



FOR LEASE

**55**

METCALFE  
STREET

OTTAWA, ON

CONTACT

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# 55 METCALFE STREET THE OPPORTUNITY



**327,000**  
TOTAL SF



**\$20.53**  
ADDITIONAL RENT (2025)



**16**  
FLOORS



**3-LEVEL PARKING GARAGE AND**  
ON-SITE CAR WASH



CLOSE PROXIMITY TO  
FUTURE LRT STATION



BICYCLE  
PARKING



# 55 METCALFE STREET FEATURES

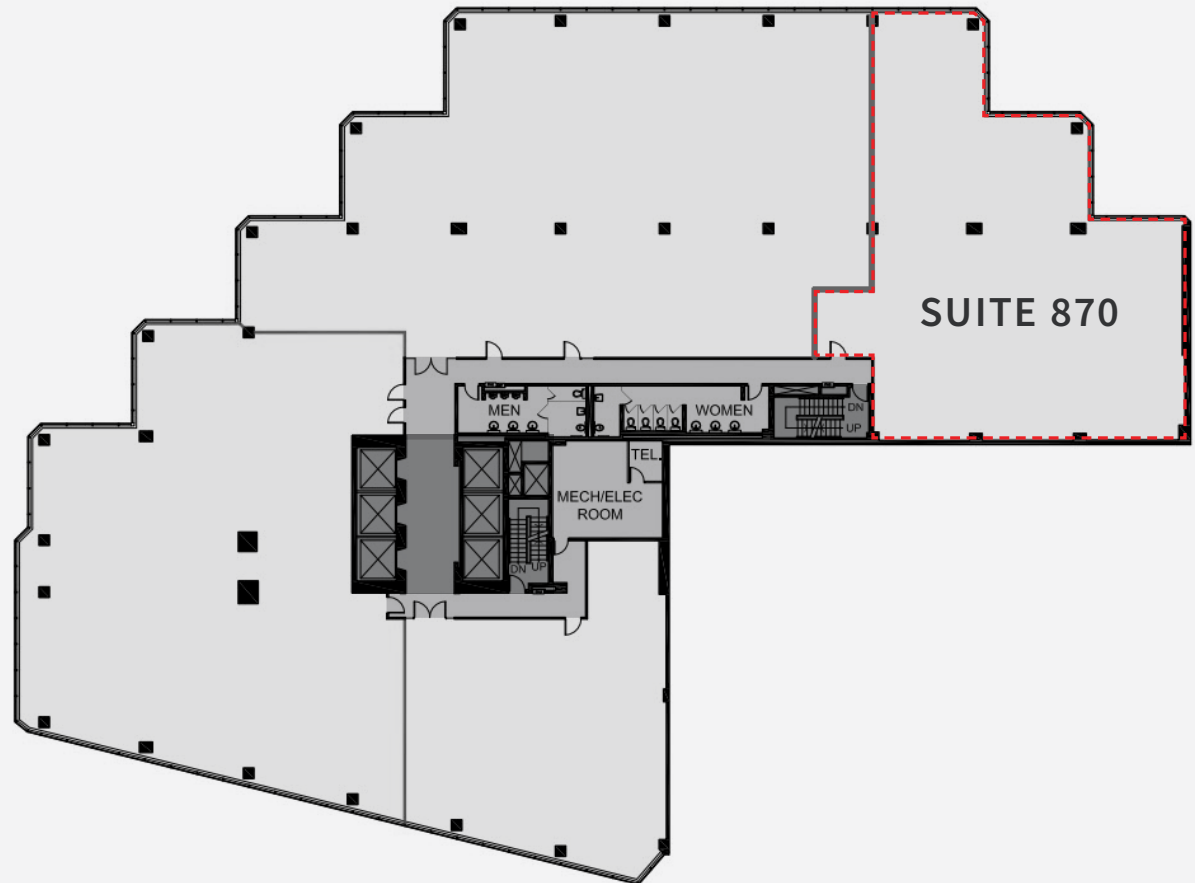
- 24-hour, on-site security
- Private on-site shower facilities
- On-site tenant-exclusive conference centre
- On-site cafeteria with catering services
- Awarded LEED v4.1 Platinum in 2019
- Ideally located in the heart of Ottawa's business and cultural district at the corner of Queen Street and Metcalfe 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



LEASABLE AREA	4,628 SF
AVAILABILITY	Available now
CONTIGUITY	-
FEATURES	Base building condition with new ceiling

**USABLE  
AREA**

## COMMON AREA



## VERTICAL PENETRATIONS

# FLOORPLANS

FOR LEASE

## SUITE 950

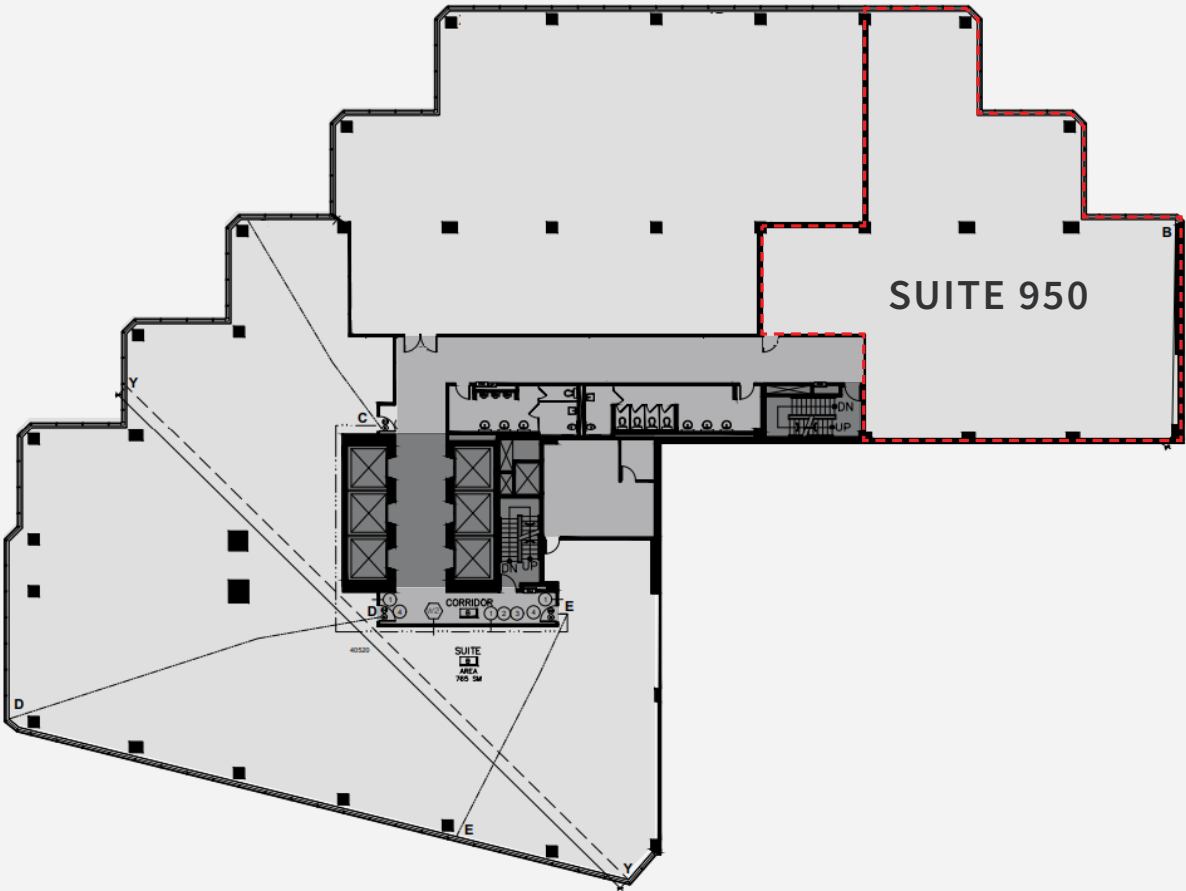


5,208  
SF



FLOOR  
9

LEASABLE AREA	5,208 SF
AVAILABILITY	Available
CONTIGUITY	-
FEATURES	Base-building condition with new ceiling



# SUITE 1220



The floor plan for Suite 1220 is an irregularly shaped room. A large portion of the suite is an open area, outlined with a red dashed line. This area contains several small black squares, likely representing outlets or lights. To the right of this main area is a service core containing a men's restroom, a women's restroom, a mechanical/electrical room, and a set of stairs with 'UP' and 'DN' directions. A telephone area is also indicated near the restrooms.

## VERTICAL PENETRATIONS

# FLOORPLANS

FOR LEASE

## SUITE 1300

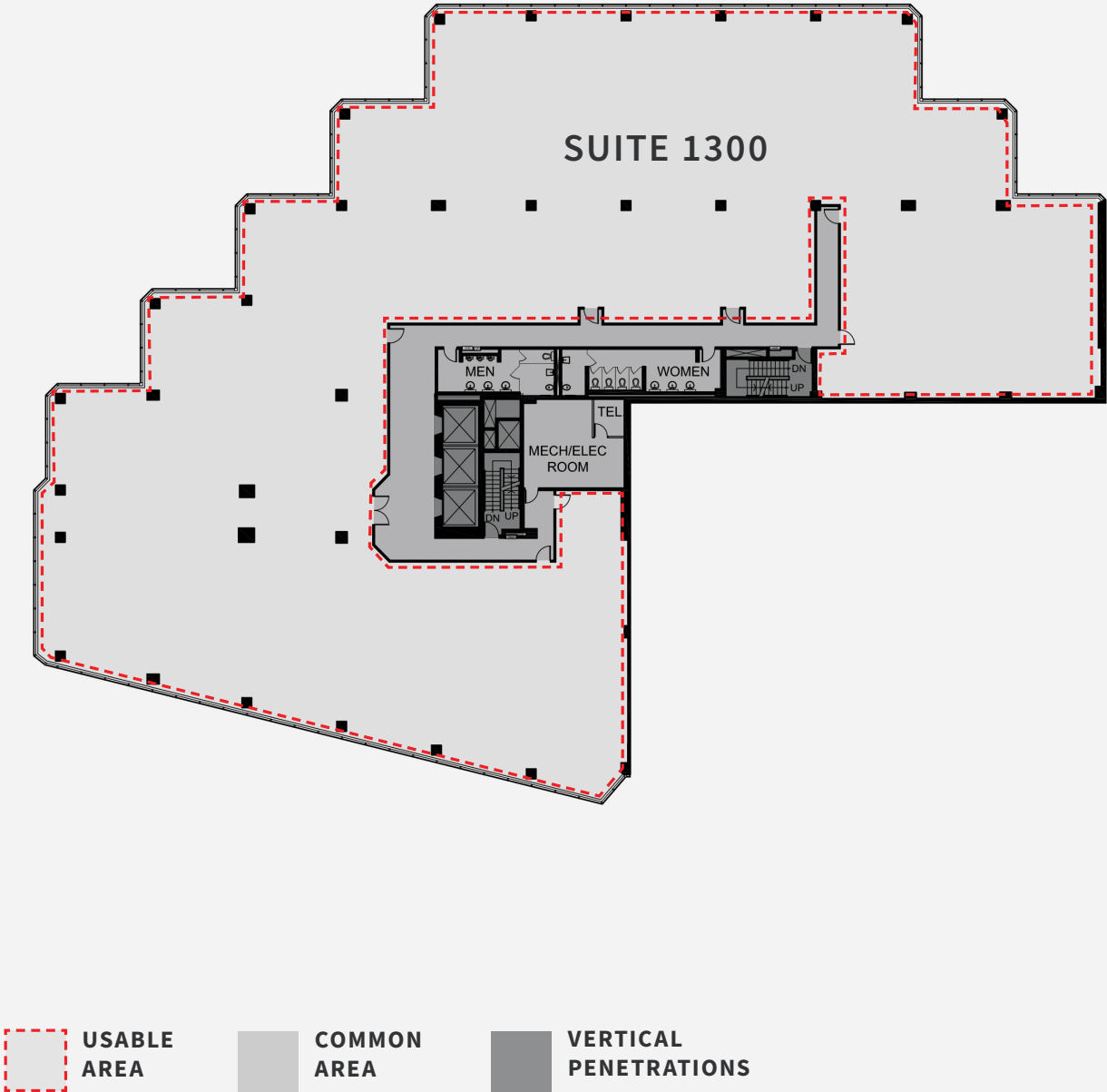


21,447  
SF



FLOOR  
13

LEASABLE AREA	21,447 SF
AVAILABILITY	Available November 1, 2025
CONTIGUITY	Contiguous with Suite 1220 & 1400 for 56,008 Rentable SF
FEATURES	Full floor opportunity with existing improvements. Space can be demised.



# FLOORPLANS

FOR LEASE

## SUITE 1400

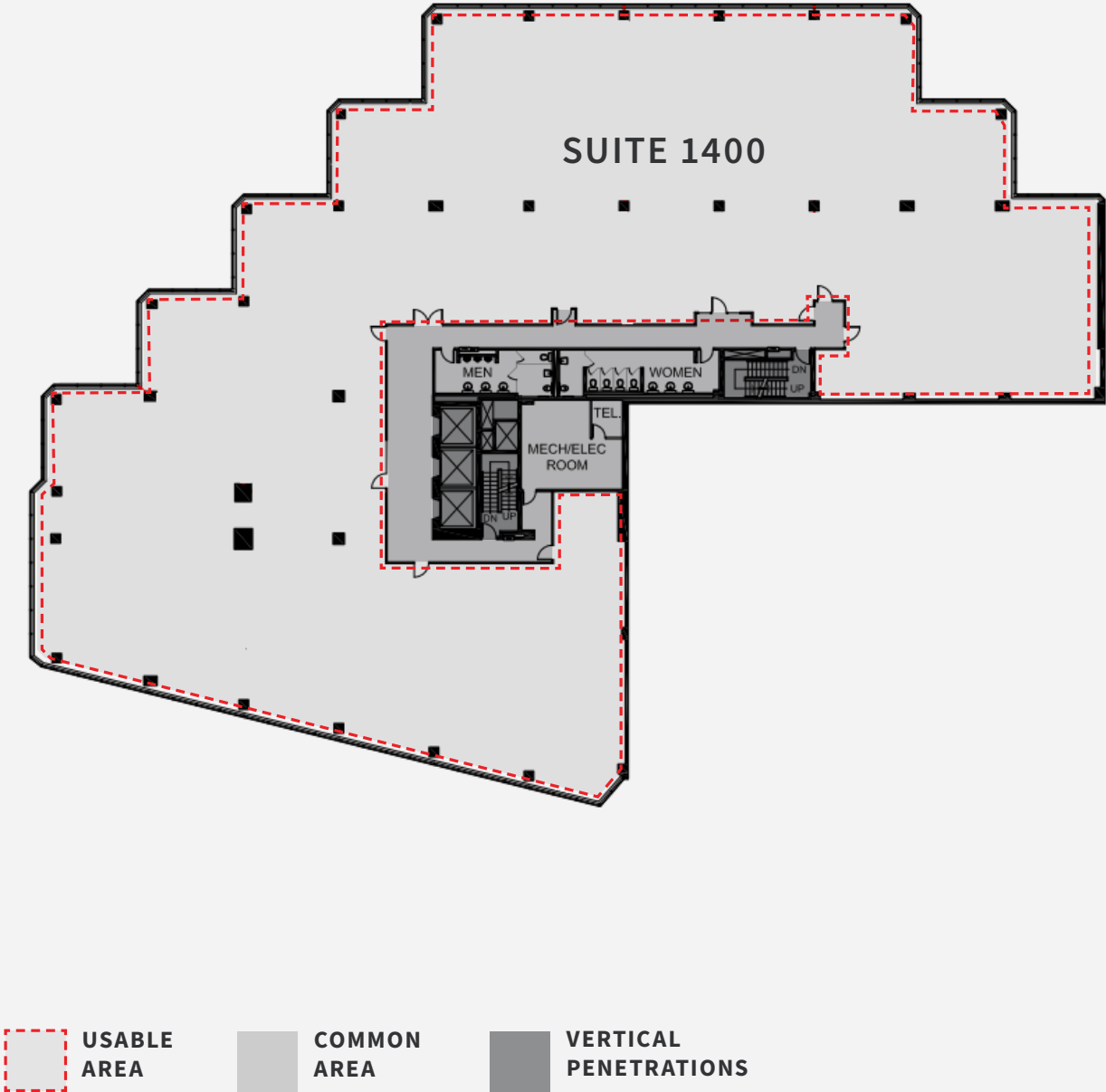


21,438  
SF



FLOOR  
14

LEASABLE AREA	21,438 SF
AVAILABILITY	Available
CONTIGUITY	Contiguous with Suite 1220 & 1300 for 56,008 Rentable SF
FEATURES	Full floor opportunity. Base-building condition with new ceiling standards



# THE LOCATION OVERVIEW

## 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

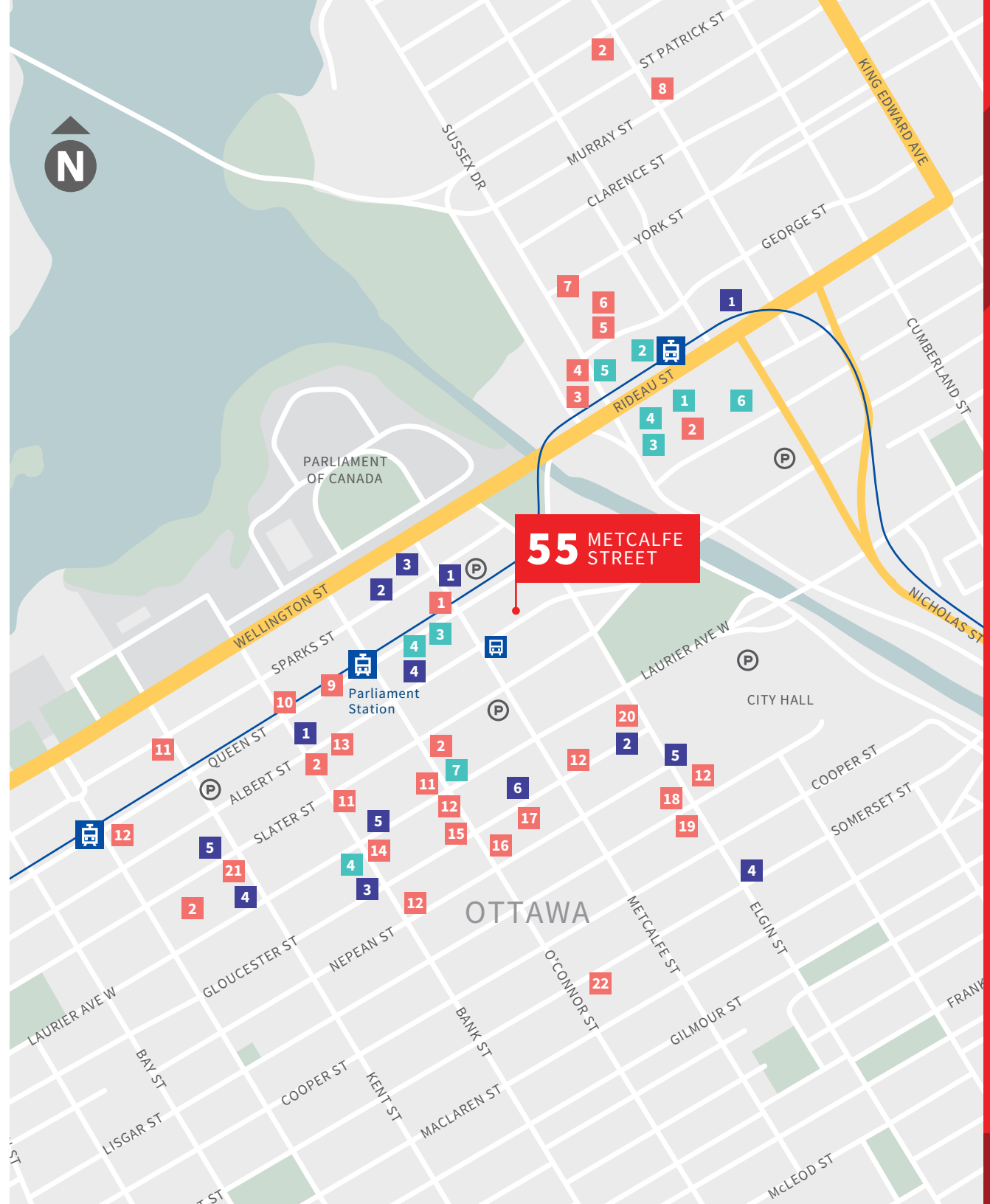
1. Rideau Centre
2. The Bay
3. LCBO
4. Shoppers Drug Mart
5. Chapters
6. Apple Store
7. Marcello's Market

## RETAIL

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

## OTHER

-  Light Rail Station
-  Bus Stop
-  Parking





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