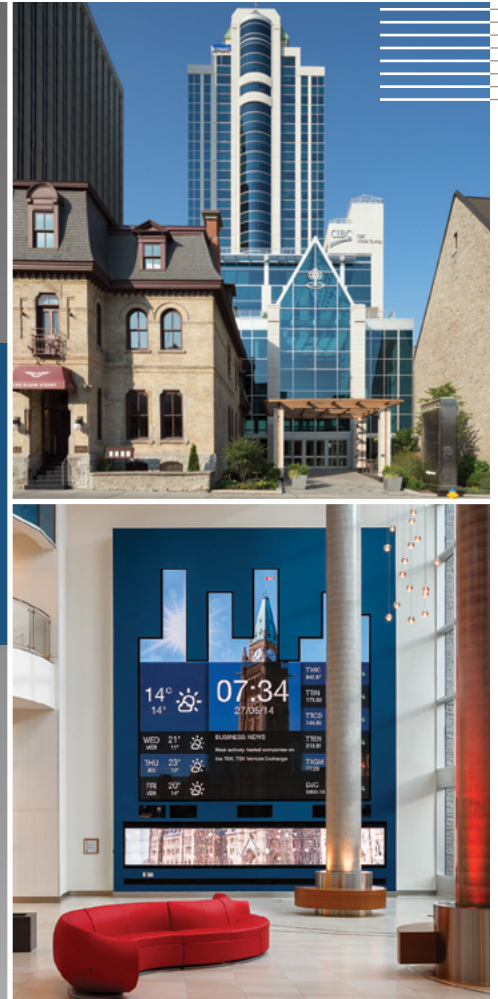




URBAN DEVELOPMENT REALIZES PERFORMANCE

CASE STUDY: VALUE CREATION



PERFORMANCE COURT

150 ELGIN, OTTAWA, ON

Performance Court – a LEED Gold Class A office tower at 150 Elgin in Ottawa, ON is an urban development that realizes performance at every level. The Morguard-led project demonstrates a commitment to healthy, efficient, and high-performing buildings that preserve the environment, while delivering quality product to tenants and long-term value for the co-investors.

THE OPPORTUNITY

Execute on a vision to build a LEED Gold Class A office tower in downtown Ottawa that meets the market demand for competitive and sustainable workplaces, provides stable income and high yields for Morguard's shareholders and its co-investor client, and sets the benchmark for public benefit spaces.

CATEGORY

Value Creation, Class A Office,
21 Storeys, 360,000 SF

AWARDS



OWNERSHIP

Co-Investment – Morguard
Corporation and Institutional Client

SERVICES

Asset Management
Development
Property Management
Leasing

THE VALUE PROPOSITION

The concept of Performance Court at 150 Elgin Street was born in a formal design competition held by the City of Ottawa. Morguard's proven track record in managing LEED-standard urban development projects and its financial capacity were instrumental in winning the bid to revitalize the site.

Morguard's approved design called for a 360,000 square foot Class A office tower with commitments to public benefit spaces and preservation of a designated heritage building on the site.

Morguard's asset management, development, and leasing teams worked collaboratively to:

- secure a solid deal structure
- create long-term value for shareholders and investors
- develop and implement a lease strategy

THE RESULT

Leased at 75% by substantial completion and currently 100% committed, Performance Court has attracted tenants such as the Canada Council for the Arts, Shopify, CIBC Wood Gundy, and KPMG, who required flexible workplace configurations to engage and retain top talent and support their business, financial, and sustainability goals.

As a LEED Gold certified building, Performance Court has one of the smallest carbon footprints of any multi-tenanted office tower in Canada. The target is a 50% reduction in energy consumption compared to the Model National Energy Code for Buildings (MNECB).

First-of-its-kind in Canada, interactive public benefit space including a street level art gallery, a winter garden with a three-storey digital screen, and an outdoor terrace with sweeping views of the nation's capital.

FURTHER INFORMATION

To learn more about Performance Court, visit 150elgin.com

[VISIT PERFORMANCE COURT](#)

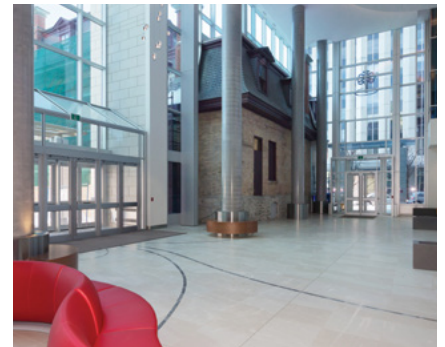
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SUSTAINABILITY



The terrace provides a public green space and breathtaking views of the Ottawa area.



The Winter Garden incorporates the historic Grant House by cantilevering the 140-year-old structure into the three-storey atrium.



One lineal mile of reclaimed pine from the Ottawa River was used in public spaces – including all feature walls, benches, stair cases, and directional signs.



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