



CUSHMAN &  
WAKEFIELD

Ottawa

900 to 6,300 Square Feet Available

**150 METCALE ST.**

Ottawa, ON

# 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 (to be confirmed) , 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

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

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

14<sup>th</sup> Floor: 914 SF

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

17<sup>th</sup> Floor: 6,330 SF

**Total Leasable  
Area: 17,253 SF**



3

Indoor parking, 5 min.  
access to Nicholas  
QWY ramp

4

Window sizes are  
80% of vertical wall  
height

5

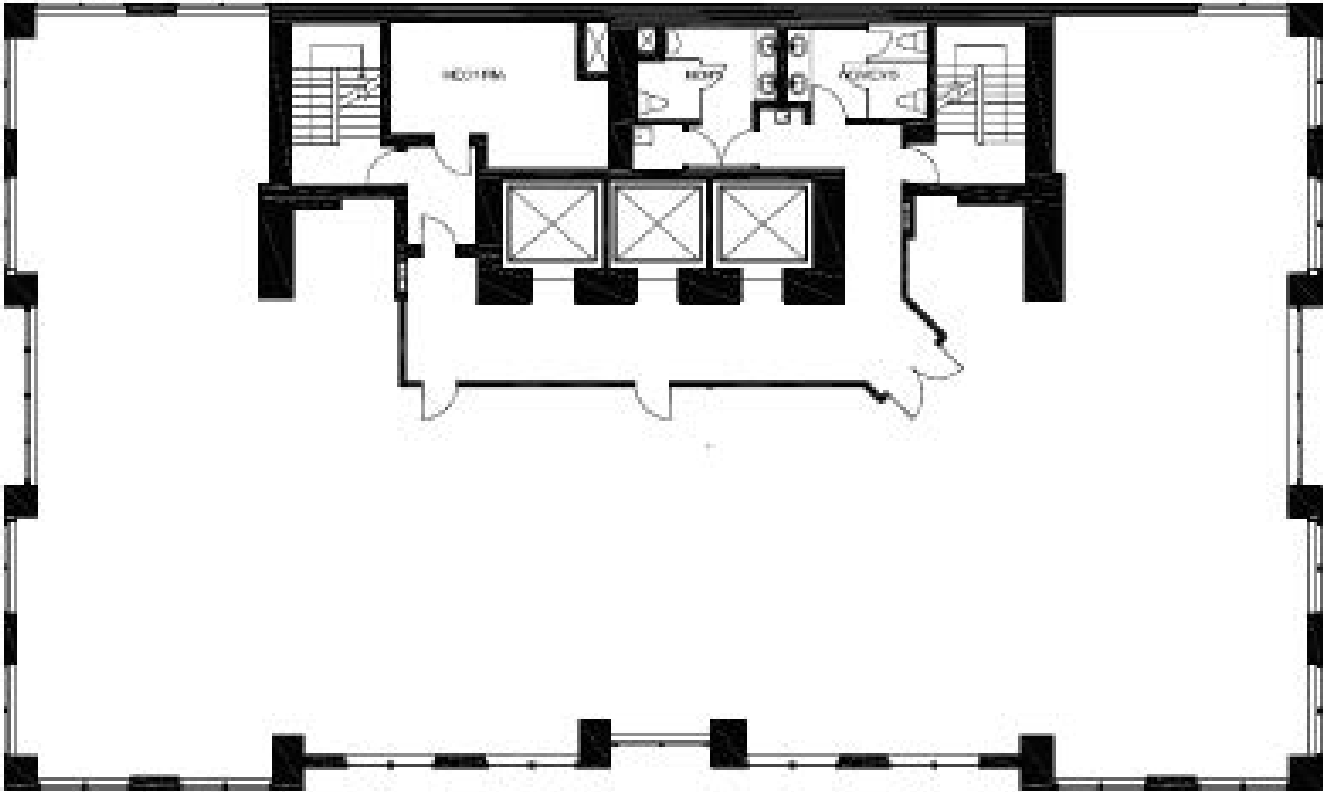
All column free space  
for efficient interior  
design

“

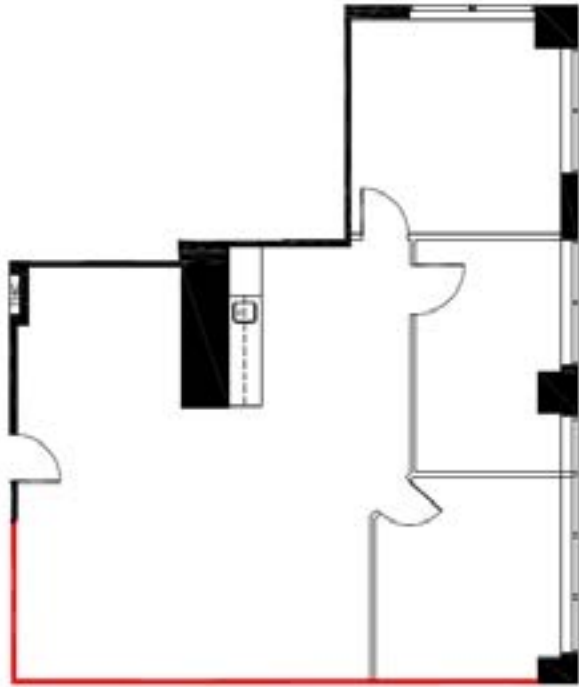
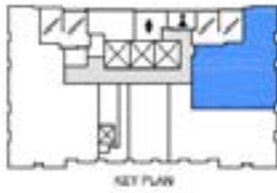
**CLASS ‘A’ OFFICE SPACE**

”

# TYPICAL FLOOR PLAN



“ PREMIUM OFFICE SPACE ”



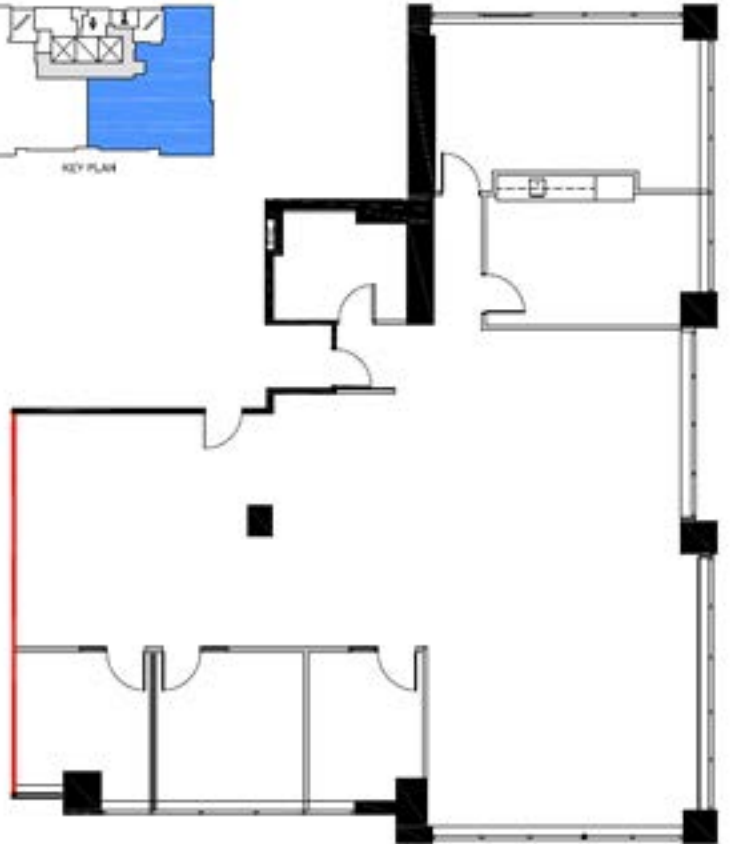
## Suite 603 1,395 SF

These turnkey office suites (excluding furniture) can be leased for a base rent under \$20.00 PRSF per annum, with all new improvements as shown!

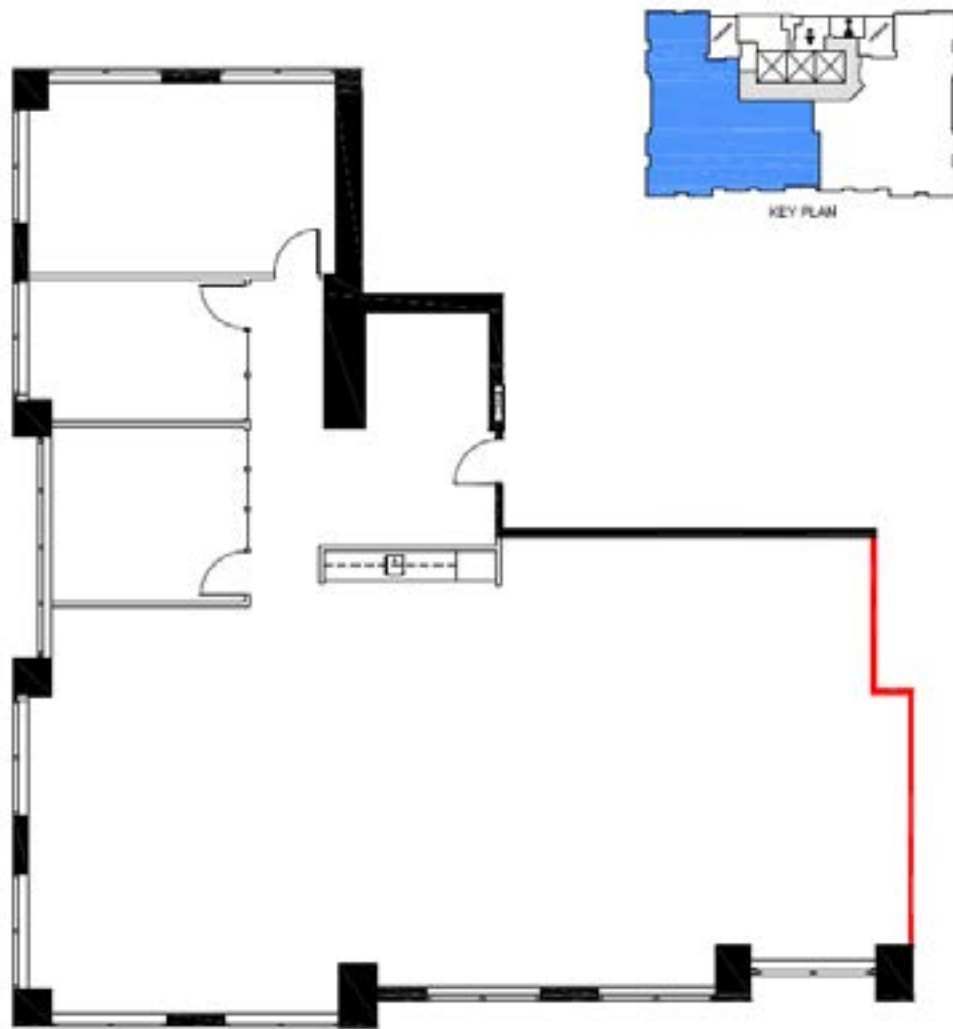


## Suite 1000 3,370 SF

These turnkey office suites (excluding furniture) can be leased for a base rent under \$20.00 PRSF per annum, with all new improvements as shown!



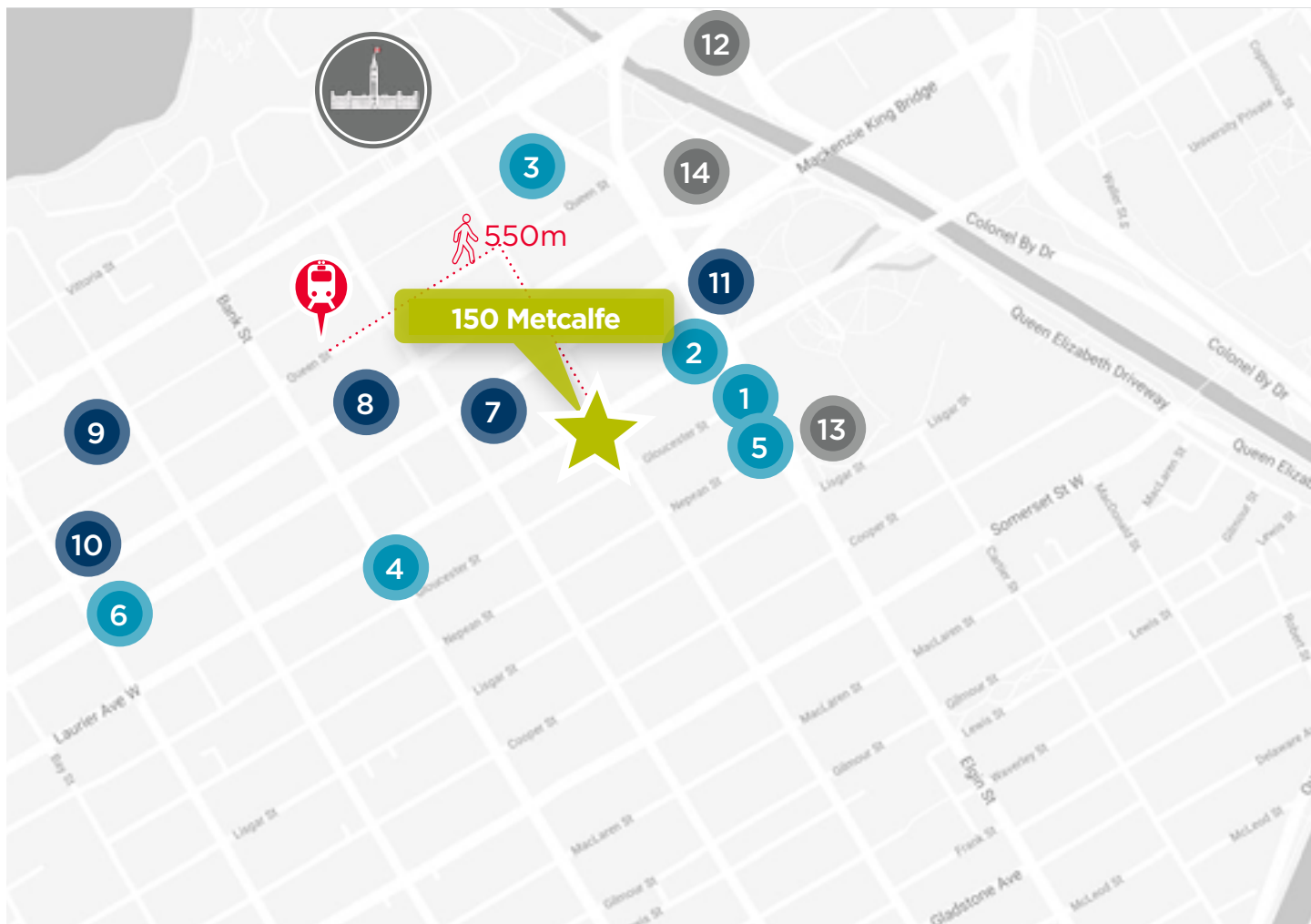
# FLOOR PLANS



Suite 1604  
**3,163 SF**

These turnkey office suites (excluding furniture) can be leased for a base rent under \$20.00 PRSF per annum, with all new improvements as shown!

# AREA AMENITIES



[Google Maps link](#)

## 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

“

LOCATED IN THE CENTRE OF  
OTTAWA'S CBD

”



# CONTACT

PAUL BENNETT

Senior Vice President / Broker

+1 613 780 1590

[pbennett@cwottawa.com](mailto:pbennett@cwottawa.com)



©2021 Cushman & Wakefield Ottawa. Brokerage, Independently Owned and Operated. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.



**CUSHMAN &  
WAKEFIELD**  
Ottawa