

FOR
LEASE



FIFTY FIVE

METCALFE STREET

STEPHANIE LUI**

Vice President

613 323 7883

Stephanie.Lui@jll.com

OTTAWA, ON

The Opportunity

-  **327,000**
TOTAL SF
-  **\$21.27**
ADDITIONAL RENT (2026)
-  **24/7**
ON SITE SECURITY
-  **3-Level**
PARKING GARAGE AND
ON-SITE CAR WASH
-  **LRT Station**
CLOSE PROXIMITY
-  **2026**
NEW FITNESS FACILITY

FEATURES

- Upgraded common lobby 2026
- 24-hour, on-site security
- Private on-site shower facilities
- On-site tenant-exclusive conference centre
- On-site cafeteria with catering services
- New fitness facility 2026
- Awarded LEED v4.1 Platinum in 2025
- Ideally located in the heart of Ottawa’s business and cultural district at the corner of Queen Street and Metcalfe Street
- Within walking distance to Parliament Hill, the National Arts Centre, Rideau Centre (shopping mall), City Hall and the Court House



Coming to
55 Metcalfe
in 2026

*These are renderings and final product is subject to change.



Upgraded building lobby



New fitness facility

Current Availabilities

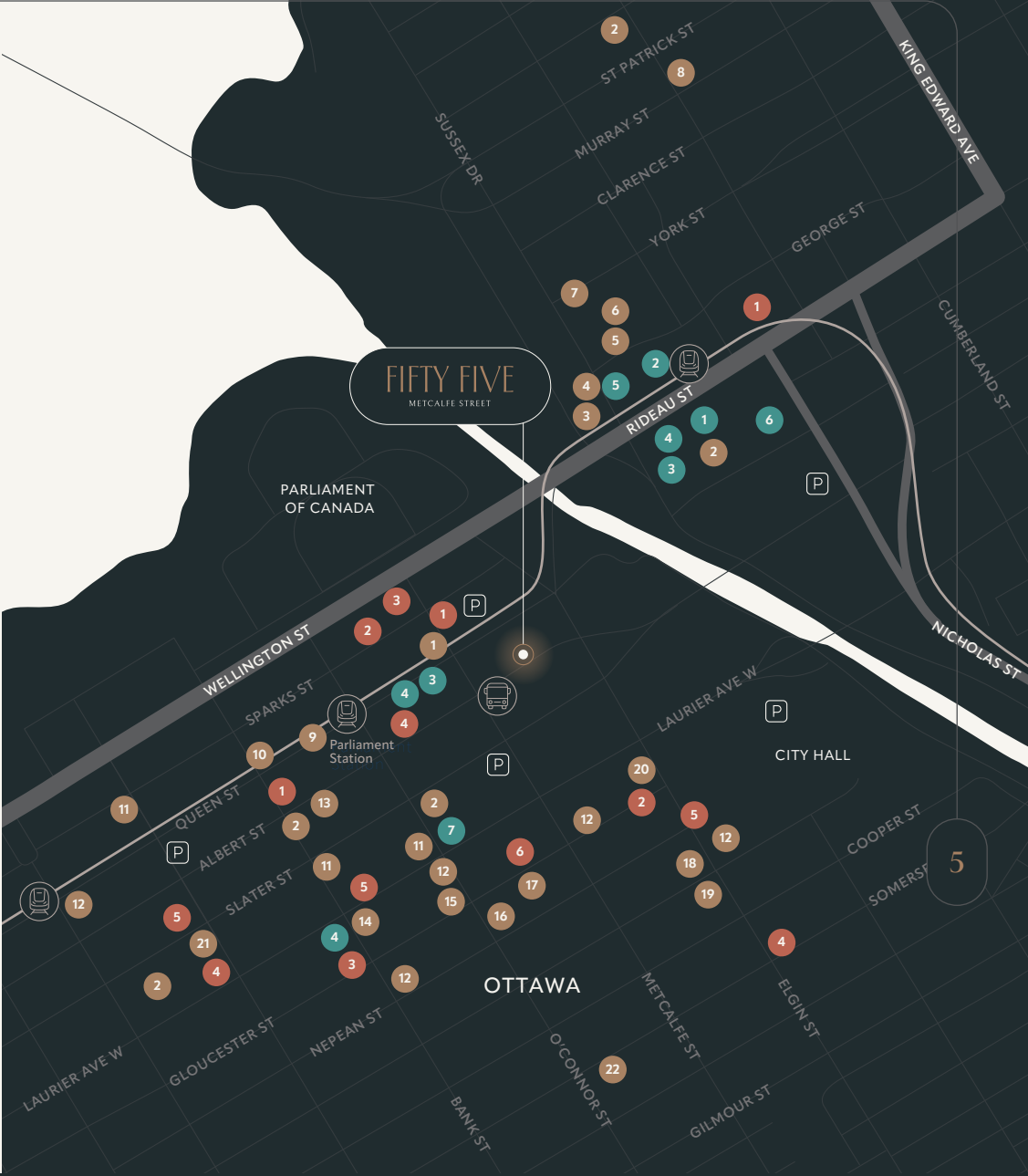
VIEW FLOORPLANS

SUITE 320 5,874 SF	- Available Now - Built out space
SUITE 550 10,092 SF	- Available December 1, 2026 - Fully built out office with modern improvements
SUITE 870 4,483 SF	- Available Now - Base building condition with new ceiling
SUITE 950 4,822 SF	- Available Now - Base building condition with new ceiling
SUITE 1210 5,684 SF	- Available Now - Fully built out space with existing office
SUITE 1220 13,123 SF	- Available Now - Existing improvements in place
SUITE 1300 21,447 SF	- Available Now - Full floor opportunity with existing improvements. Space can be demised
SUITE 1400 21,438 SF	- Available Now - Full floor opportunity. Base-building condition with new ceiling standards

 VIRTUAL TOUR

 CONTIGUOUS SPACE

Location Overview



FOOD			RETAIL	BANK
1. Parliament Pub	8. Chez Lucien	16. Rangoon	1. Rideau Centre	1. RBC
2. Bridgehead	9. Bier Markt	17. Grounded Kitchen	2. The Bay	2. CIBC
3. Milestones	10. McDonald's	18. Clocktower	3. LCBO	3. Scotiabank
4. Metropolitain Brasserie	11. Starbucks	19. Johnny Farina	4. Shoppers Drug Mart	4. TD Bank
5. Courtyard	12. Tim Hortons	20. Beckta	5. Chapters	5. BMO
6. Sidedoor	13. Sushi Kan 3	21. Royal Oak	6. Apple Store	6. Bank of Canada
7. Restaurant 18	14. Eggspectation	22. Mamma Teresa Ristorante	7. Marcello's Market	
	15. Tosca			

OTHER



Light Rail Station



Bus Stop



Parking

FIFTY FIVE

METCALFE STREET

OTTAWA, ON

CONTACT

STEPHANIE LUI**

Vice President

613 323 7883

Stephanie.Lui@jll.com

www.jll.com