

Premier Downtown office space for lease

150 Metcalfe Street, Ottawa, ON

**Total Office Space Availability**

+/- 867 sf to 6,369 sf

Occupancy

Immediate

Lease Term

Negotiable

Net Rent

\$18.00 psf

Additional Rent (2026 estimate)

\$27.49 psf

Space Highlights

Prime location on Metcalfe Street offers great views of the iconic Parliament Hill. Building offers well-appointed suites ranging from 860 to 6,300 square feet. 11th floor to receive upgrades including common corridor and washrooms.

Building with carbon zero footprint. The efficient column-free layouts maximize usable space while allowing flexibility to configure the floorplan to tenant needs.

Professional security staff monitors the lobby and elevators during late afternoons, evenings and on weekends, providing peace of mind. The five level parking garage offers ample convenient access.

Model suite program available - all colours and materials match throughout the vacant units - making expansion easy and cost effective for tenants

New coffee and sandwich shop amenity on the ground floor.

**Get more
information**

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Platinum member

Property Overview

Premier Downtown office space for lease

150 Metcalfe Street, Ottawa, ON

Address:	150 Metcalfe Street, Ottawa, ON K2P 1P1	
Location:	Located corner of Metcalfe Street and Laurier Avenue	
Year Built:	1989	
Building Size:	104,000 sf	
Available Area	Unit 602	867 sf - Available April 1st 2026
	Unit 1000	3,370 sf - Model suite
	Unit 1100	6,369 sf - Model suite
Indoor Parking:	Ratio: 1 per 1,804 sf	
	Rate: \$200.00 plus taxes per month	
Key Highlights	- Outstanding North to South horizon views	
	- 550 m to Parliament LRT station	
	- Window sizes are 80% of vertical wall height	
	- Building shower facility and change room on 6th floor	
	- Parking 5 floors and bike rack	



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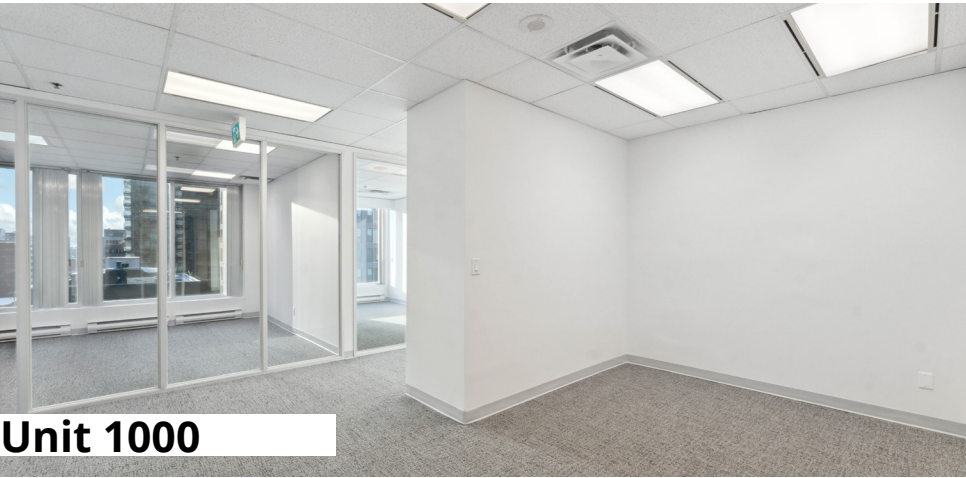
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Gallery

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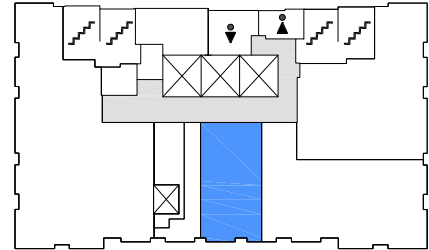
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Floor Plan

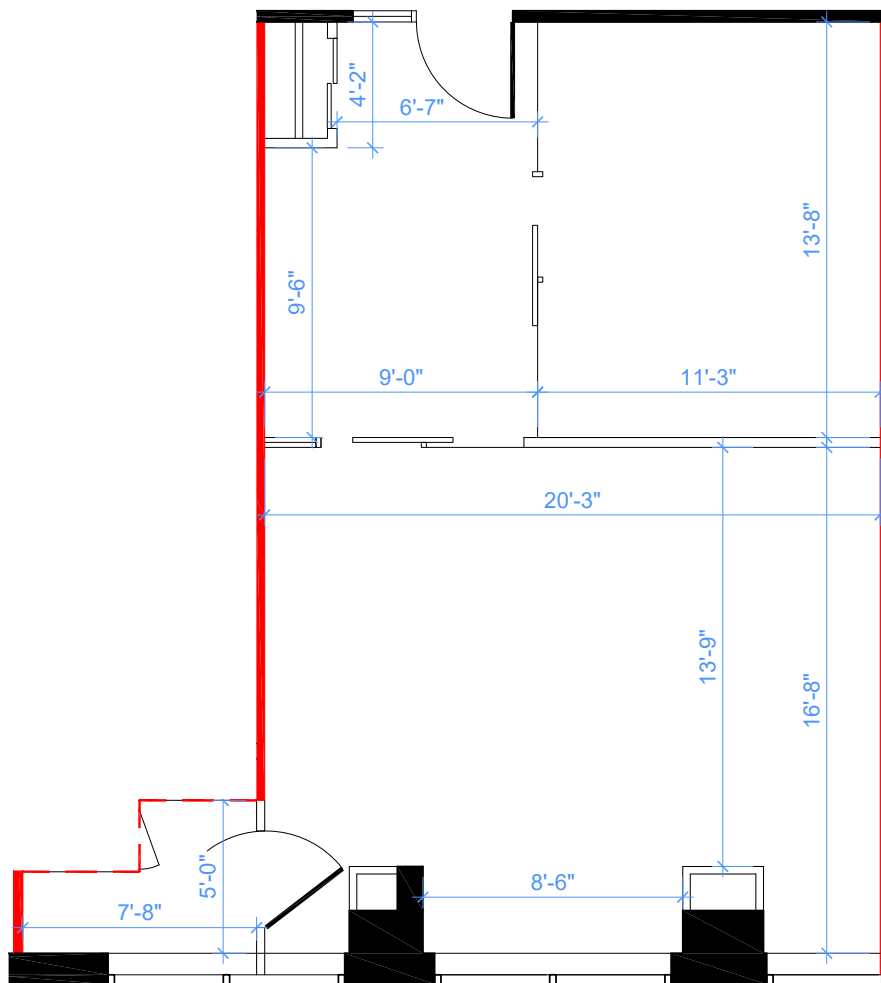
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150 Metcalfe Street, Ottawa, ON

Unit 602



KEY PLAN



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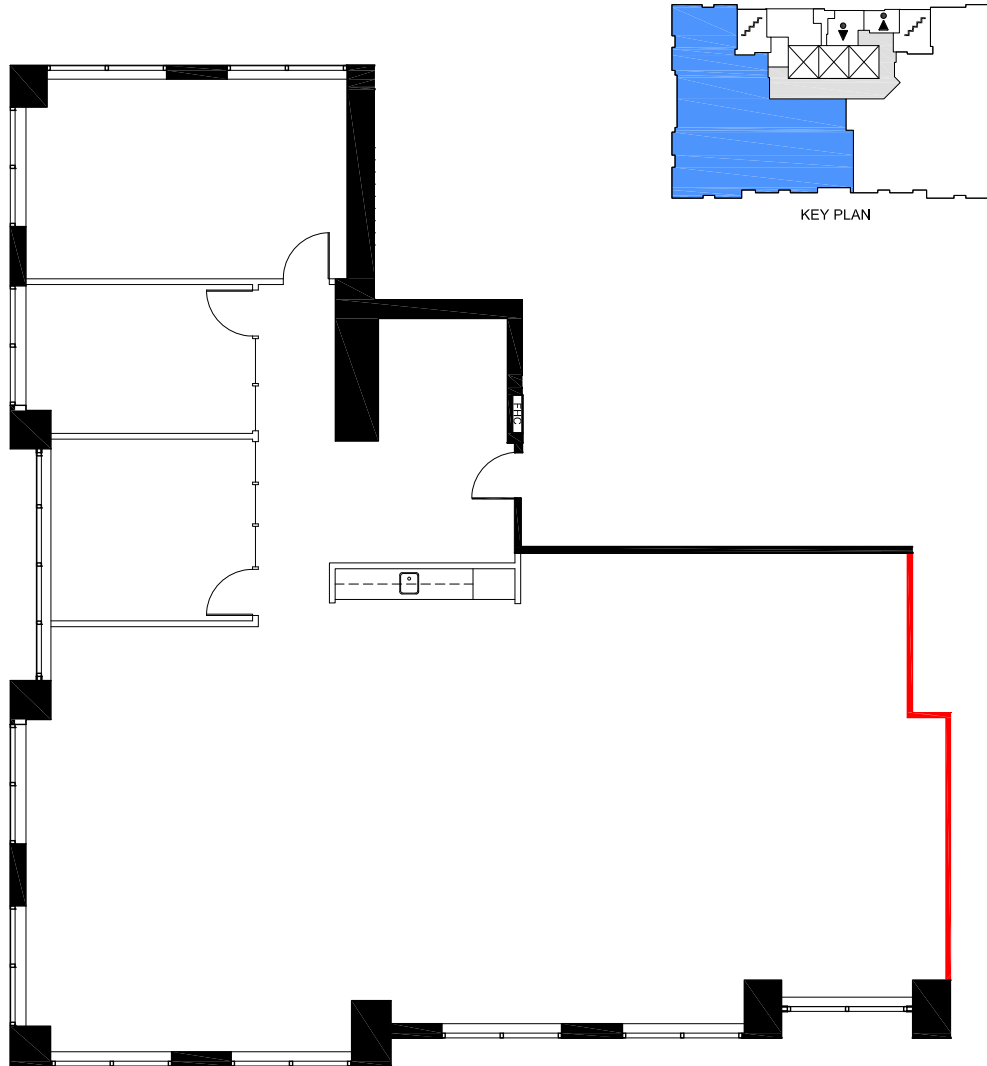
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Floor Plan

Premier Downtown office space for lease

150 Metcalfe Street, Ottawa, ON

Unit 1000



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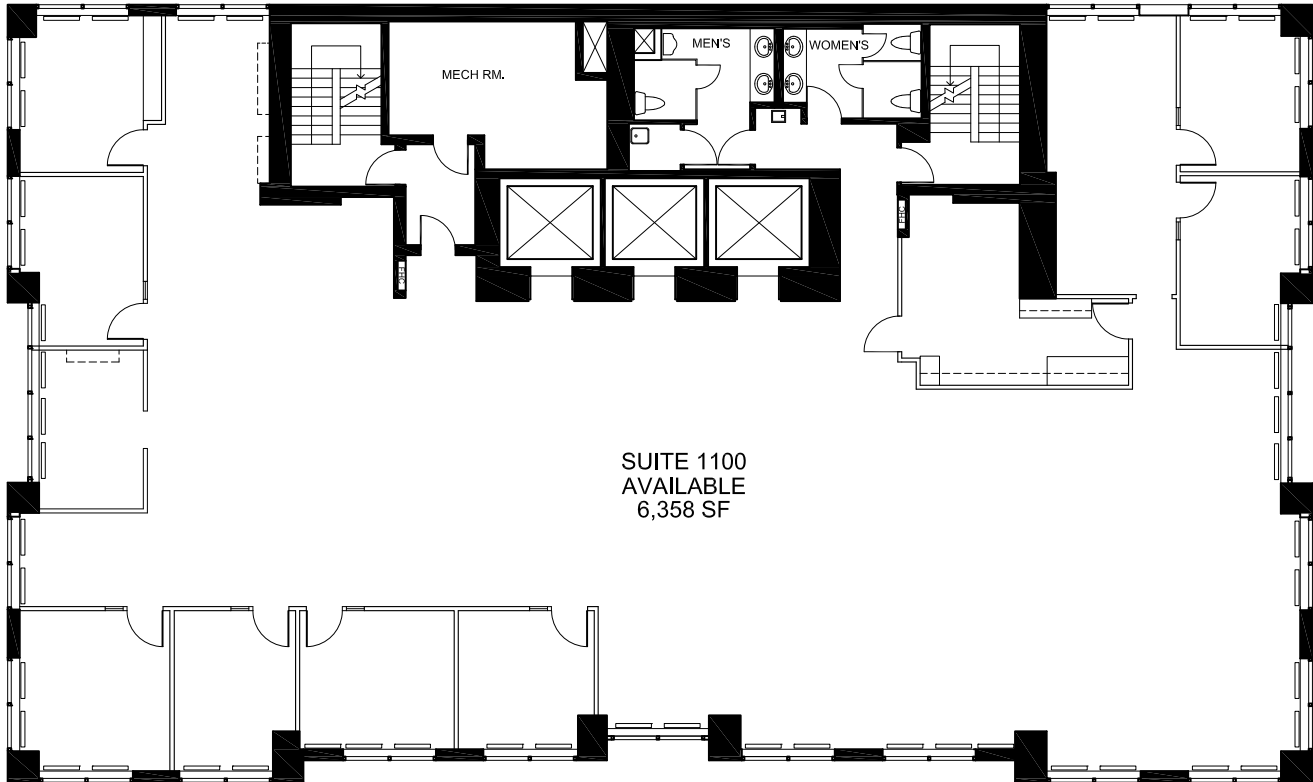
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Floor Plan

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Unit 1100



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Map

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Demographics
5km Radius



Total
Population

240,611



Average
Household Size

1.9



Average
Age

39.2



Average Household
Income

\$94,889.00



Annual Household
Expenditure

\$91,805.00

Travel Distances

Highway 417	5 km 9 mins
Downtown, Ottawa	650 m 3 mins
Nepean, Ottawa	16.4 km 22 mins
Kanata, Ottawa	22.4 km 23 mins
Ottawa International Airport	12.8 km 20 mins



Bike Score

95



Walk Score

100



Transit Score

91

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