

For Lease

# 55 Metcalfe Street

Ottawa, ON



## Contact

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Associate Vice President

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**327,000**  
Total SF



**\$19.85**  
Additional Rent  
(2024)



**16**  
Floors



3-level parking  
garage and  
on-site car wash



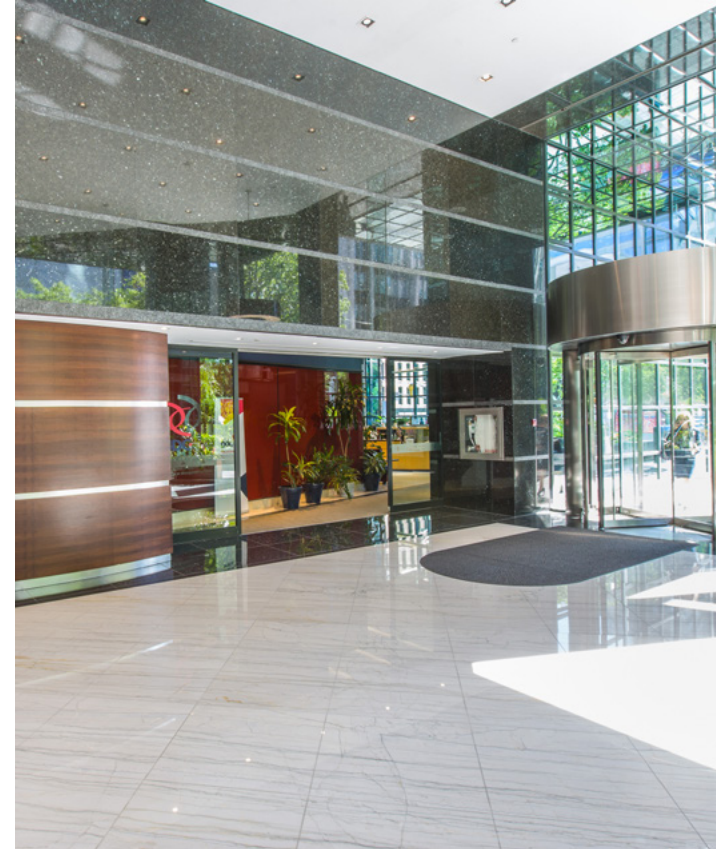
Close proximity  
to future LRT  
station



Bicycle  
parking

## Features

- 24-hour, on-site security
- Private on-site shower facilities
- On-site tenant-exclusive conference centre
- On-site cafeteria with catering services
- Awarded LEED v4.1 Platinum in 2019
- Ideally located in the heart of Ottawa's business and cultural district at the corner of Queen Street and Metcalfe Street
- Convenient access to several retail, dining and hotel amenities
- Within walking distance to Parliament Hill, the National Arts Centre, Rideau Centre (shopping mall), City Hall and the Court House

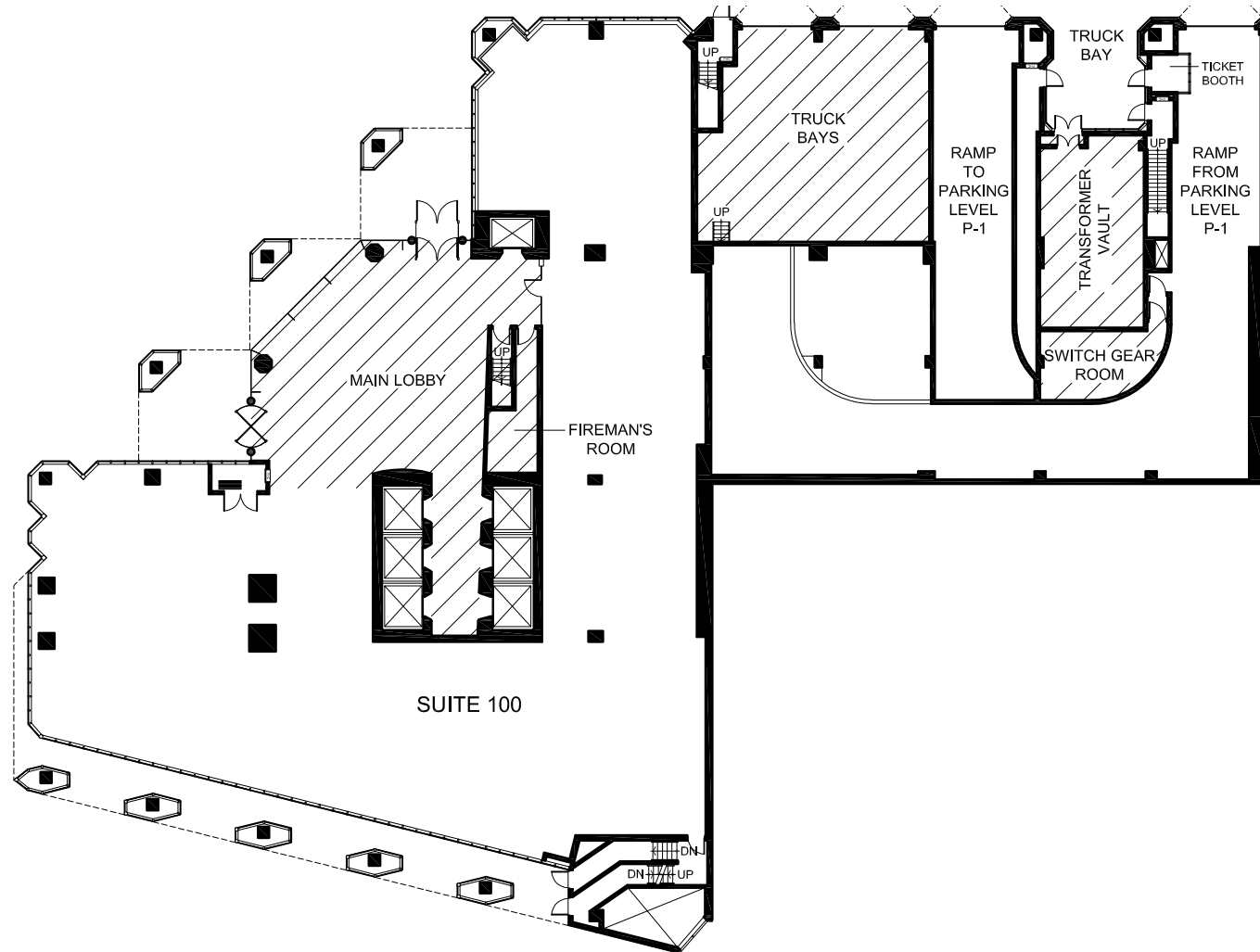




### Suite 100

Suite 100: 9,116 SF

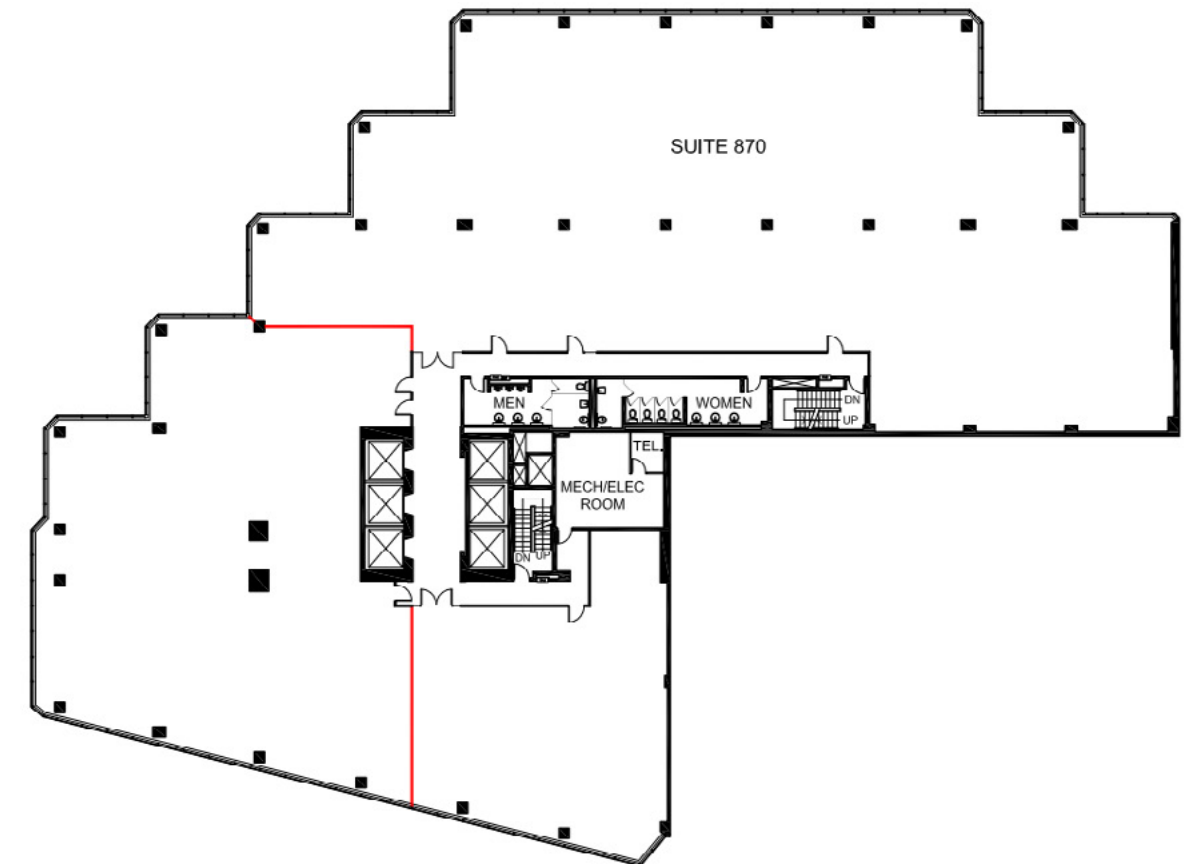
- Base-building condition
- Ground floor unit (direct access outside available)
- Can be demised
- Office or retail



### Suite 870

Suite 870: 11,971 SF

- Base building condition with new ceiling standards
- Space can be demised to 4,000+ SF



### Suite 950

Suite 950: 11,836 SF

- Suite available in Q2 of 2024

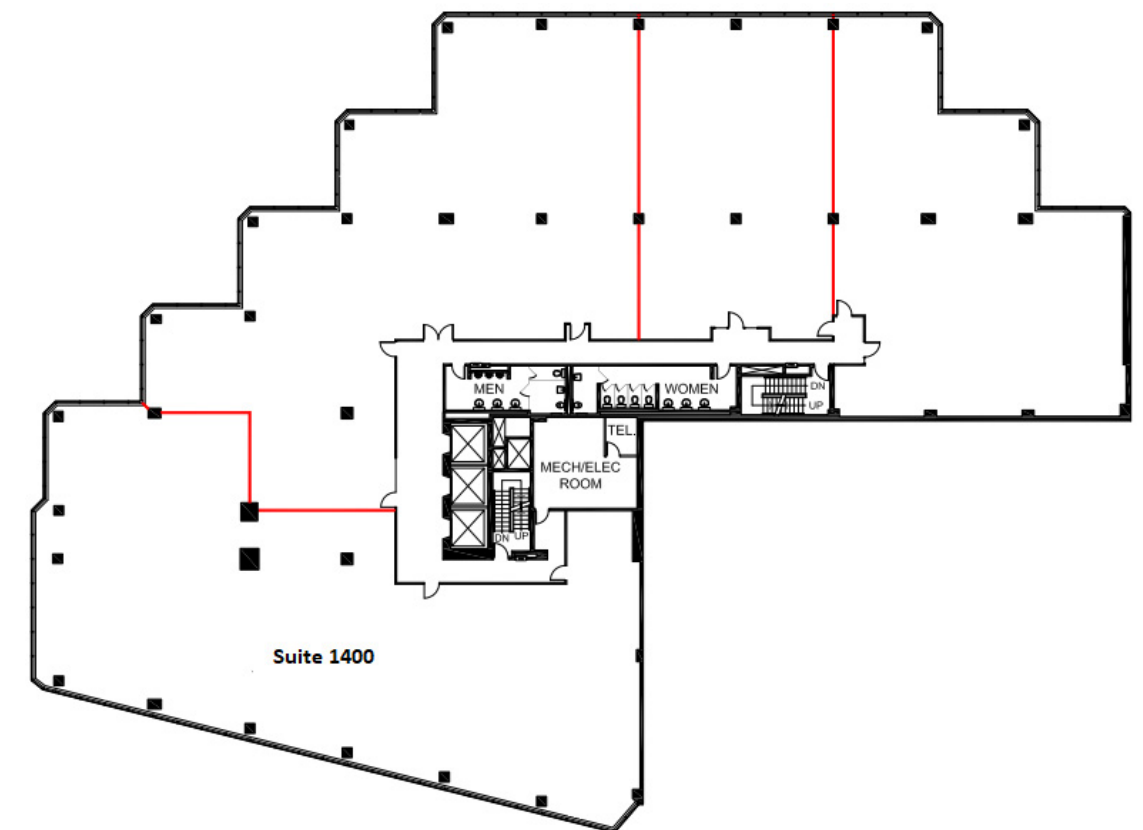
Floorplan Not Available

### Suite 1400

Suite 1400: 7,628 SF

(full floor can be made available 21,438 sf)

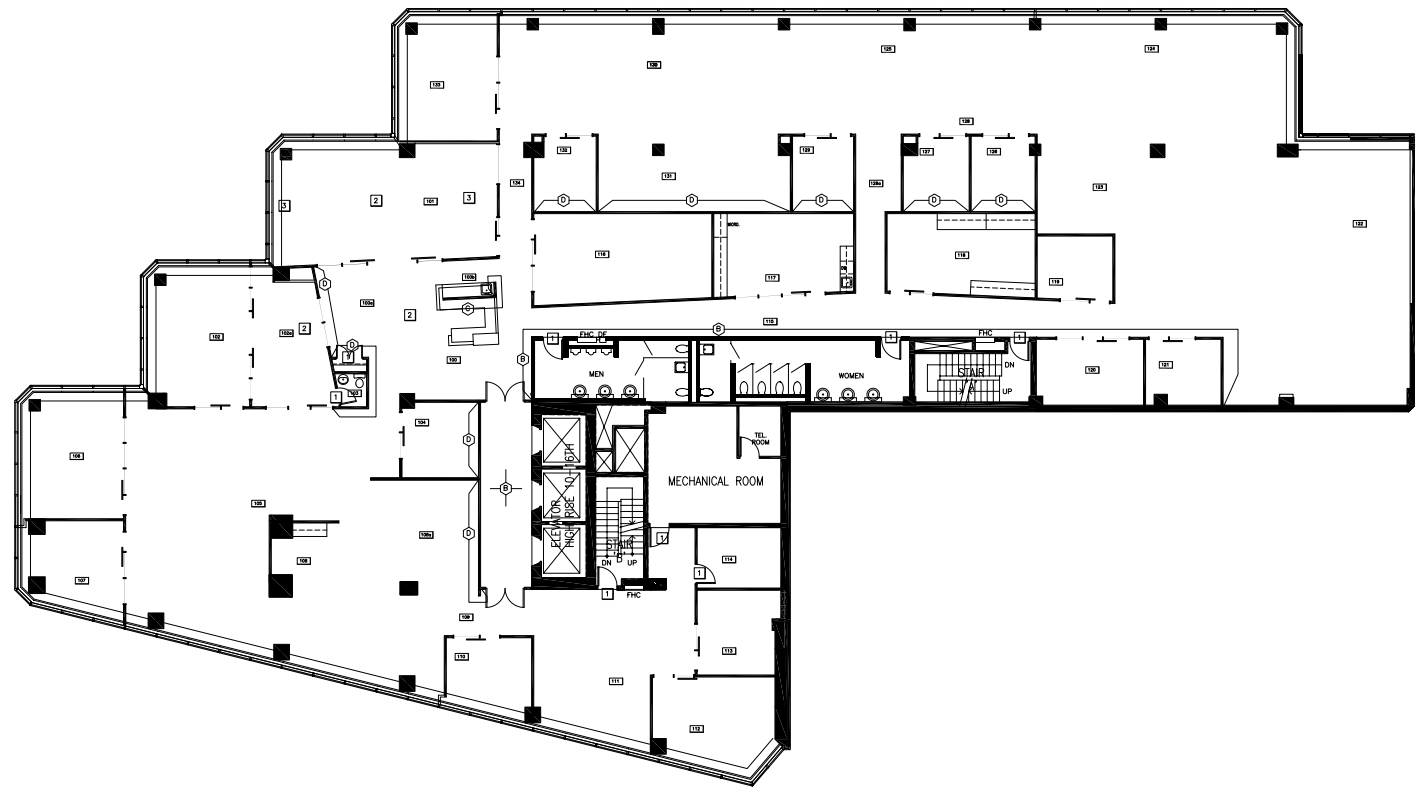
- Base-building condition with new ceiling standards
- Full floor can be made available for up to 21,438 SF



## Suite 1600

Suite 1600: 16,146 SF

- Top floor opportunity
- Panoramic views of Ottawa with unobstructed views of Parliament
- Fully improved space





## Food

- |                           |                             |
|---------------------------|-----------------------------|
| 1. Parliament Pub         | 12. Tim Hortons             |
| 2. Bridgehead             | 13. Sushi Kan 3             |
| 3. Milestones             | 14. Eggspectation           |
| 4. Metropolitan Brasserie | 15. Tosca                   |
| 5. Courtyard              | 16. Rangoon                 |
| 6. Sidedoor               | 17. Grounded Kitchen        |
| 7. Restaurant 18          | 18. Clocktower              |
| 8. Chez Lucien            | 19. Johnny Farina           |
| 9. Bier Markt             | 20. Beckta                  |
| 10. McDonald's            | 21. Royal Oak               |
| 11. Starbucks             | 22. Mamma Teresa Ristorante |




## Retail

- |                       |                      |
|-----------------------|----------------------|
| 1. Rideau Centre      | 5. Chapters          |
| 2. The Bay            | 6. Apple Store       |
| 3. LCBO               | 7. Marcello's Market |
| 4. Shoppers Drug Mart |                      |

## Services

1. RBC
2. CIBC
3. Scotiabank
4. TD Bank
5. BMO
6. Bank of Canada

## Other

-  Light Rail Station
-  Bus Stop
-  Parking

## Driving Times

Ottawa International Airport

25 mins



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