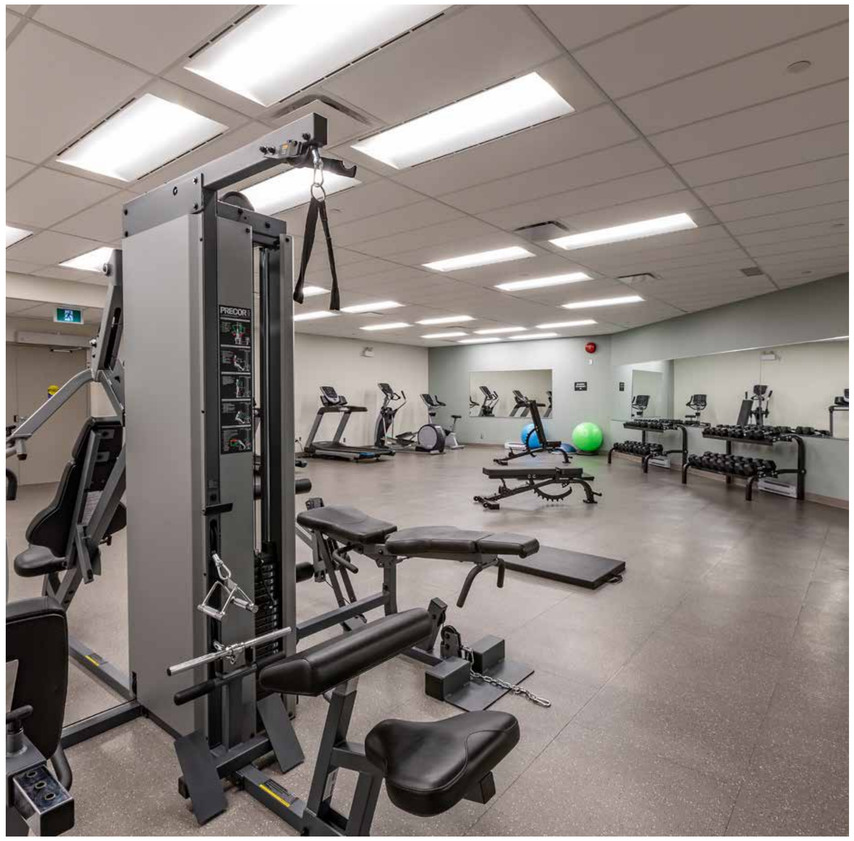
Great *features.*

- Excellent access to major highways and interchanges (Queensway and Veterans Memorial Highways)
- 4 parking spaces per 1,000 SFR
- On-site electric vehicle charging stations
- On-site secured bicycle storage
- On-site fitness centre and shower facilities
- On-site conference centre
- On-site tenant lounge
- On-site cafeteria (Q2-2020)
- Outdoor eating areas with picnic tables
- Updated common lobbies, washrooms











In the *neighbourhood.*

LEGEND

Food

1. Fat Albert's
2. Tim Hortons
3. Mr Shawarma
4. Grillades Torino
5. Big Rig Kitchen & Brewery
6. Supreme Kabob House
7. Subway
8. Bridgehead Coffee
9. Starbucks
10. Milestones
11. Pizza Pizza
12. East Side Mario's
13. Harvey's

Retail

1. Dollarama
2. Bayshore Shopping Centre
3. Chapters
4. terra20
5. Ikea
6. LCBO
7. Shoppers Drug Mart
8. Metro
9. Winners
10. Planet Fitness
11. Loblaws
12. Collage Square Mall

Services

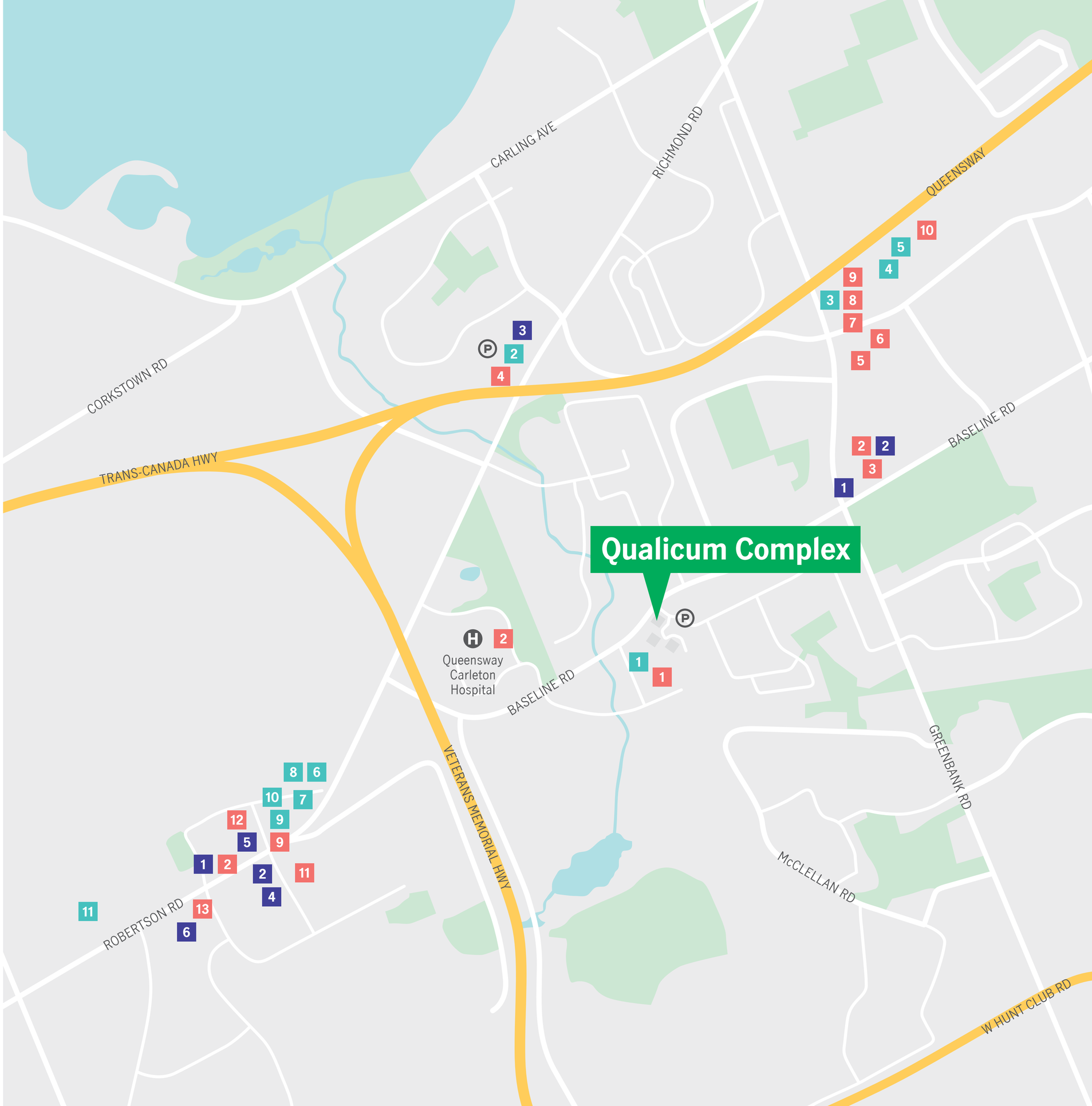
1. Petro-Canada
2. Esso
3. TD Bank
4. Mr. Lube
5. National Bank
6. Scotiabank

Other

- Parking
- Queensway Carleton Hospital

Driving Times

Highway 416/ Highway 417	3 mins
Queensway Carleton Hospital	3 mins
Parliament Building	18 mins
Ottawa International Airport	20 mins





Decisions made *easier.* Lives made *better.*

Our people know that what we do has the ability to change everything for our customers.

Manulife Investment Management has an experienced team of real estate professionals that are dedicated to managing over 58 million square feet of commercial real estate for thousands of customers each day. Customers that call our buildings home.

Our global portfolio includes office, industrial, retail and multi-family space. We take a long-term approach in the operation and management of our buildings, with a strong focus on customer service.

We manage and develop commercial real estate in major metropolitan cities — shaping skylines across the globe.

$24B
Assets Under Management

58M
Total Square Feet

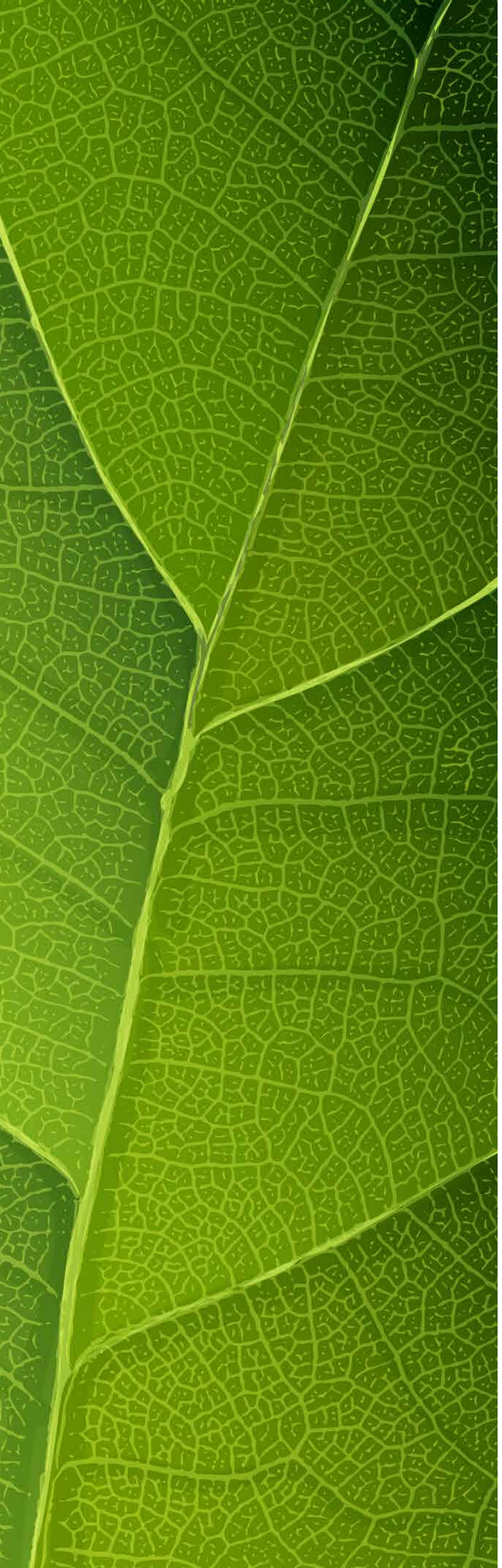
25
Cities

545
Real Estate Professionals

362
Properties

9
Countries

As at December 31, 2018



In this *together.*

We believe that sustainability and social responsibility are a team effort.

That's why we take a collaborative approach to client relations—from the first property visit to the daily operations of our properties and the businesses thriving within them. We strive to engage our clients in our commitment to reducing our environmental footprint.

As part of this commitment, we've introduced sustainability initiatives across our portfolio, such as electrical vehicle charging stations and client education programs. We also work to continuously increase the number of properties in our portfolio with LEED, BOMA BEST and Energy Star designations.

In 2017, we set new five-year energy, water and waste targets for our global portfolio. We believe targets encourage asset and property managers to manage sustainability as a business issue, identify cost-saving opportunities and help reduce our environmental footprint.

In 2018, we implemented a new environmental data management system to save property managers time, increase efficiency and improve data quality, so that we receive actionable information sooner.

For more information on Manulife Investment Management's sustainability policies and for 2019 objectives, please visit: **manuliferealestate.com/sustainability**

Keep in *touch.*

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