

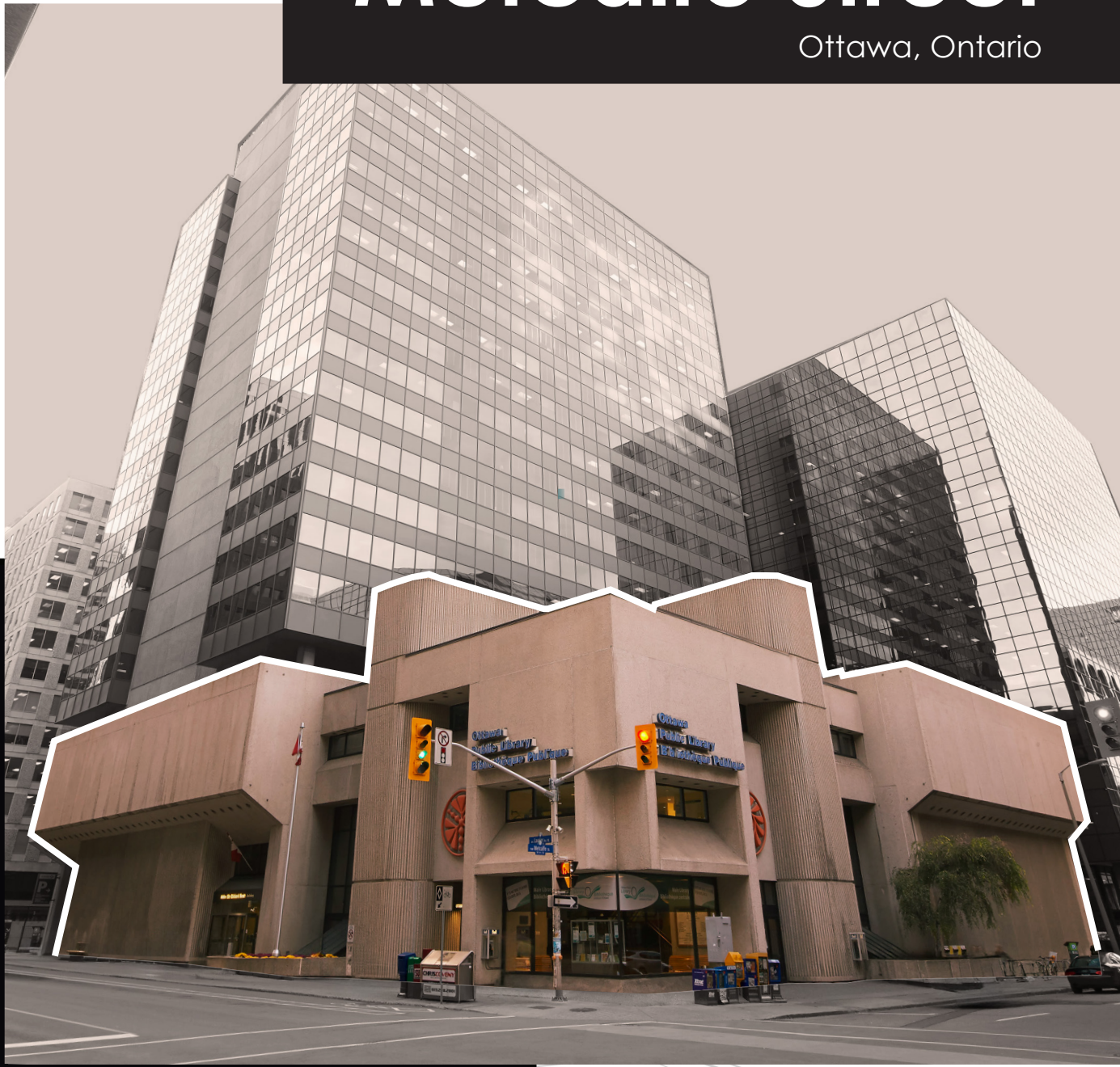
FOR LEASE

Up to 85,270 SF Available

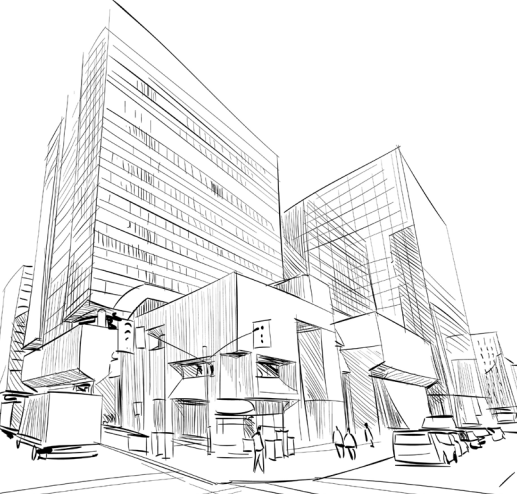
120

Metcalfe Street

Ottawa, Ontario



CBRE



Property Overview

Unique offering in prime downtown location. Building benefits from above average structural features with large atrium and amphitheater! Various uses being considered such as office / retail conversion, R&D lab function, artistic and cultural event type functions.



*Rendering for Illustration Purposes Only, Subject to Change

Available Spaces

Lower Level	12,974 SF
Main Level	20,667 SF
Second Level	21,440 SF
Third Level	25,137 SF
Fourth Level	5,052 SF
Total Area Available	85,270 SF

Net Rental Rate

Contact Listing Agent

Availability Date

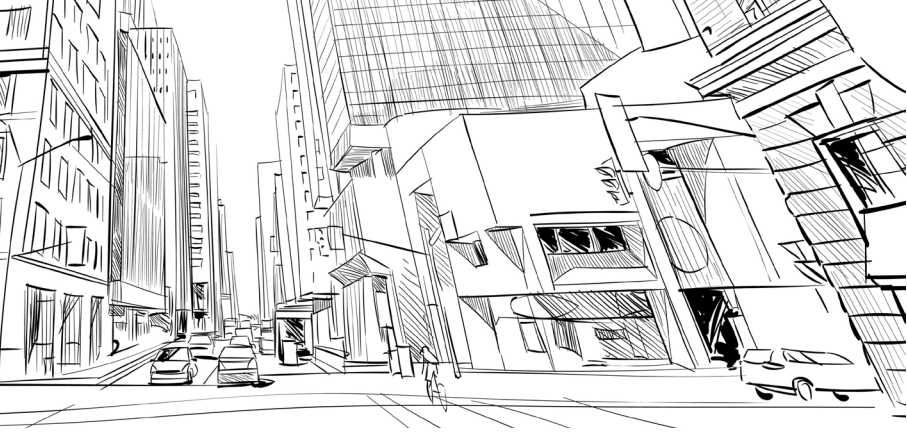
July 1, 2027

Additional Rent

\$18.98 PSF (2026 estimate)

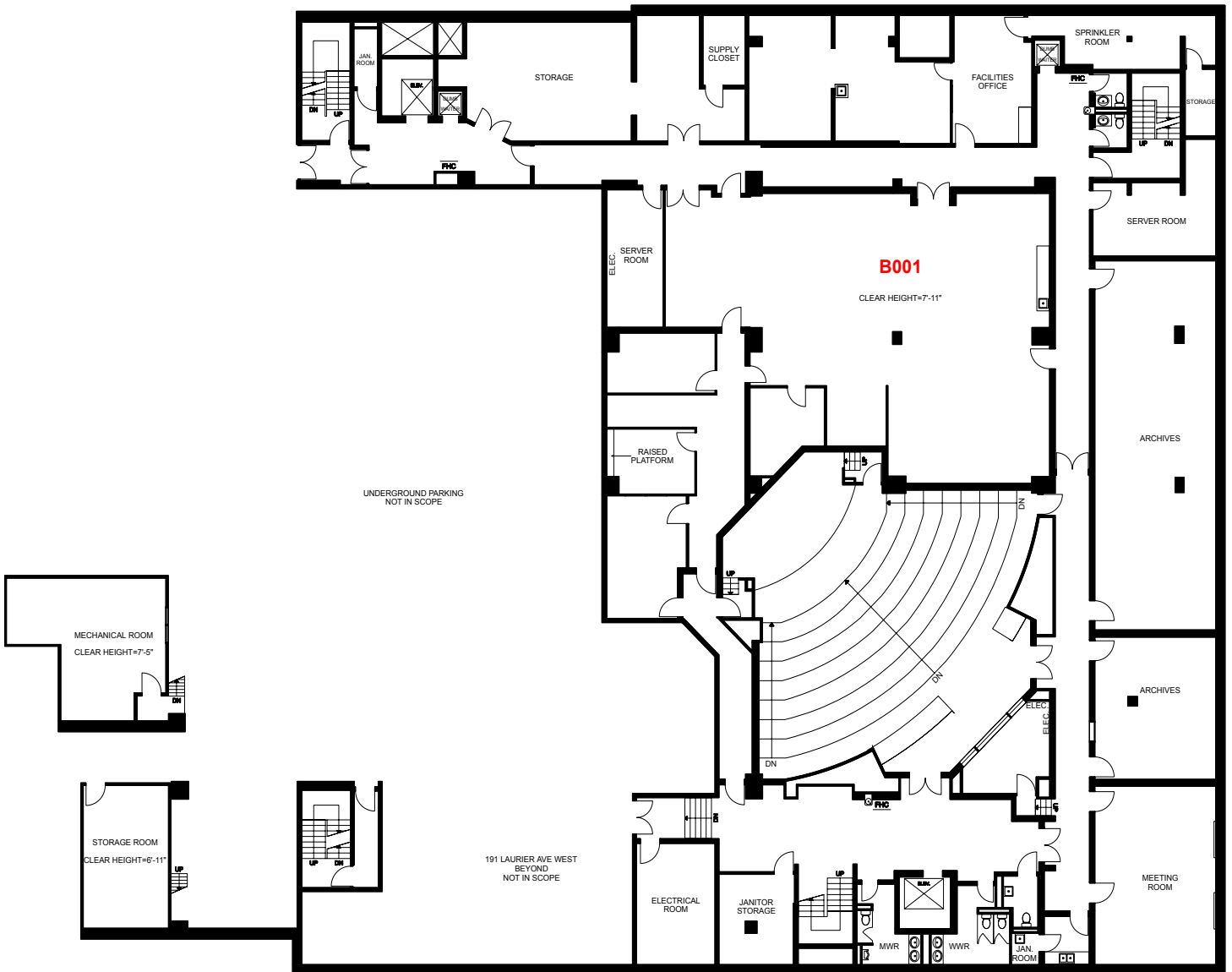
Building Features

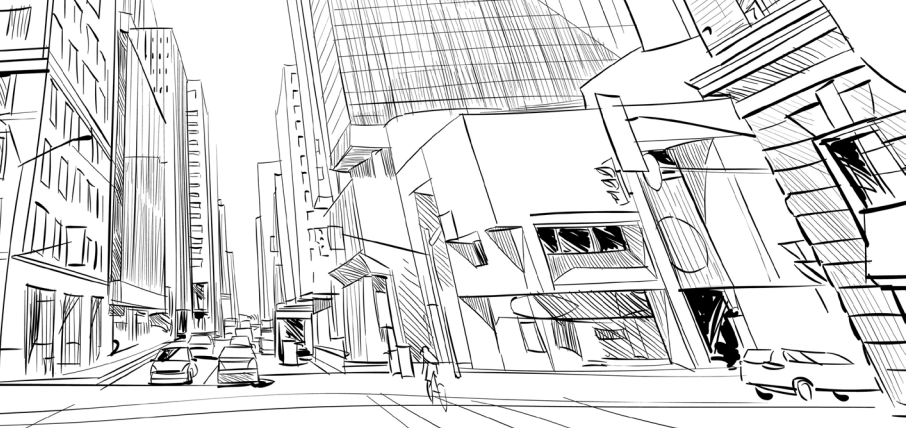
- 12'3 ceiling height to underside of slab
- 150 lbs/SF live load capacity



Floor Plan

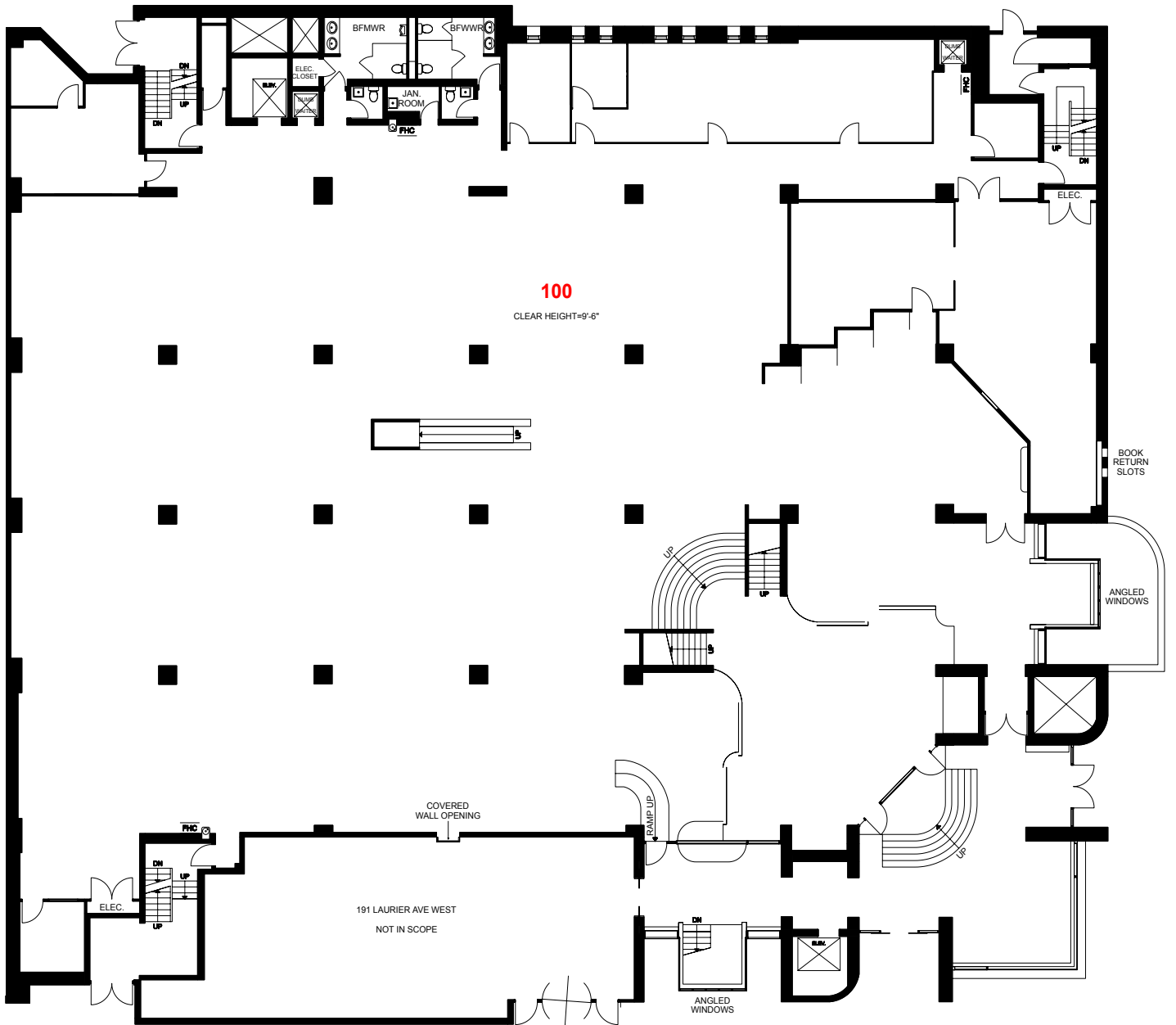
Lower Level | 12,974 SF





Floor Plan

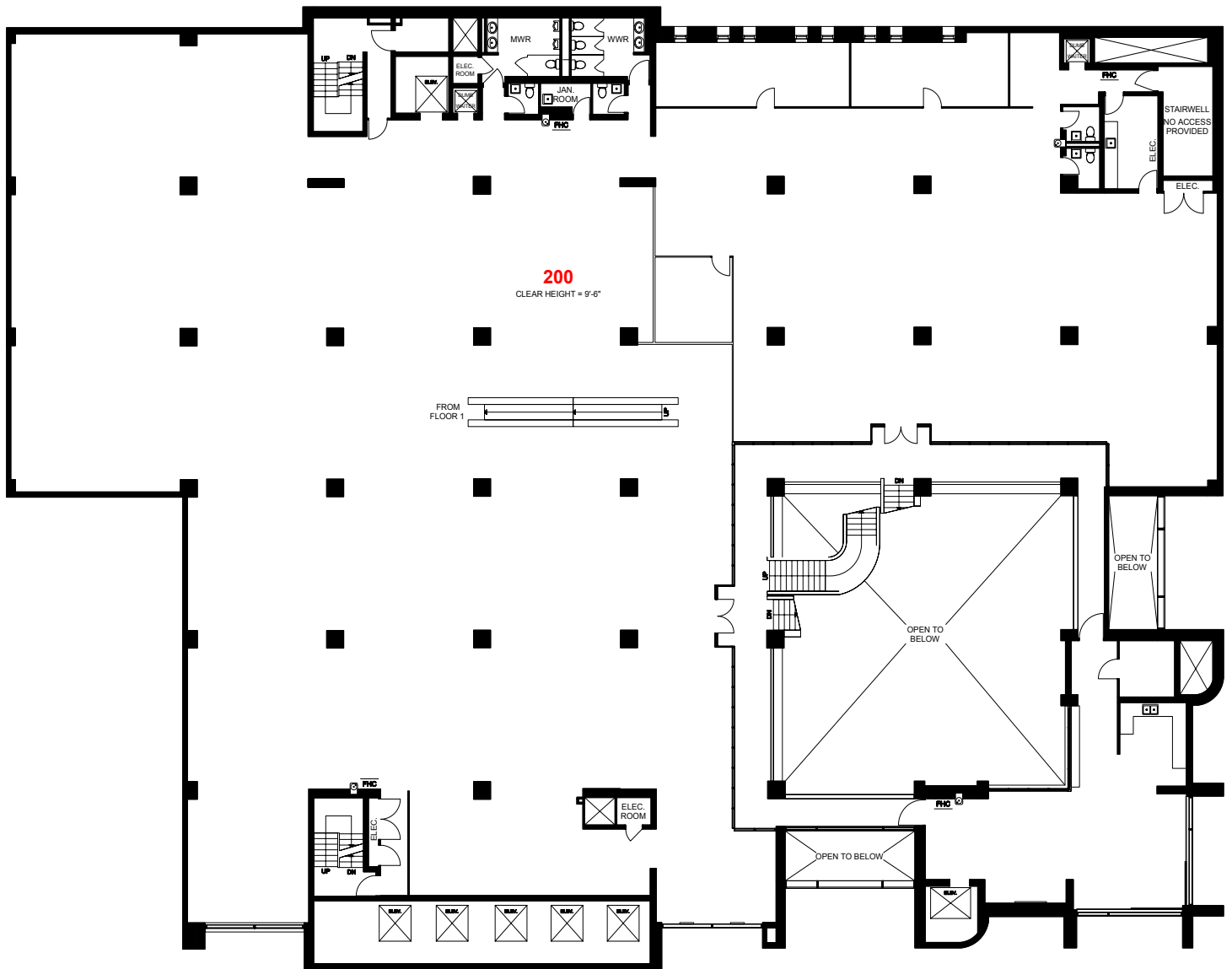
Main Level | 20,667 SF

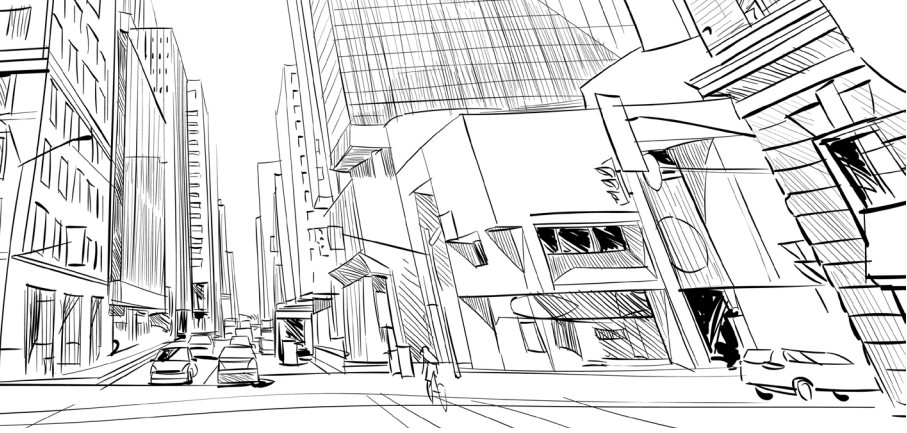




Floor Plan

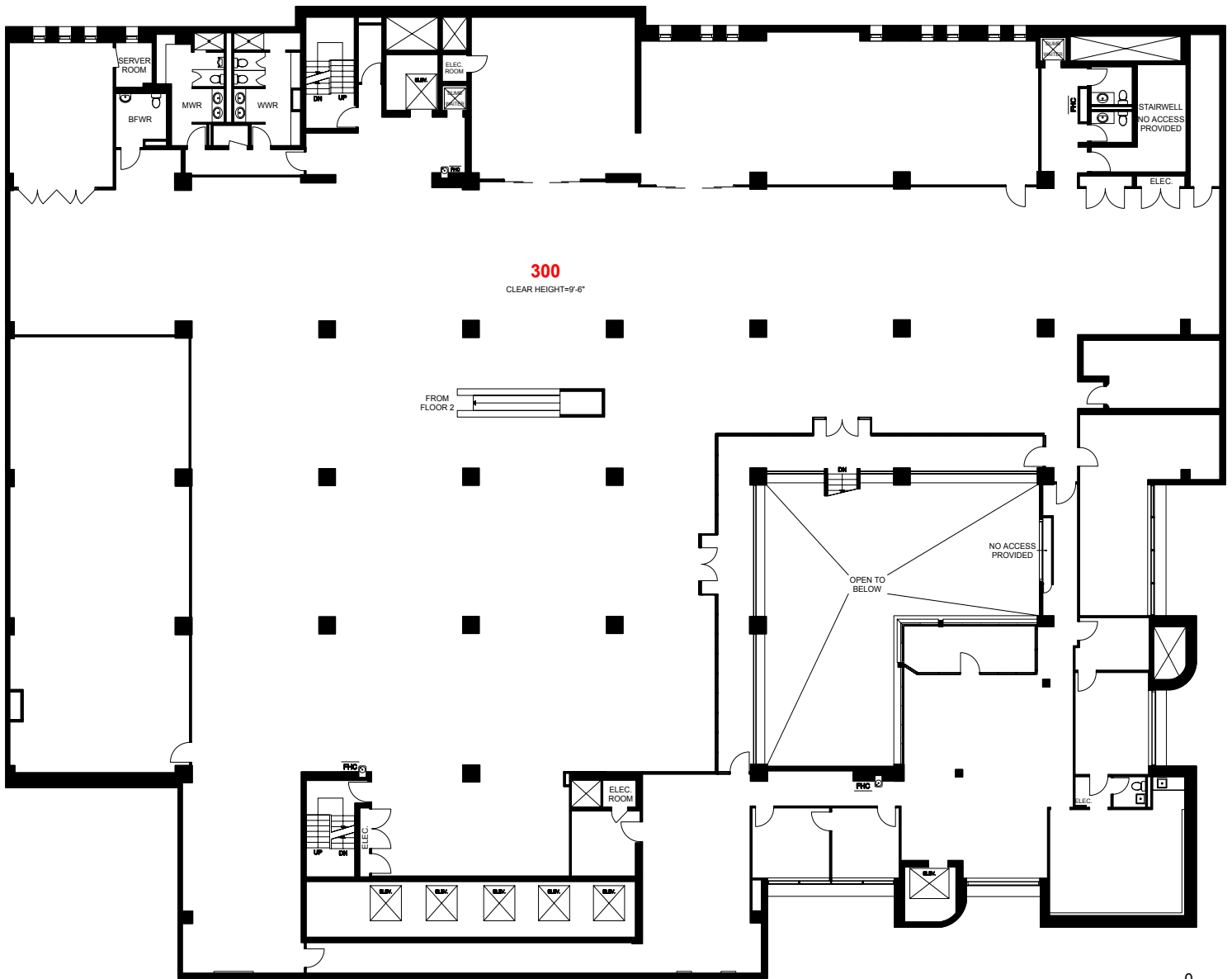
Second Level | 21,440 SF

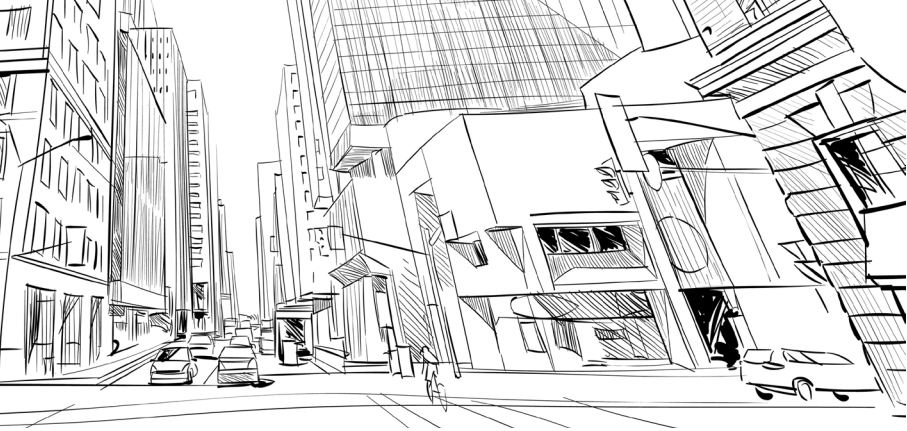




Floor Plan

Third Level | 25,137 SF





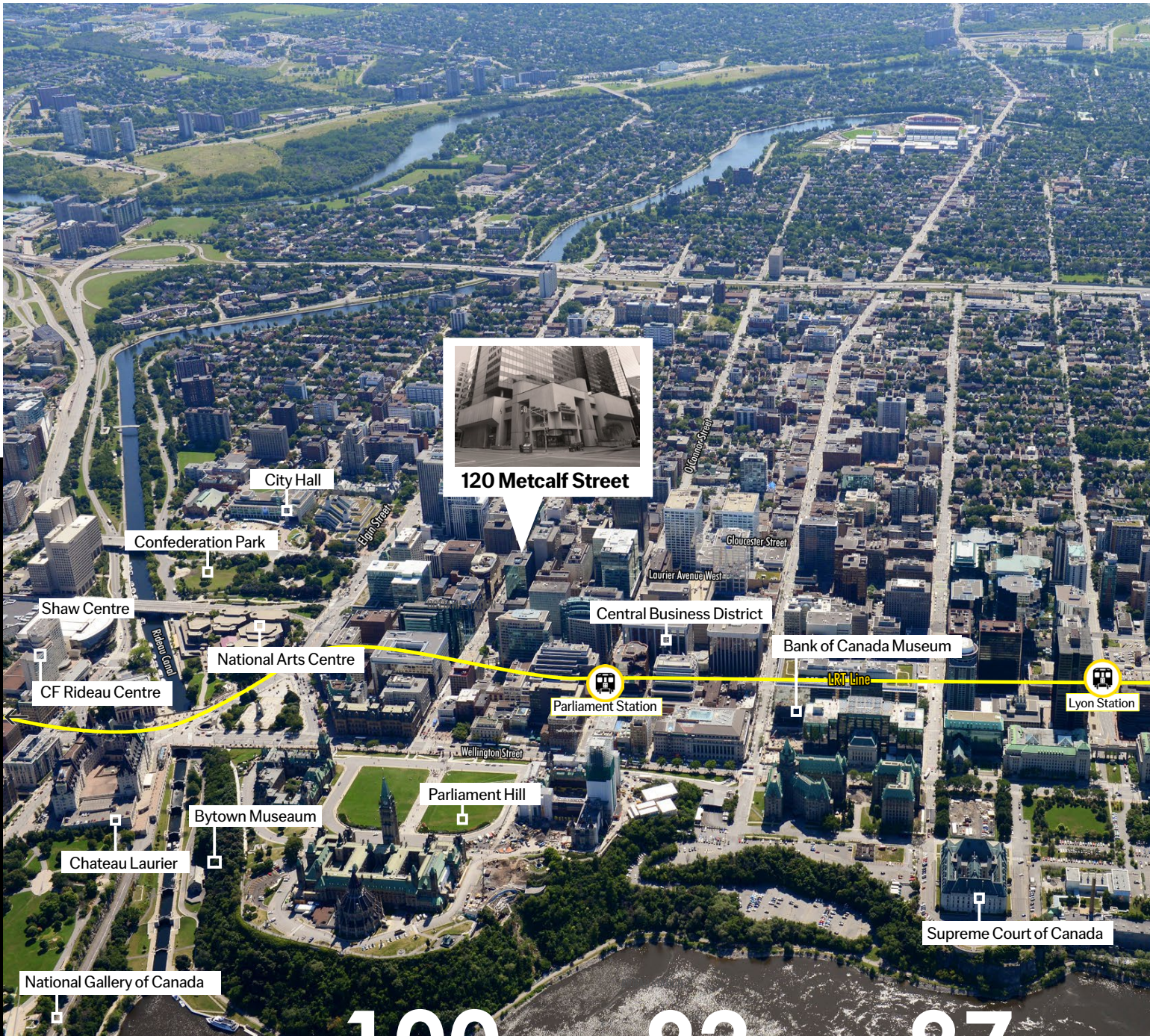
Floor Plan

Fourth Level with Rooftop | 5,052 SF



Join The Community

120 Metcalfe Street occupies a prime location in the downtown core, benefitting from direct proximity to fine dining, entertainment venues, government buildings, historic landmarks and municipal parks. Within a ten-minute walking radius lies multiple national landmarks including Parliament Hill, the Centennial Flame, the Supreme Court, Confederation Park and multiple museums. You can also hop on the O-Train from Parliament Station that will take you directly to Ottawa's major shopping destinations; CF Rideau Centre and St-Laurent shopping centre. Offering convenience like no other in a culturally rich location, 120 Metcalfe Street is the place to be.

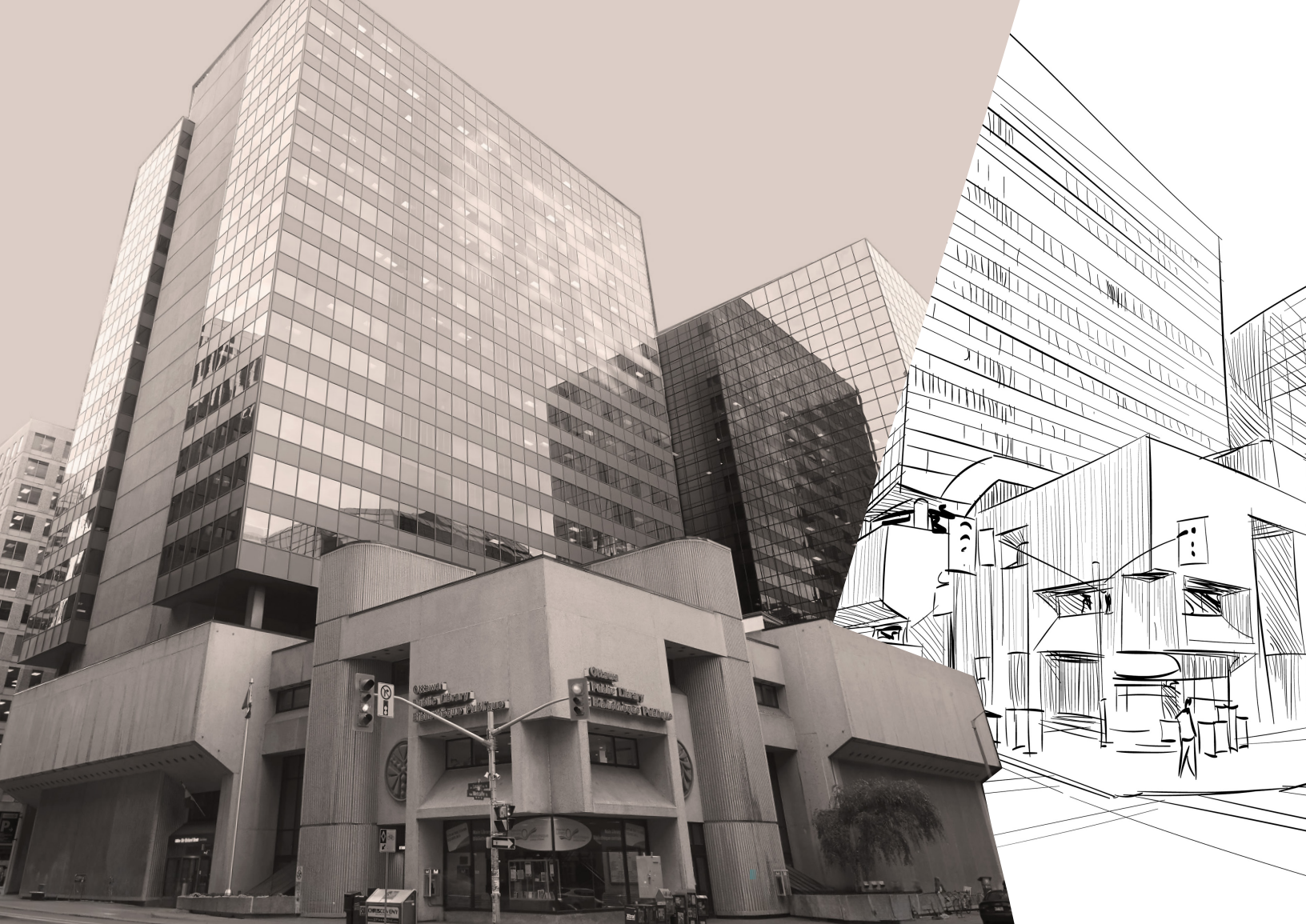


120 Metcalfe Street

100
Walk Score

92
Transit Score

97
Bike Score



**For More Information
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120 Metcalfe Street

For Lease

CBRE

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