

# 150 Metcalfe Street

Boutique Downtown Office

Ottawa, Ontario

Turnkey Office Space for Sublease on the 6<sup>th</sup> Floor



Walkthrough  
Video



# Exceptional Location

## The Opportunity

Located in a prime downtown location, 150 Metcalfe presents a prestigious address with exceptional views of Parliament Hill and steps away from the scenic Rideau Canal. Surrounded by a vibrant mix of dining and lifestyle options, including acclaimed restaurants and convenient cafes, this property offers unparalleled convenience and prestige. The building features enhanced common areas and washrooms, a carbon-neutral design with column-free layouts, and advanced building systems for environmental sustainability. Tenants benefit from a five-level parking garage, on-site security personnel, and a model suite program facilitating seamless expansion. With its ideal combination of functionality and a dynamic urban environment, 150 Metcalfe is the perfect choice for businesses seeking a modern and comfortable office space.

## Suite Details

- The suite includes six fully enclosed offices, thoughtfully designed to provide privacy & comfort for focused work and executive use.
- A spacious, professionally finished boardroom is ideal for hosting client meetings, team collaborations, & strategic planning sessions.
- Two conveniently located kitchenettes offer added functionality & comfort for staff, perfect for breaks & informal gatherings.
- The layout incorporates a dynamic mix of open-concept workspaces, promoting teamwork & adaptability for a variety of business needs.
- Recent upgrades include elegant glass glazing on common area doors & wooden doors on all enclosed offices, enhancing aesthetics.
- Existing furnishings may be included subject to negotiation for prospective tenants.

2,764

Available Space (SF)

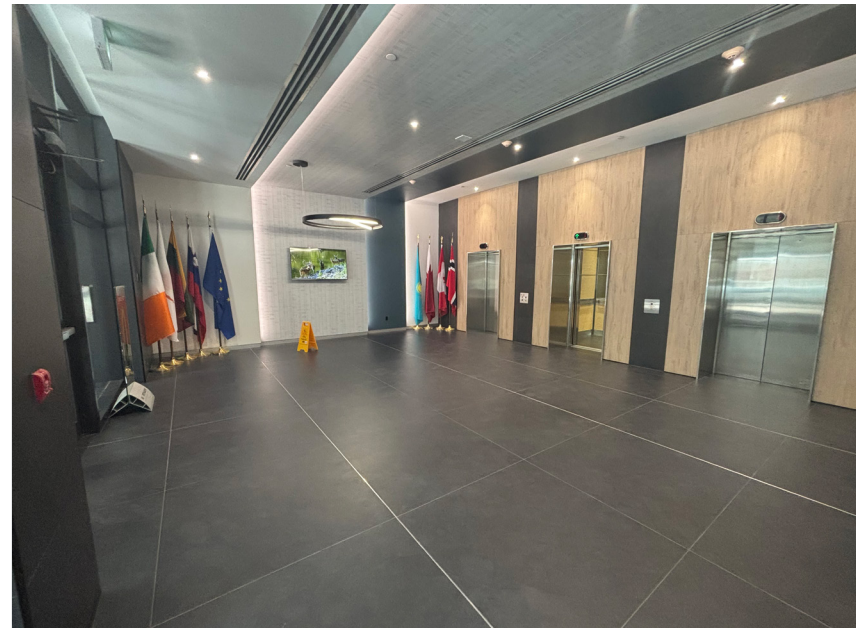
\$27.17

Additional Rent (PSF 2025 est.)

10/31/26

Sublease Expiry Date

*\*Contact Listing Agent for Net Rent*



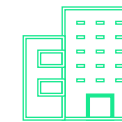
BOMA BEST  
Silver



Underground  
Parking

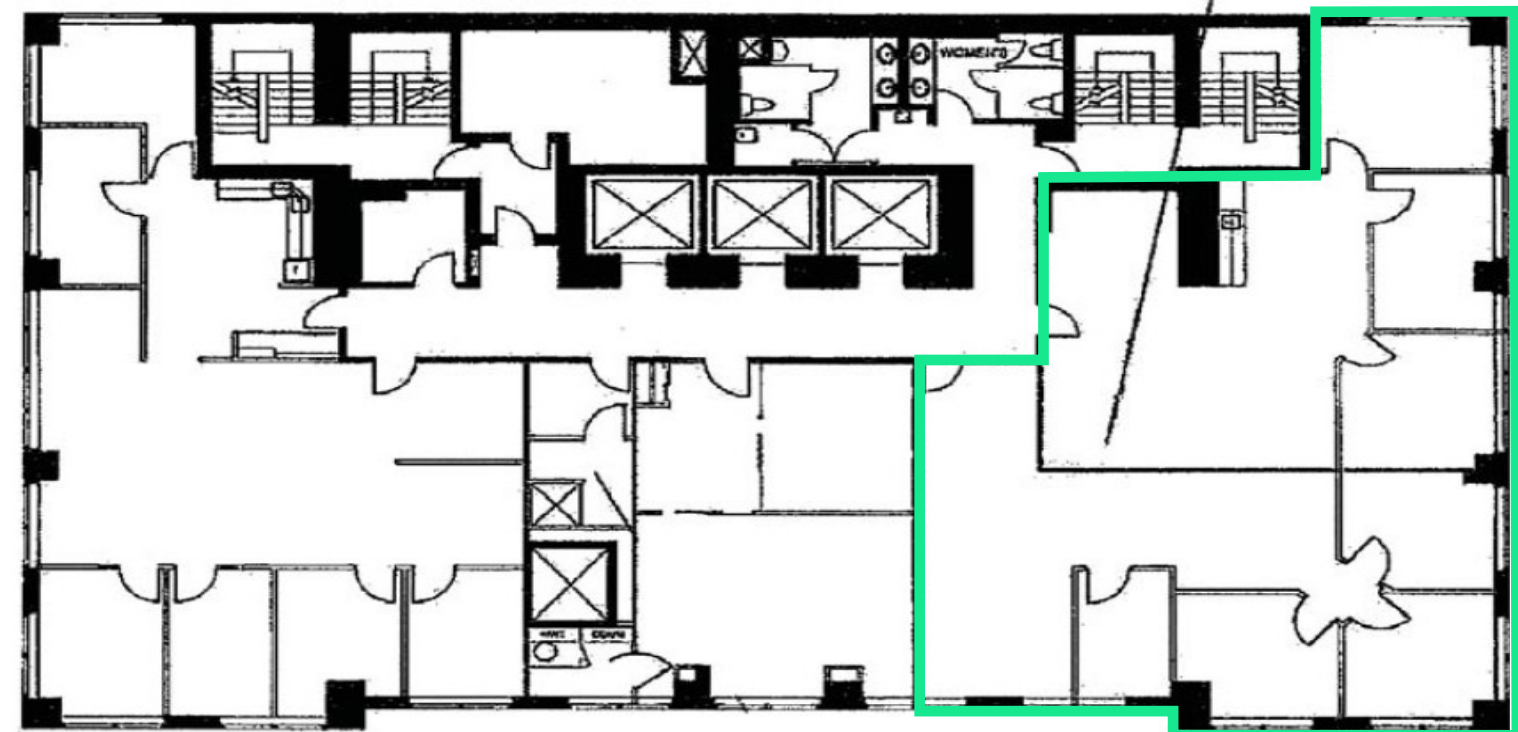


Professional  
Security Onsite

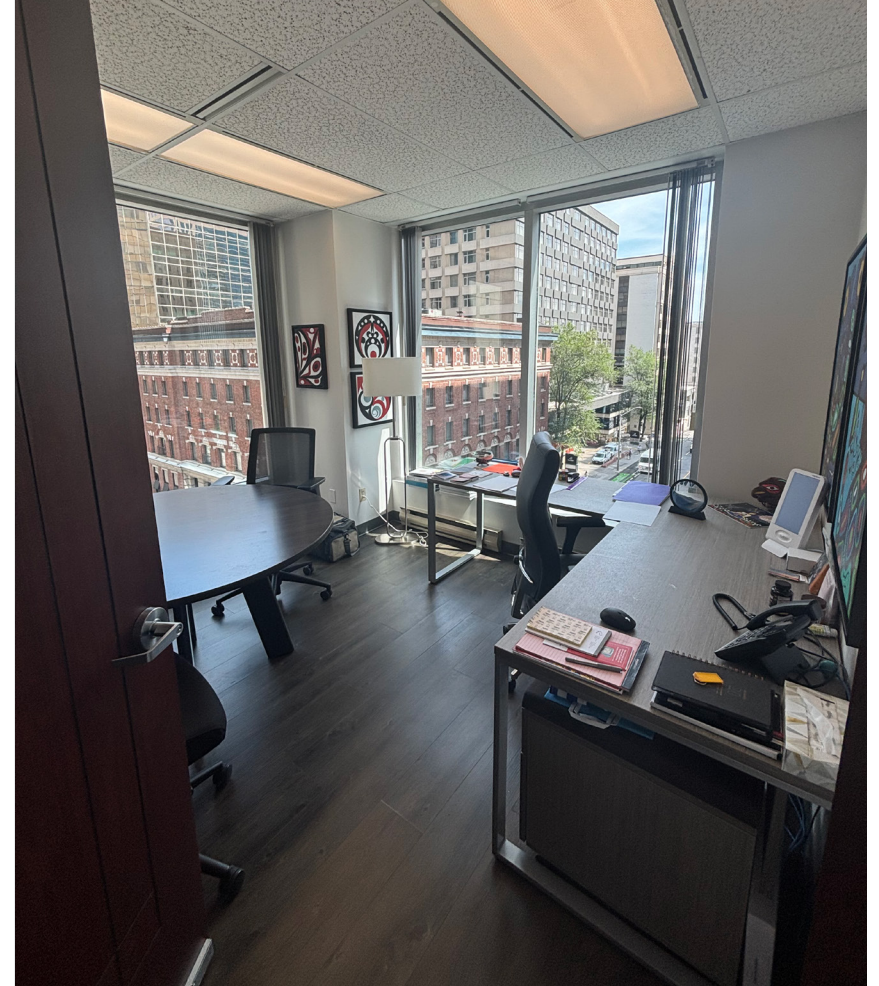
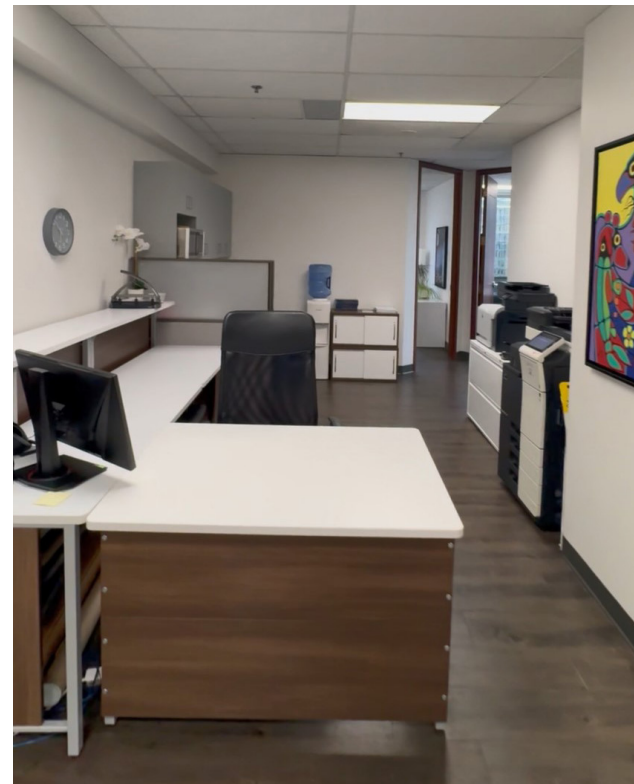


On-site Shower &  
Changeroom Facility

## Floor Plan



# Suite Photos



## Office Space

150 Metcalfe Street | Ottawa, Ontario

# For Sublease

# Location Details

## Convenient & Accessible

The 23-storey building is located in the downtown core near the corner of Laurier Avenue West and Metcalfe Street with quick access to Highway 417. It is also in close proximity to a variety of amenities within walking distance such as, the Rideau Centre, Byward Market, Ottawa City Hall, Parliament Hill, National Arts Centre and Confederation Park. The location provides easy access to public transit including the Parliament LRT Station located only 550 metres north.

## Amenities Onsite & Nearby

- + Conference Room Access
- + Shower Facility & Changeroom
- + Beckta
- + Whalesbone
- + The Metcalfe
- + Second Cup
- + Lord Elgin Hotel
- + Sconewitch
- + Rexall
- + Starbucks
- + Farmboy
- + Parliament Hill
- + Rideau Centre
- + Rideau Canal



## Contact Us

**David Glick-Stal\***, MBA

Senior Sales Associate

+1 613 288 2048

david.glick-stal@cbre.com

**Dominic Dostie\*\***

Senior Vice President

+1 613 751 2874

dominic.dostie@cbre.com

CBRE Limited | Real Estate Brokerage | 340 Albert Street, Suite 1900 | Ottawa, ON | K1R 7Y6 | T: +1 613 782 2266 | \*Sales Representative \*\*Broker

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