

FOR
LEASE



FIFTY FIVE

METCALFE STREET

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Vice President

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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

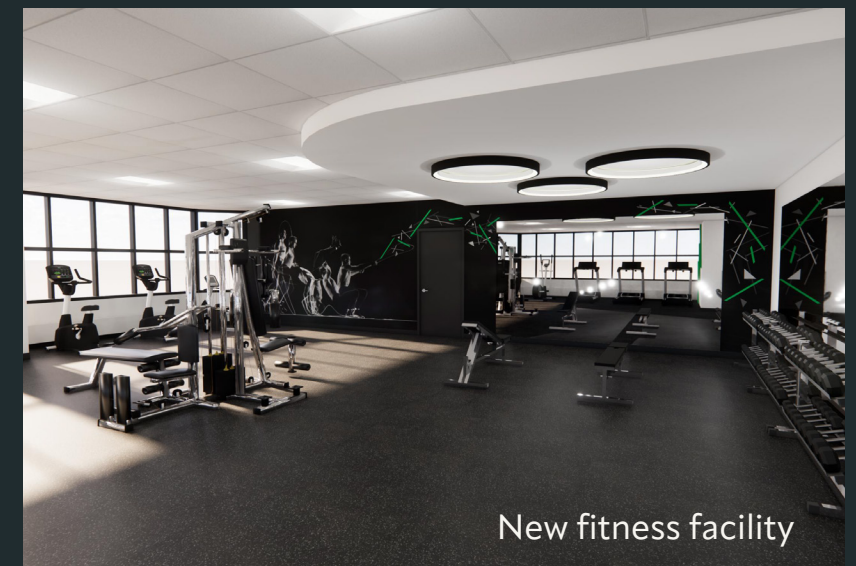


Coming to 55 Metcalfe in 2026

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



Upgraded building lobby



New fitness facility

Current Availabilities

[VIEW FLOORPLANS](#)

SUITE 320 | 6,628 SF

- Available July 1, 2026
- 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 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

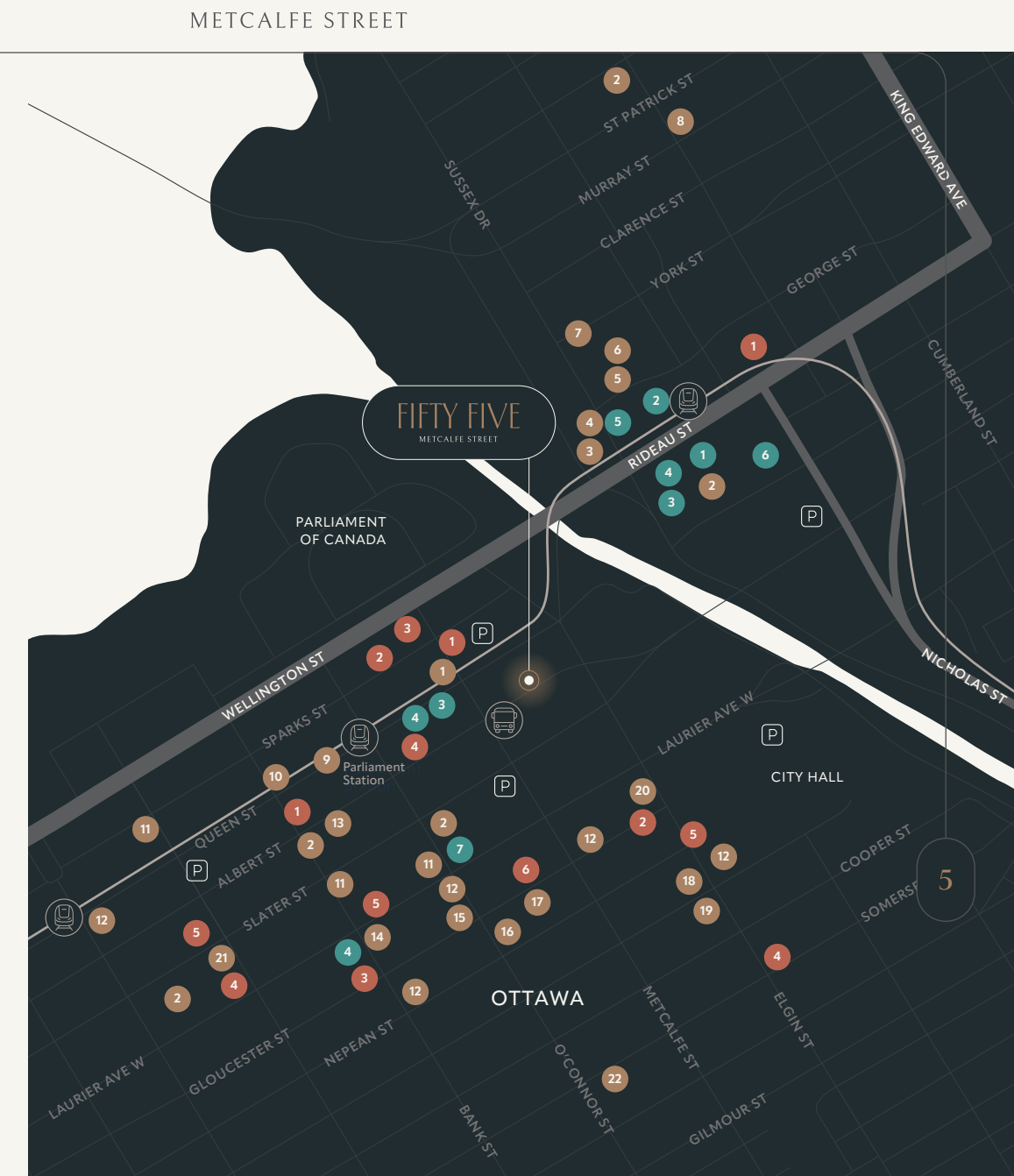
- Available Now
- Full floor opportunity. Base-building condition with new ceiling standards



VIRTUAL TOUR

CONTIGUOUS SPACE

Location Overview



FOOD

1. Parliament Pub
2. Bridgehead
3. Milestones
4. Metropolitan Brasserie
5. Courtyard
6. Sidedoor
7. Restaurant 18

OTHER

8. Chez Lucien
9. Bier Markt
10. McDonald's
11. Starbucks
12. Tim Hortons
13. Sushi Kan 3
14. Eggspectation
15. Tosca

Light Rail Station

RETAIL

16. Rangoon
17. Grounded Kitchen
18. Clocktower
19. Johnny Farina
20. Beckta
21. Royal Oak
22. Mamma Teresa Ristorante

Bus Stop

BANK

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

Parking

BANK

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

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