

For Lease

55 Metcalfe Street

Ottawa, ON



Contact


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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

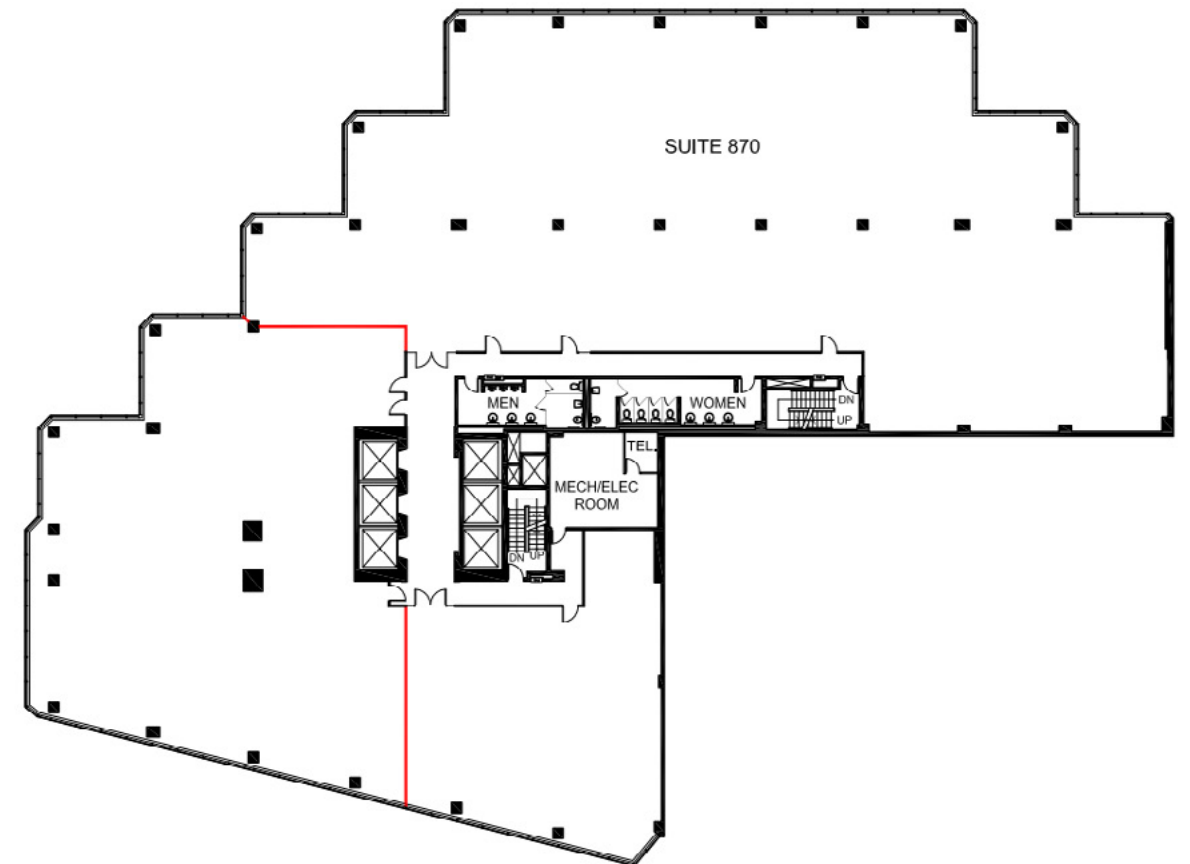




Suite 870

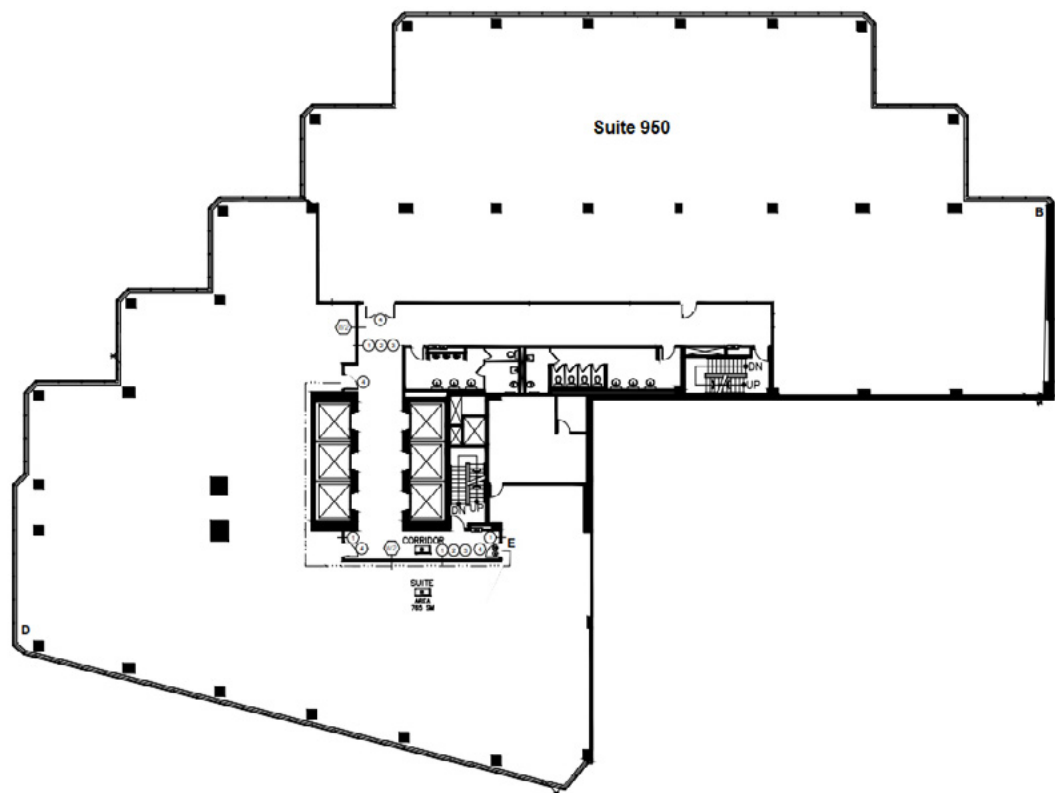
Suite 870: 11,971 SF

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



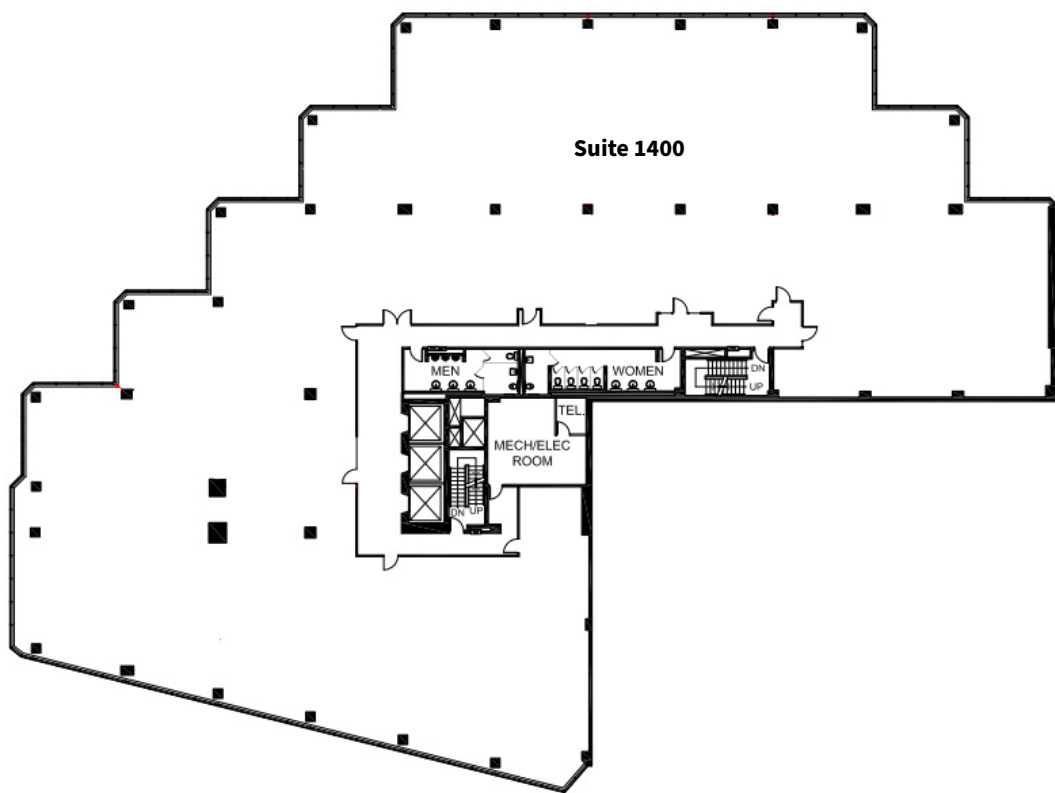
Suite 950

- Suite 950: 11,836 SF
- Suite available in Q2 of 2024



Suite 1400

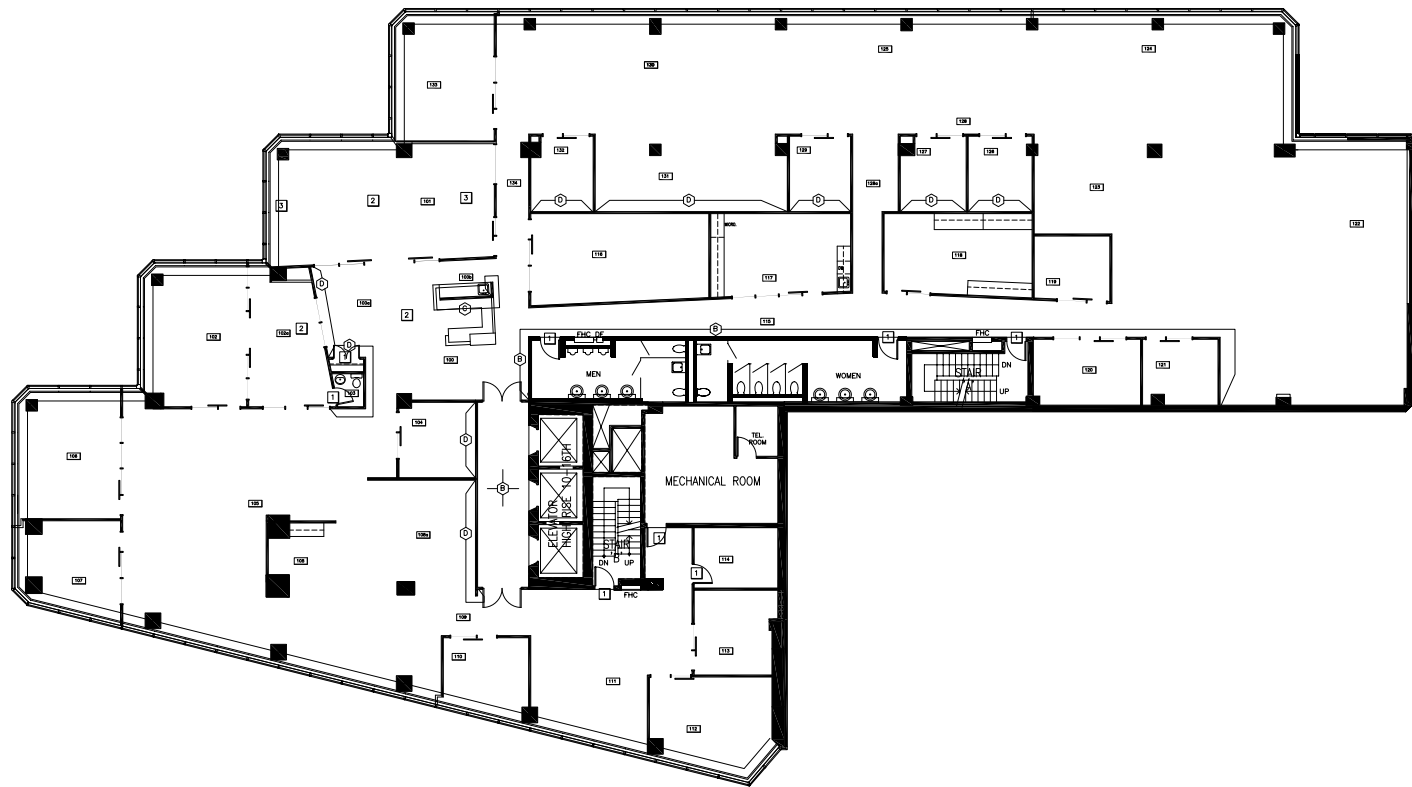
- Suite 1400: 21,438 SF
- Full floor opportunity
 - Base-building condition with new ceiling standards



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

2. Bridgehead

3. Milestones

4. Metropolitan Brasserie

5. Courtyard

6. Sidedoor

7. Restaurant 18

8. Chez Lucien

9. Bier Markt

10. McDonald's

11. Starbucks
12. Tim Hortons

13. Sushi Kan 3

14. Eggspectation

15. Tosca

16. Rangoon

17. Grounded Kitchen

18. Clocktower

19. Johnny Farina

20. Beckta

21. Royal Oak

22. Mamma Teresa Ristorante

Retail

1. Rideau Centre

2. The Bay

3. LCBO

4. Shoppers Drug Mart
5. Chapters

6. Apple Store

7. Marcello's Market

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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