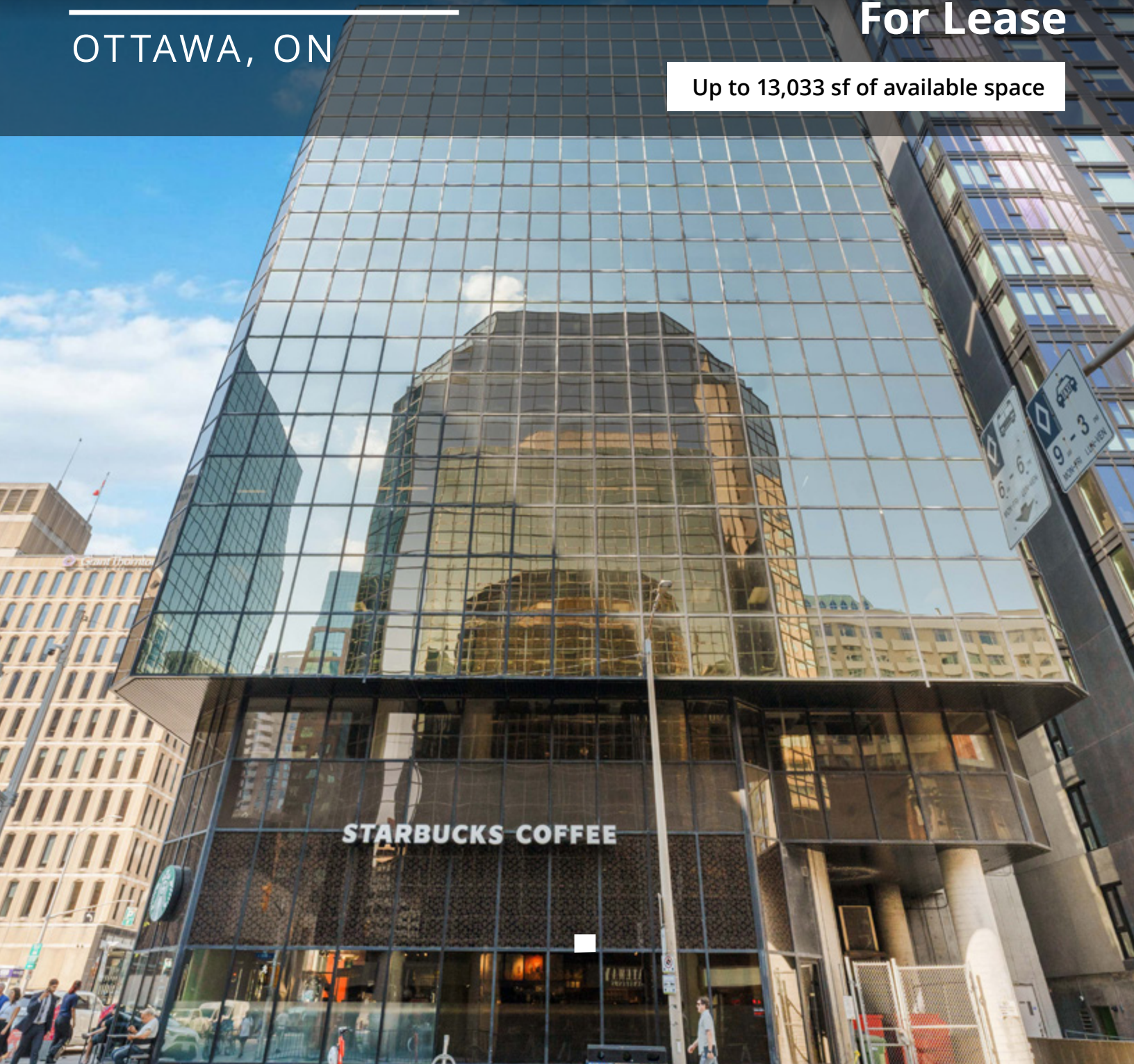


81 Metcalfe Street

OTTAWA, ON

Boutique Downtown Office Building For Lease

Up to 13,033 sf of available space



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81 Metcalfe Street

OTTAWA, ON

Prime Downtown Location

81 Metcalfe Street is a prominent corner property situated in the heart of Ottawa's downtown core. This location offers stunning panoramic street views and a strong aesthetic presence, making it a standout choice for businesses.

Each floor features large windows that allow ample natural light to fill the space, creating an inviting intimate boutique atmosphere. With a Starbucks conveniently located on site, this property provides both a vibrant environment and essential amenities, making it ideal for those seeking to establish themselves in a bustling urban area.

The high foot traffic, fewer tenants and the visibility of this important block further enhance its appeal for business growth and investment opportunities.



AVAILABILITY
Immediately &
Suite 510: Availabe Sept. 1st 2025



\$15.00 PSF (NET) - LEASE



\$19.42 psf (Additional Rent 2024 est.)

****Large tenant inducement packages available****

Property Overview

Address:	81 Metcalfe Street, Ottawa, ON K1P 6K7
Location:	Located in between Slater Street and Met- calfe Street. Frontage on Slater Street
Net Rent:	\$15.00 psf
Additional Rent:	\$19.42 psf
Available:	Immediately Suite 510: Availabe Sept. 1st 2025

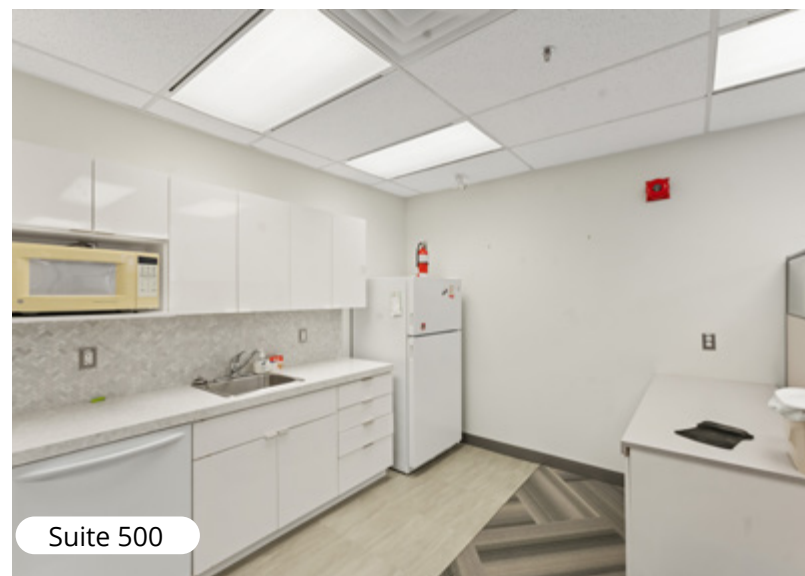
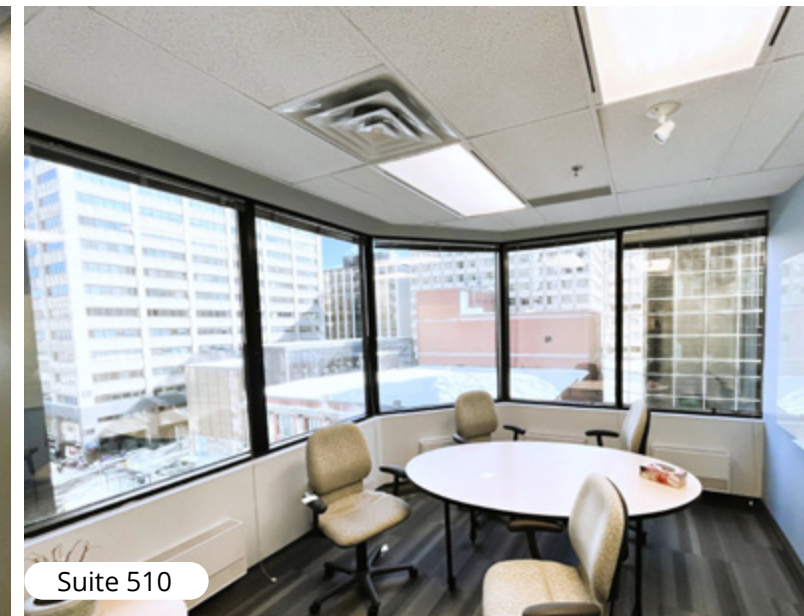
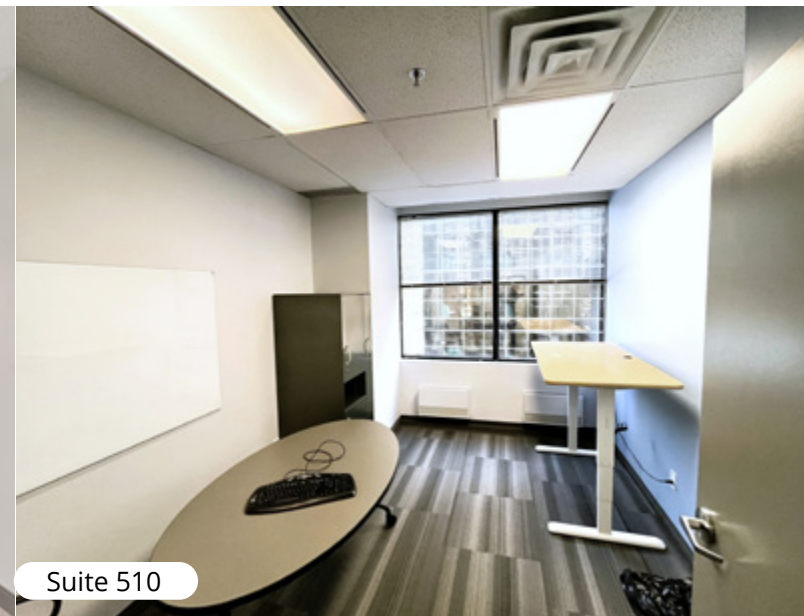
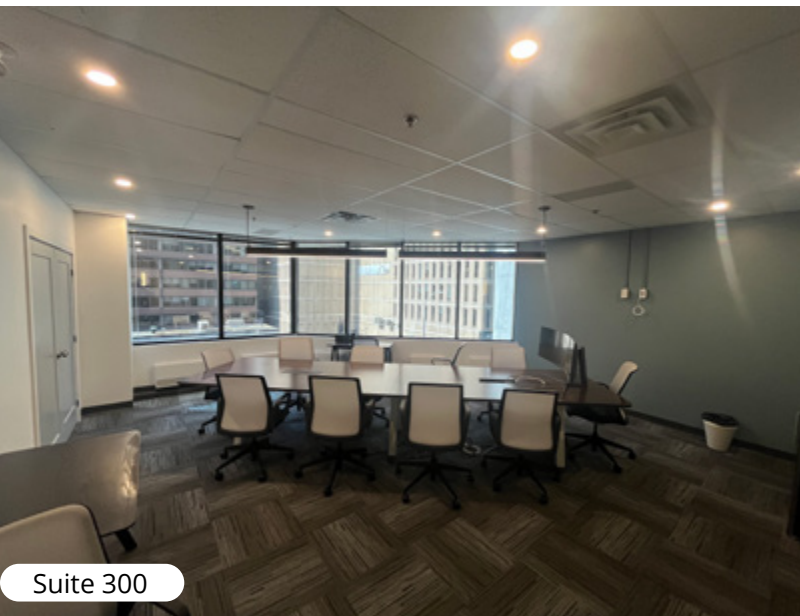
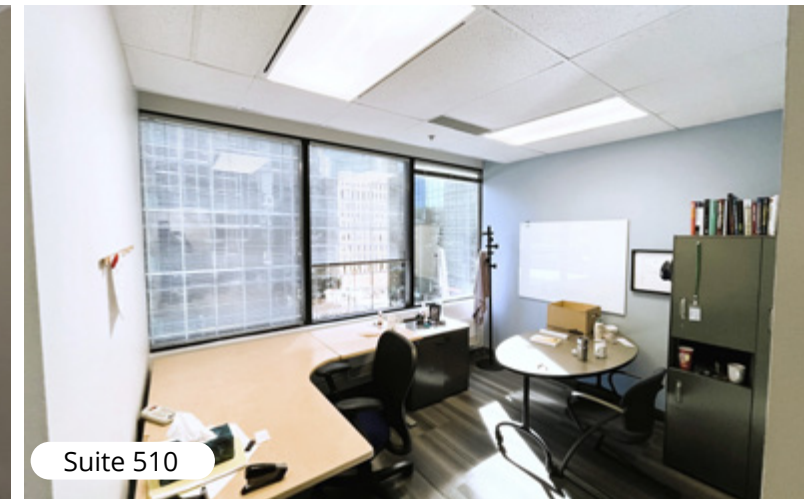
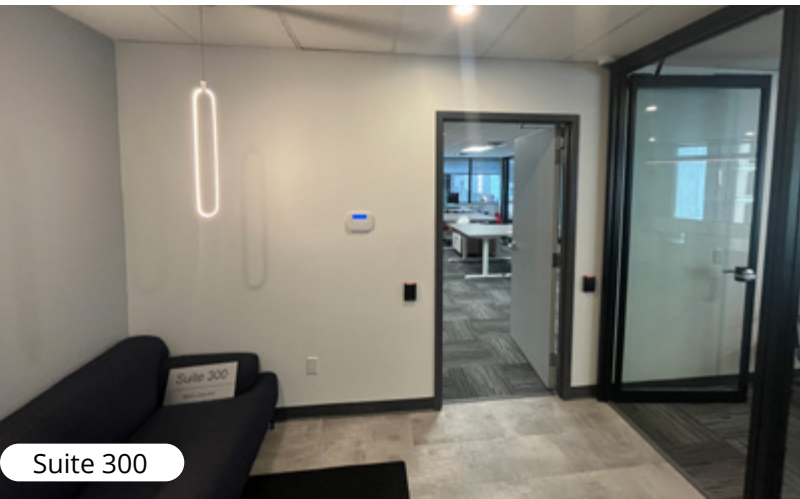
Key Highlights:

- Minutes to HWY 417
- Steps to Parliament LRT Station
- Starbucks on-site
- Within walking distance to many shops, restaurants, hotels and services
- Renovated lobby, renovated washrooms and new high-speed elevators
- Tenant amenities include secured bicycle racks, showers and a common boardroom
- Professionally managed by Colonnade BridgePort



Available Areas

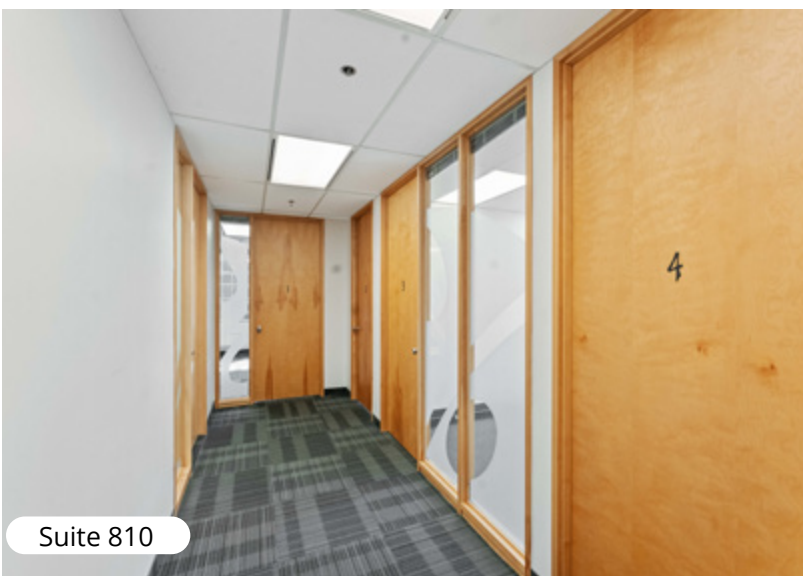
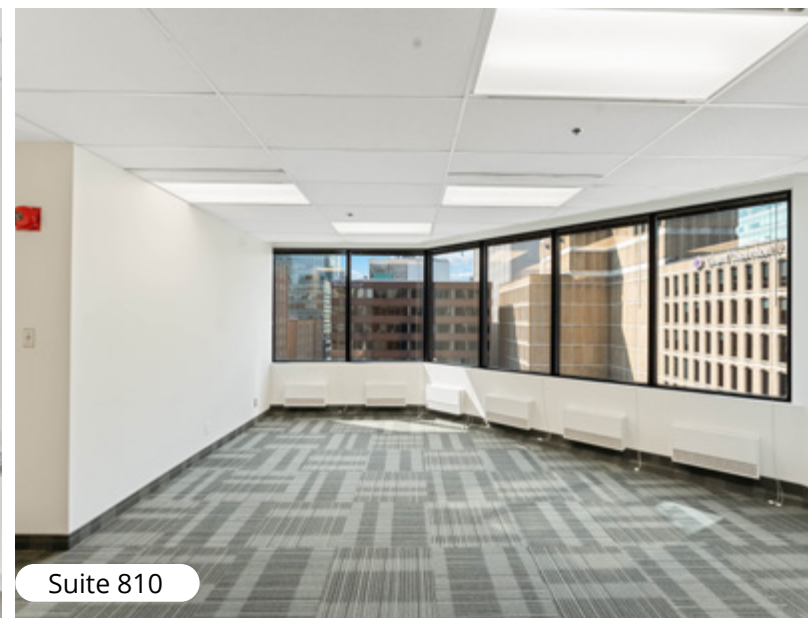
Suite 300:	3,150 sf High-end Turnkey Space
Suite 500:	2,509 sf High-end Turnkey Space
Suite 510:	2,172 sf
Suite 800:	3,290 sf
Suite 810:	1,912 sf
~~Suite 1200:~~	~~5,196 sf~~ ~~LEASED~~



81 Metcalfe Street

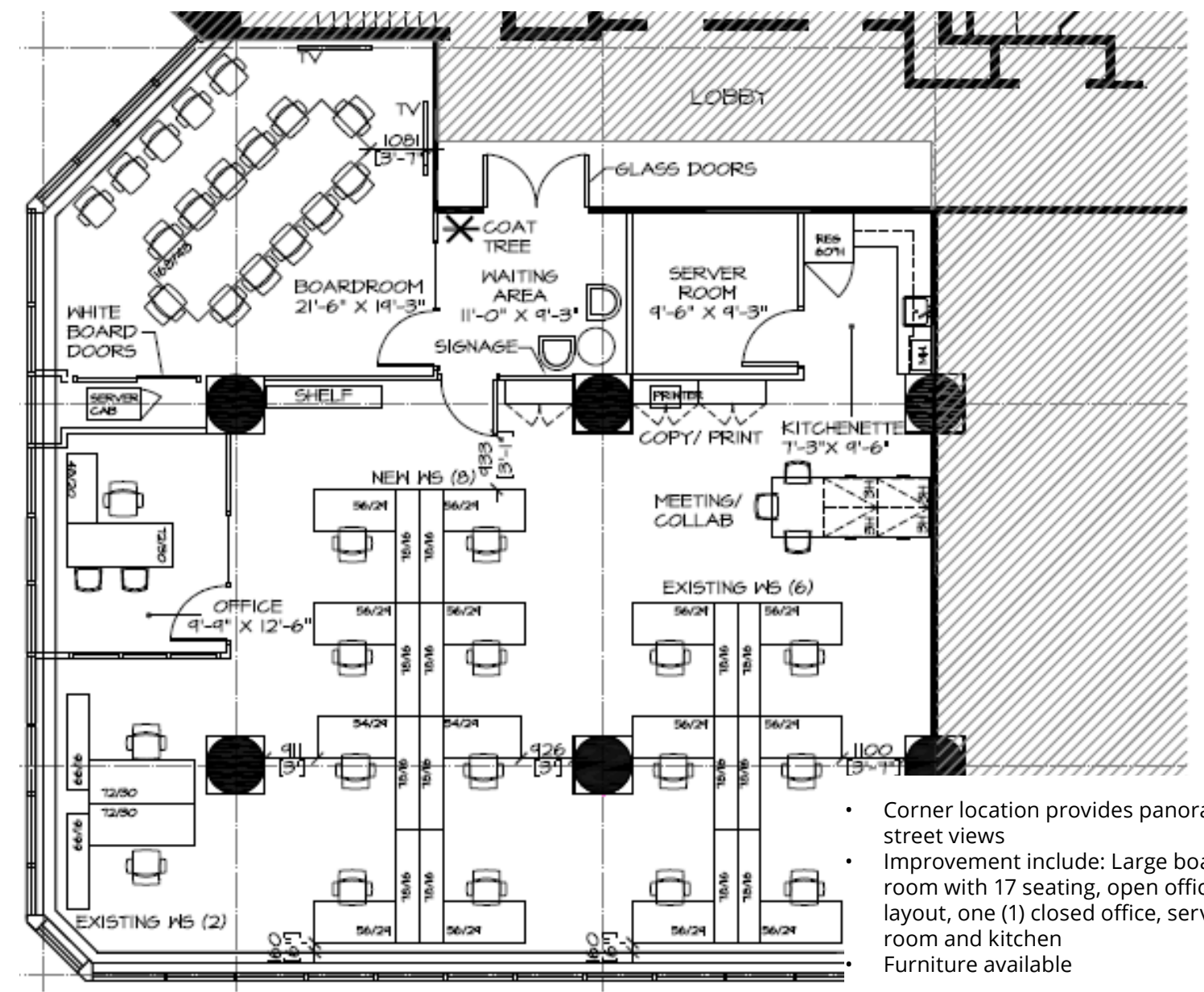
OTTAWA, ON

AVISON
YOUNG



Floor Plan: Suite 300

3,150 sf



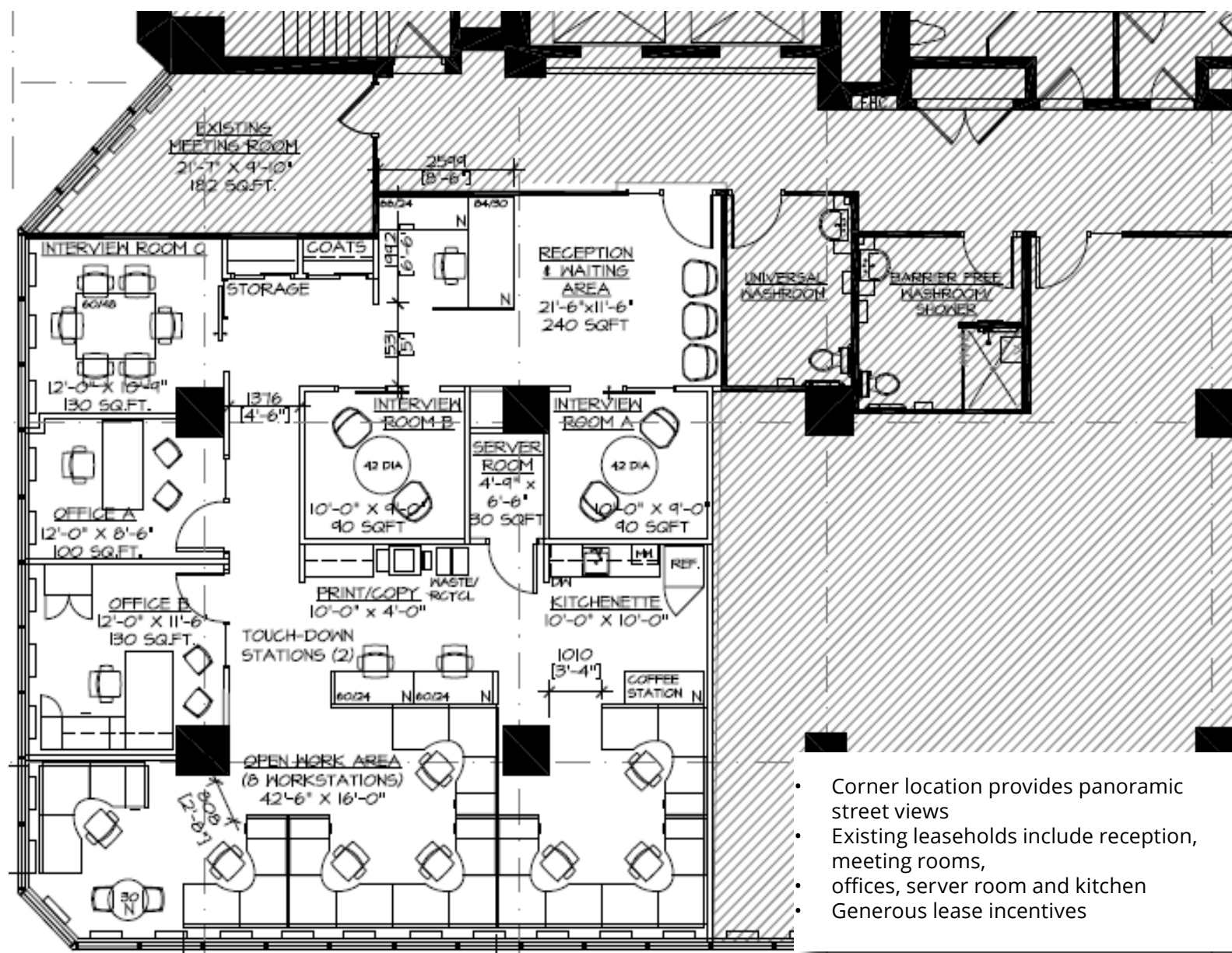
- Corner location provides panoramic street views
- Improvement include: Large board-room with 17 seating, open offices layout, one (1) closed office, server room and kitchen
- Furniture available

81 Metcalfe Street

OTTAWA, ON

Floor Plan: Suite 500

2,509 sf



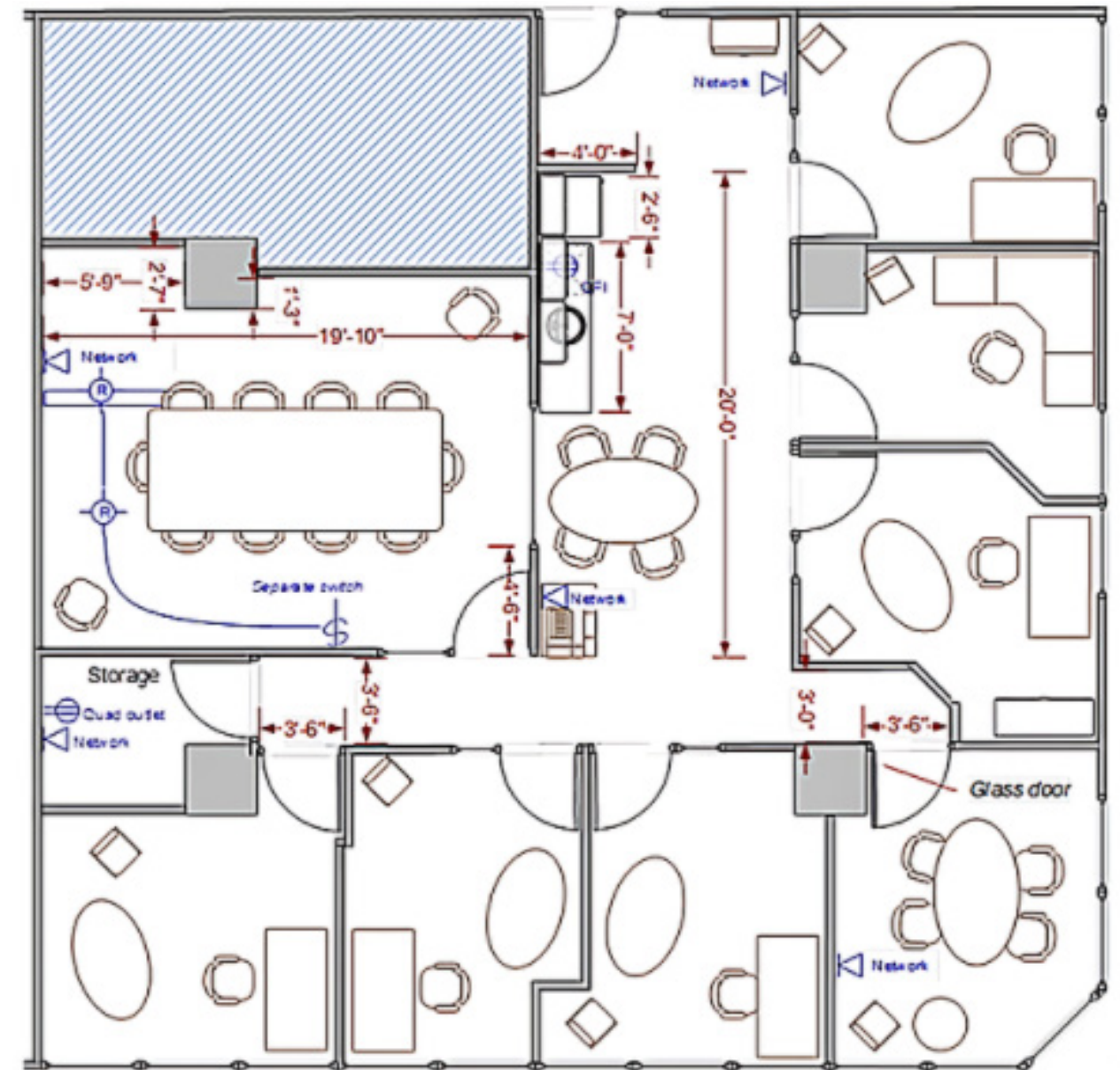
- Corner location provides panoramic street views
- Existing leaseholds include reception, meeting rooms, offices, server room and kitchen
- Generous lease incentives

81 Metcalfe Street

OTTAWA, ON

Floor Plan: Suite 510

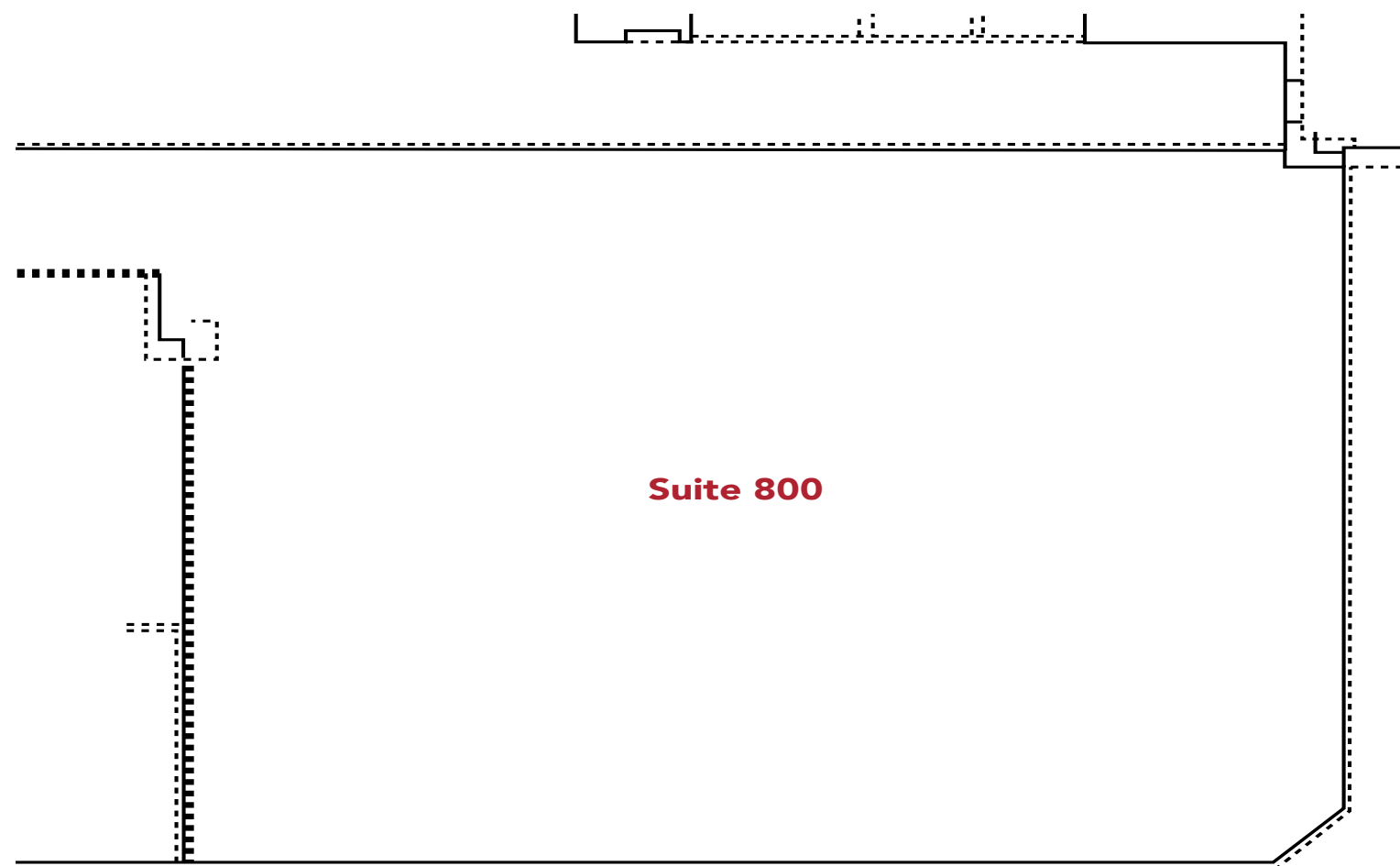
2,172 sf



- Corner location provides panoramic street views
- Include six (6) closed offices, one (1) meeting rooms, one (1) boardroom one storage, and one kitchenette
- Space in good condition
- Existing leasehold throughout
- Good amount of natural light

Floor Plan: Suite 800

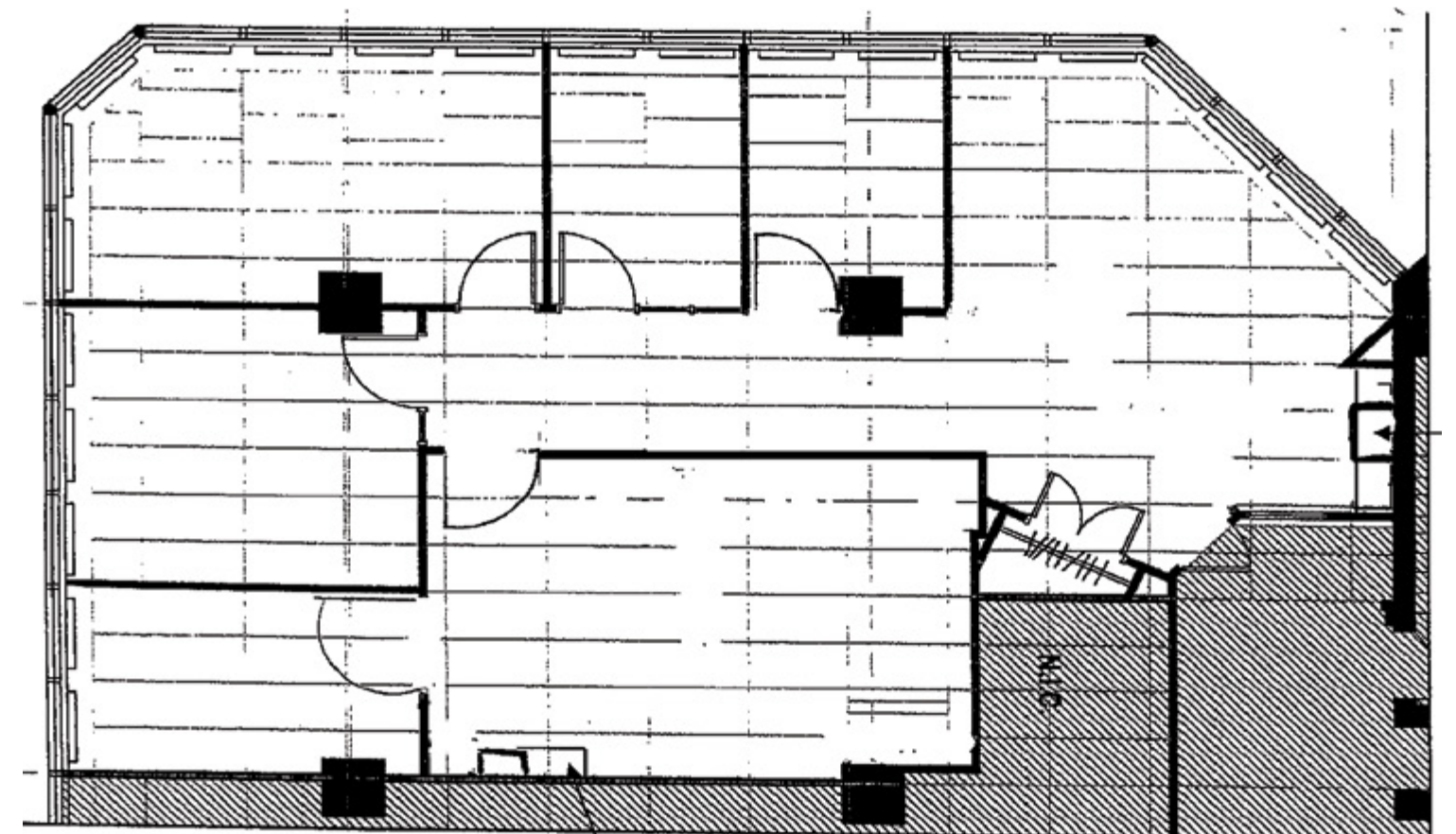
3,290 sf



- Can be combined with 810 for full floor.
- Corner location provides panoramic street views
- Competitive lease incentives available

Floor Plan: Suite 810

1,912 sf



- Can be combined with 800 for full floor.
- Direct elevator lobby exposure
- Corner location provides panoramic street views
- Take advantage of existing leaseholds
- Improved premises include 4 offices and boardroom with servery
- Competitive lease incentives available

81

Metcalfe Street

OTTAWA, ON

Floor Plan: Suite 1200

5,196 sf

360° Virtual Tour

LEASED

- Complete top floor
- Extensive windows provide panoramic views
- Quality improvements throughout
- Generous lease incentives
- Check out a 360 virtual tour



Location Details

The 12 storey building is located in the downtown core near the corner of Metcalfe Street on Slater Street with quick access to Highway 417.

Situated in the downtown core in close proximity to a variety of amenities within walking distance such as; Rideau Centre & Byward Market.

Travel Distances

Highway 417	2.9 km 7 mins
Nepean, Ottawa	16.6 km 24 mins
Kanata, Ottawa	22.6 km 21 mins
Ottawa International Airport	13.2 km 19 mins

81 Metcalfe Street

OTTAWA, ON

Contact

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