

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

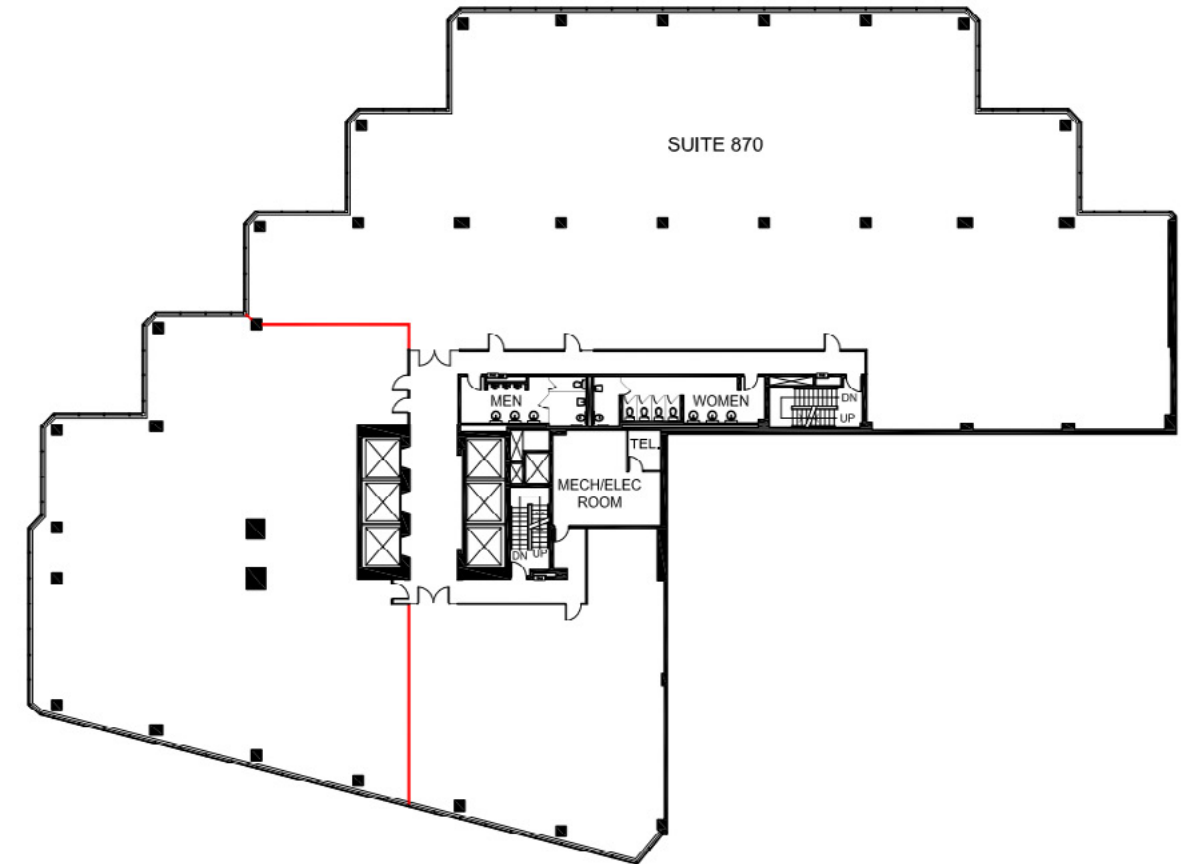




Suite 870

Suite 870: 11,971 SF

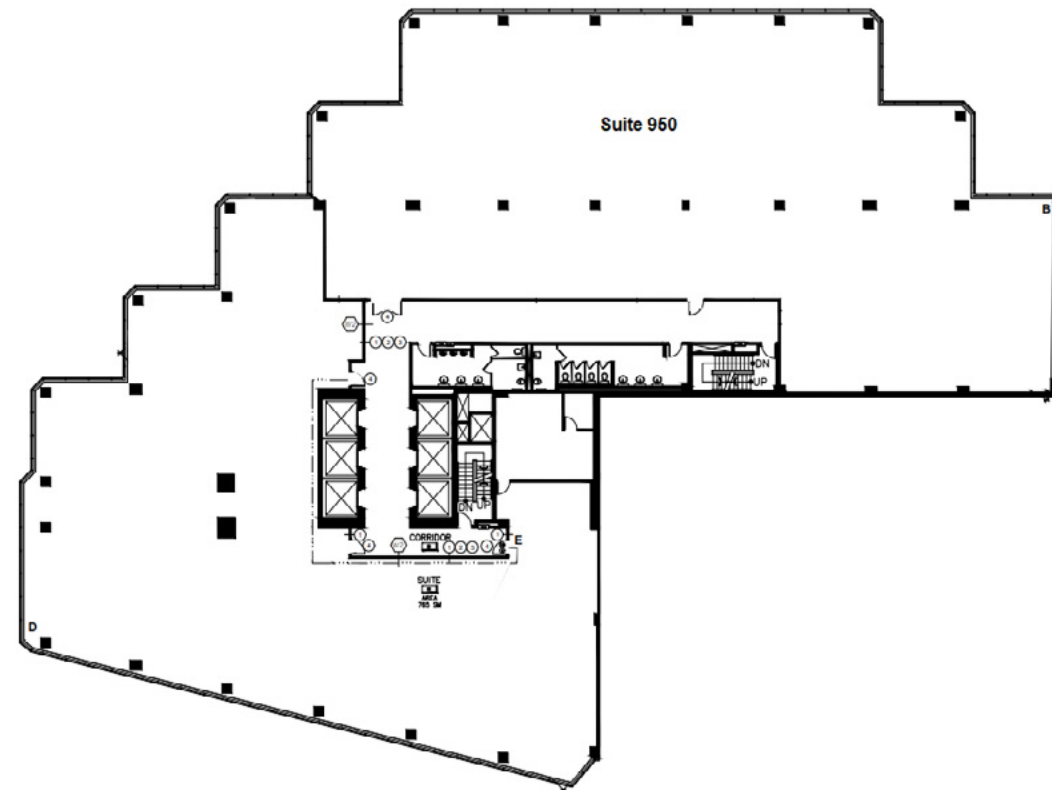
- Base building condition with new ceiling standards
- Space can be demised to 4,000+ SF



Suite 950

Suite 950: 11,836 SF

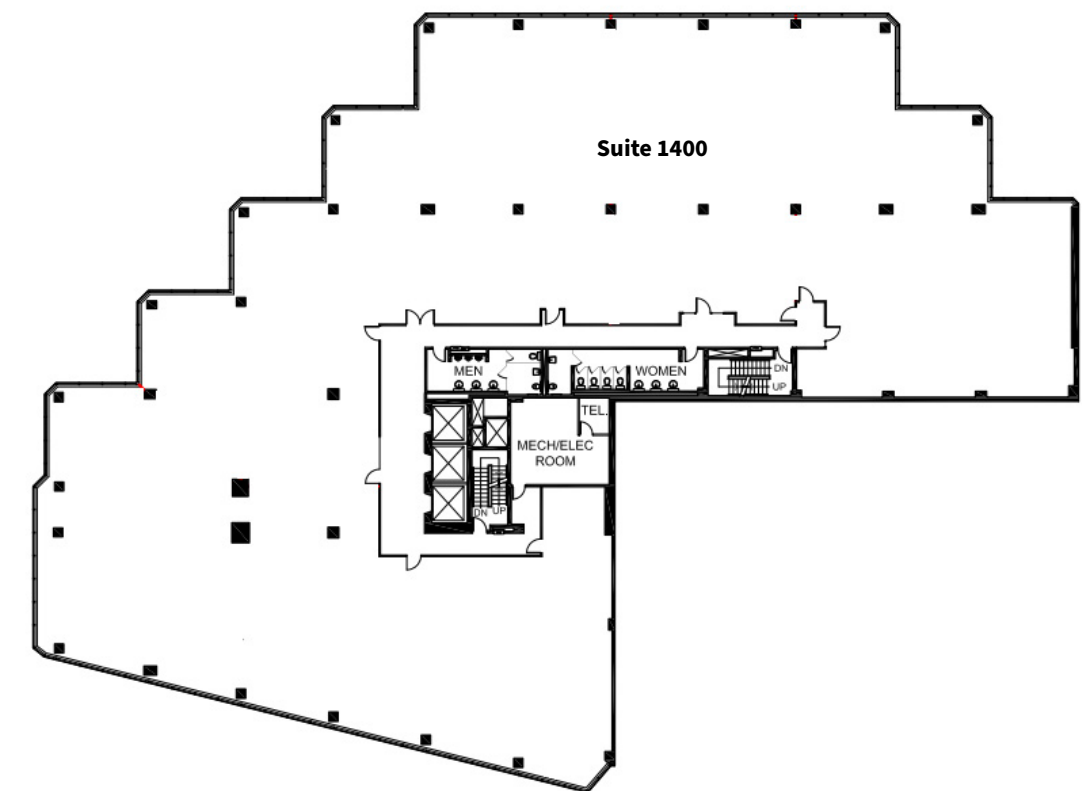
- Suite available in Q2 of 2024



Suite 1400

Suite 1400: 21,438 SF

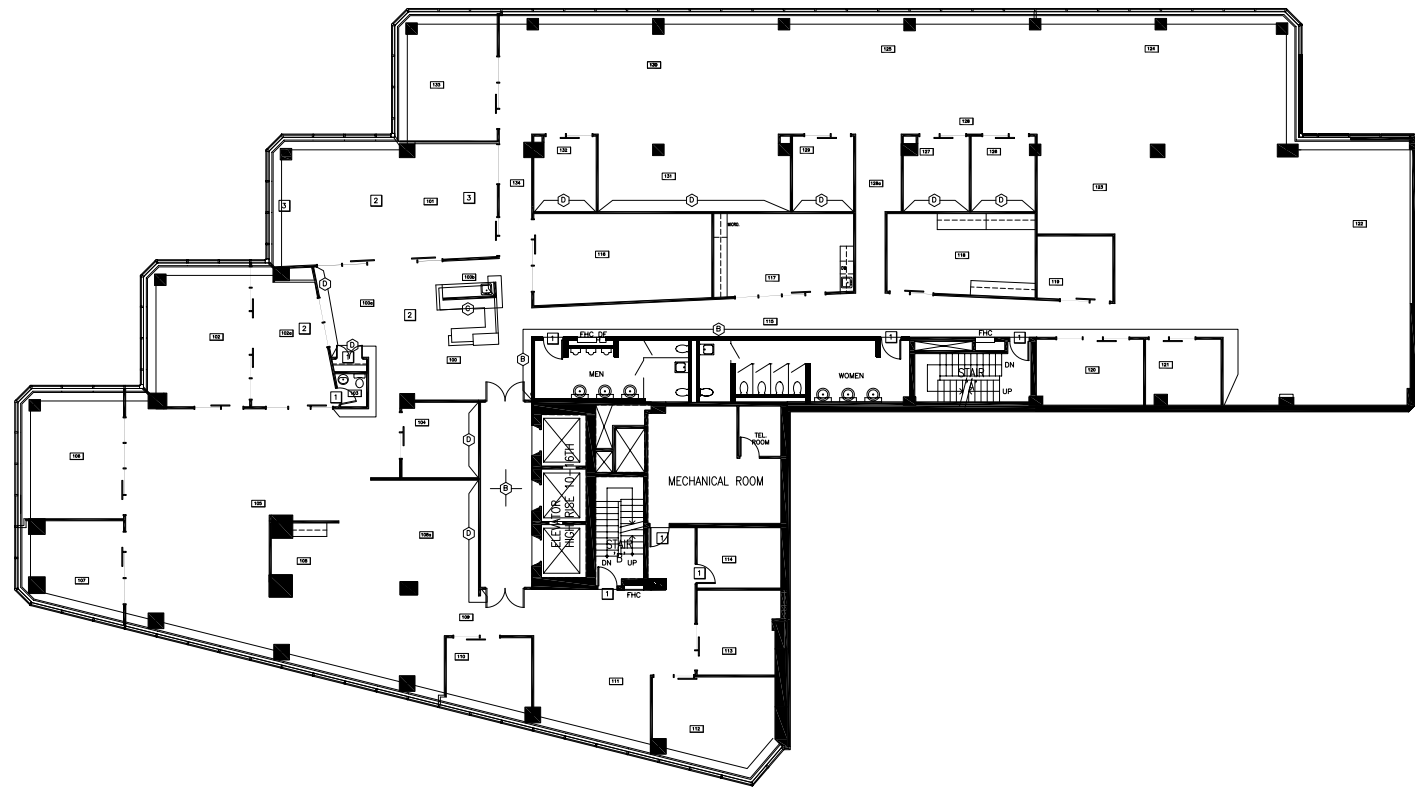
- Full floor opportunity
- Base-building condition with new ceiling standards



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 | 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

- RBC
- CIBC
- Scotiabank
- TD Bank
- BMO
- Bank of Canada

Other

-  Light Rail Station
-  Bus Stop
-  Parking

Driving Times

Ottawa International Airport

25 mins



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