



# 150 METCALFE ST.

Ottawa, ON

20,383 SF Office Space Available

**The HAPPY GOAT COFFEE COMPANY will be opening for business on the ground floor! (Summer 2023)**



**CUSHMAN &  
WAKEFIELD**  
Ottawa

# BUILDING OVERVIEW

Suites under a full floor (6,300 sf) are in move in condition, with new improvements on several floor locations. All Column free space. The security desk is manned late afternoon to early morning and all weekends. There is a 7 level parking garage and amenities such as coffee shop, showers and bike racks.



1

Outstanding North  
to South horizon  
views

2

550 meters to  
Parliament LRT  
station

# 150 METCALFE STREET AVAILABLE SUITES

VIEW FLOORPLAN & PHOTOS



6<sup>th</sup> Floor: 1,390 SF leased

14<sup>th</sup> Full Floor: 6,369 SF

10<sup>th</sup> Floor: 3,370 SF

16<sup>th</sup> Floor: 3,163 SF

11<sup>th</sup> Full Floor: 6,369 SF NEW

22<sup>nd</sup> Floor: 2,831 SF leased

**Total Office Space:  
20,383SF**

13<sup>th</sup> Floor: 1,112 SF

Ground Floor: 485 SF leased

—The 14<sup>th</sup> floor can be subdivided as per linked floor plans



3

Indoor parking, 5 min.  
access to Nicholas  
QWY ramp

4

Window sizes are  
80% of vertical wall  
height

5

All column free space  
for efficient interior  
design

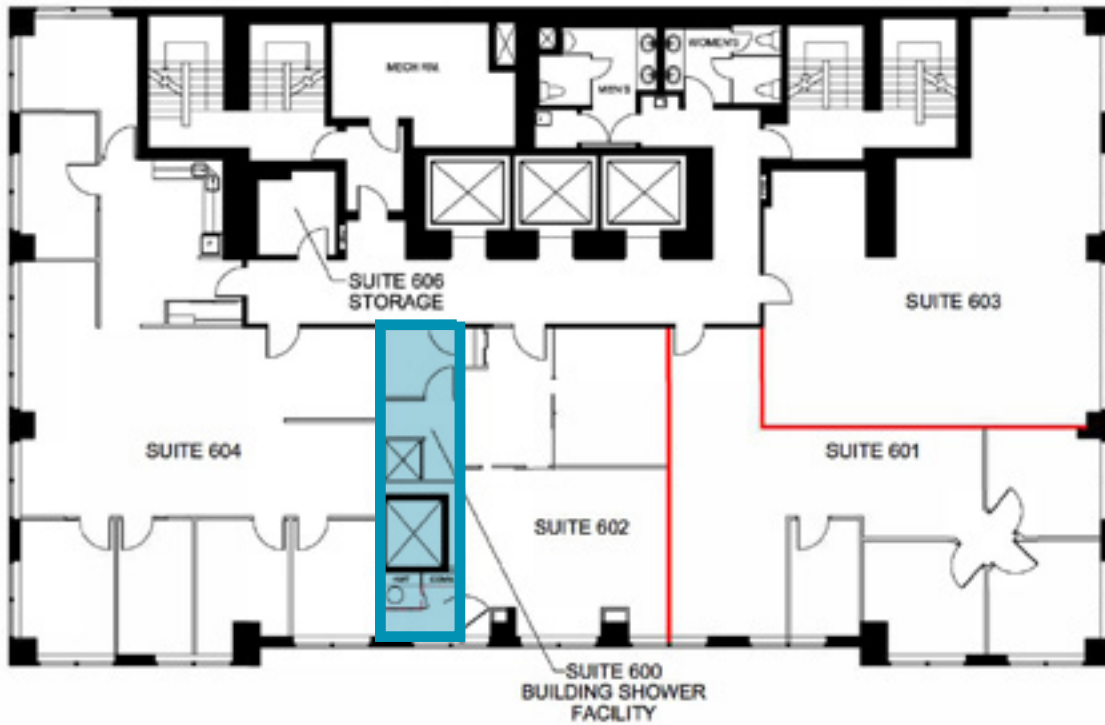
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**CLASS ‘A’ OFFICE SPACE**

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# BUILDING SHOWER FACILITIES ON THE 6<sup>TH</sup> FLOOR



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CLEAN & MODERN

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# RETAIL SPACE



Northham Realty welcomes the **HAPPY GOAT COFFEE COMPANY** to the retail space on the ground floor. *Opening Summer 2023!*



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COFFEE SHOP ON THE  
GROUND FLOOR

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# AREA AMENITIES



## Restaurants

1. Beckta Dining & Wine
2. Starbucks
3. Riviera Ottawa
4. Toca
5. Browns Socialhouse
6. Bâton Rouge Streakhouse

## Hotels

7. The ARC Hotel
8. Sheraton Ottawa
9. Ottawa Marriott
10. Delta Hotels by Marriott
11. The Lord Elgin

## Other

12. CF Rideau Center
13. Ottawa Courthouse
14. National Arts Centre

# CONTACT

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