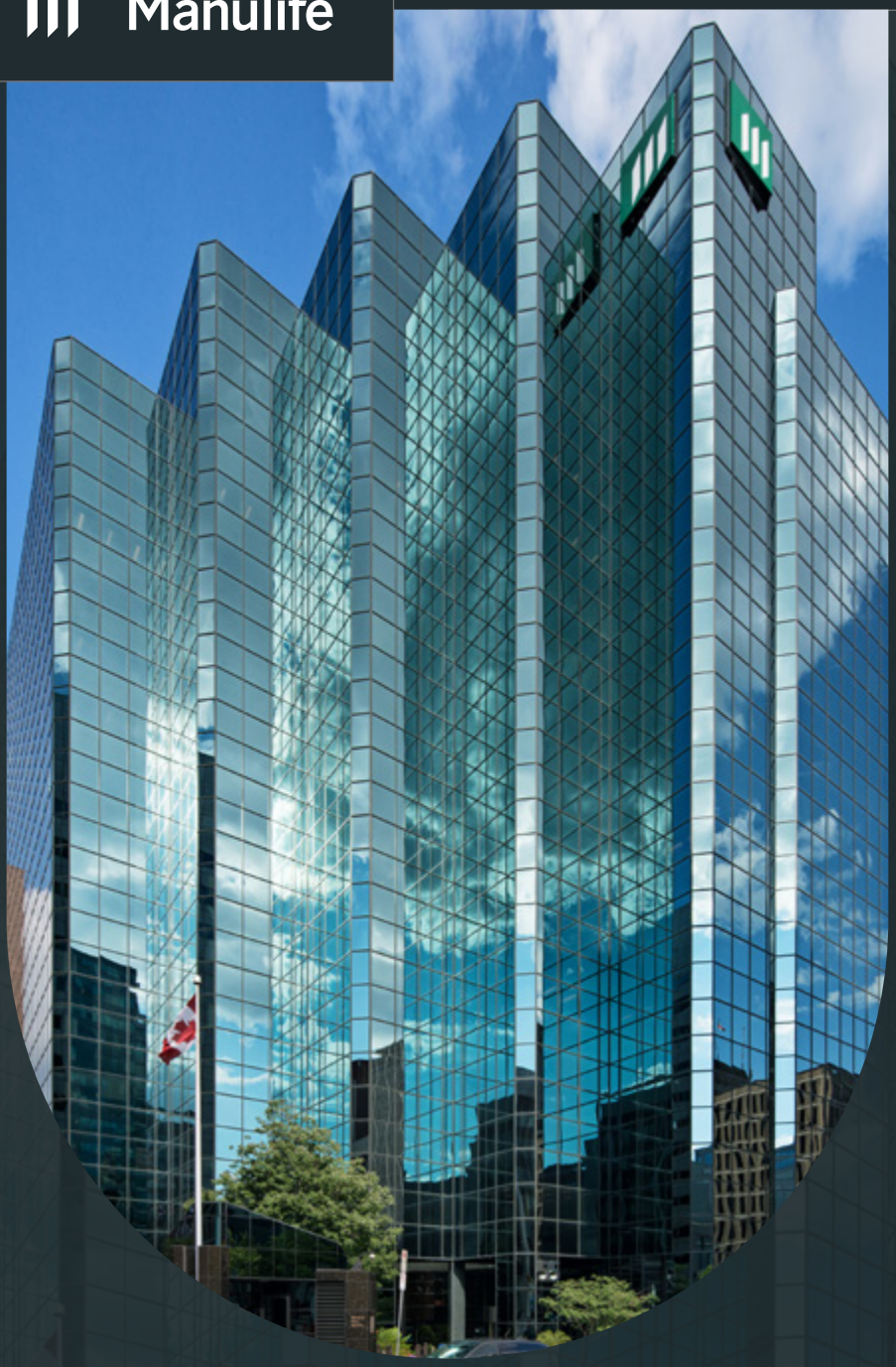
JLL | Manulife

FOR LEASE



FIFTY FIVE

METCALFE STREET

OTTAWA, ON

STEPHANIE LUI**
Vice President
613 323 7883
Stephanie.Lui@jll.com

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 | 6,628 SF

- Available Now
- Built out space

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 | 4,257 SF

- Available Now
- Modern improvements - fully built out

SUITE 1220 | 13,123 SF

- Available Now
- Existing improvements with lots of offices and meeting rooms

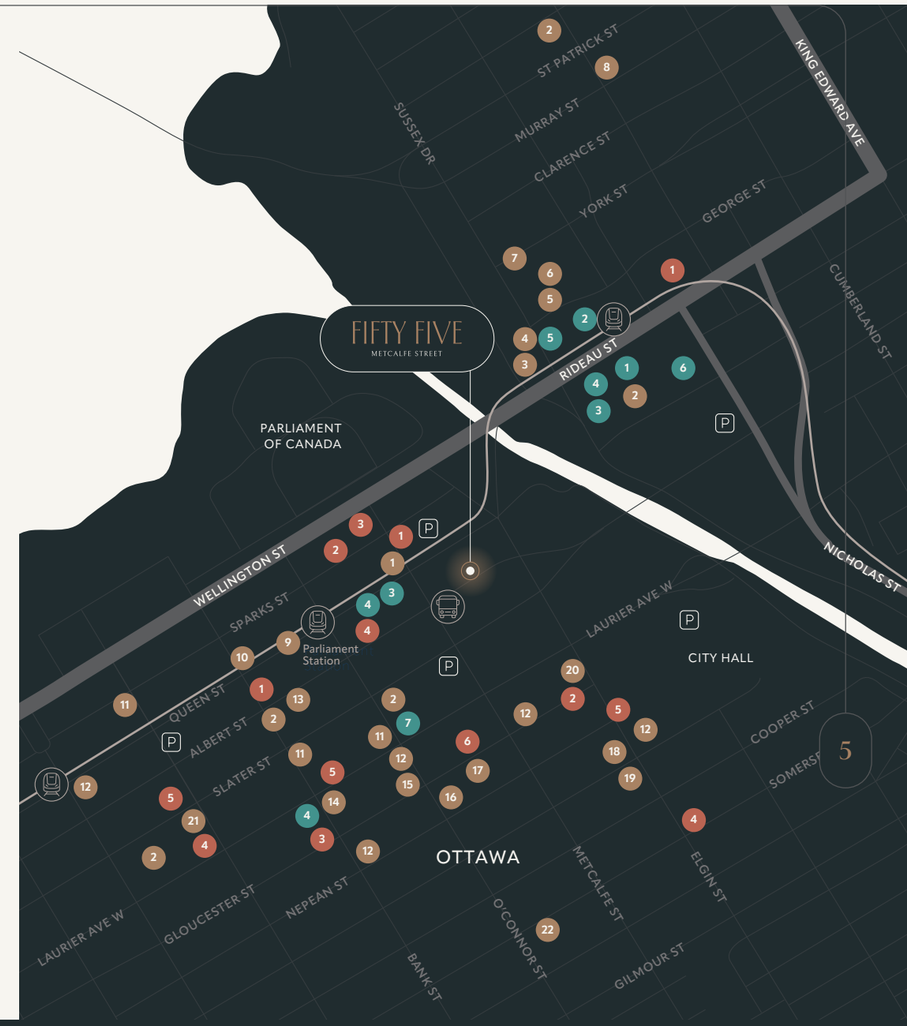
~~**SUITE 1300**~~ | ~~21,447 SF~~ LEASED

- ~~Available Now~~
- ~~Full floor opportunity with existing improvements. Space can be demised~~

~~**SUITE 1400**~~ | ~~21,438 SF~~ LEASED

- ~~Available Now~~
- ~~Full floor opportunity. Base-building condition with new ceiling standards~~

Location Overview



FOOD

1. Parliament Pub
2. Bridgehead
3. Milestones
4. Metropolitain 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

BANK

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

OTHER — Light Rail Station | Bus Stop | Parking

JLL | Manulife

FIFTY FIVE

METCALFE STREET

OTTAWA, ON

CONTACT

STEPHANIE LUI**
Vice President
613 323 7883
Stephanie.Lui@jll.com

www.jll.com

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