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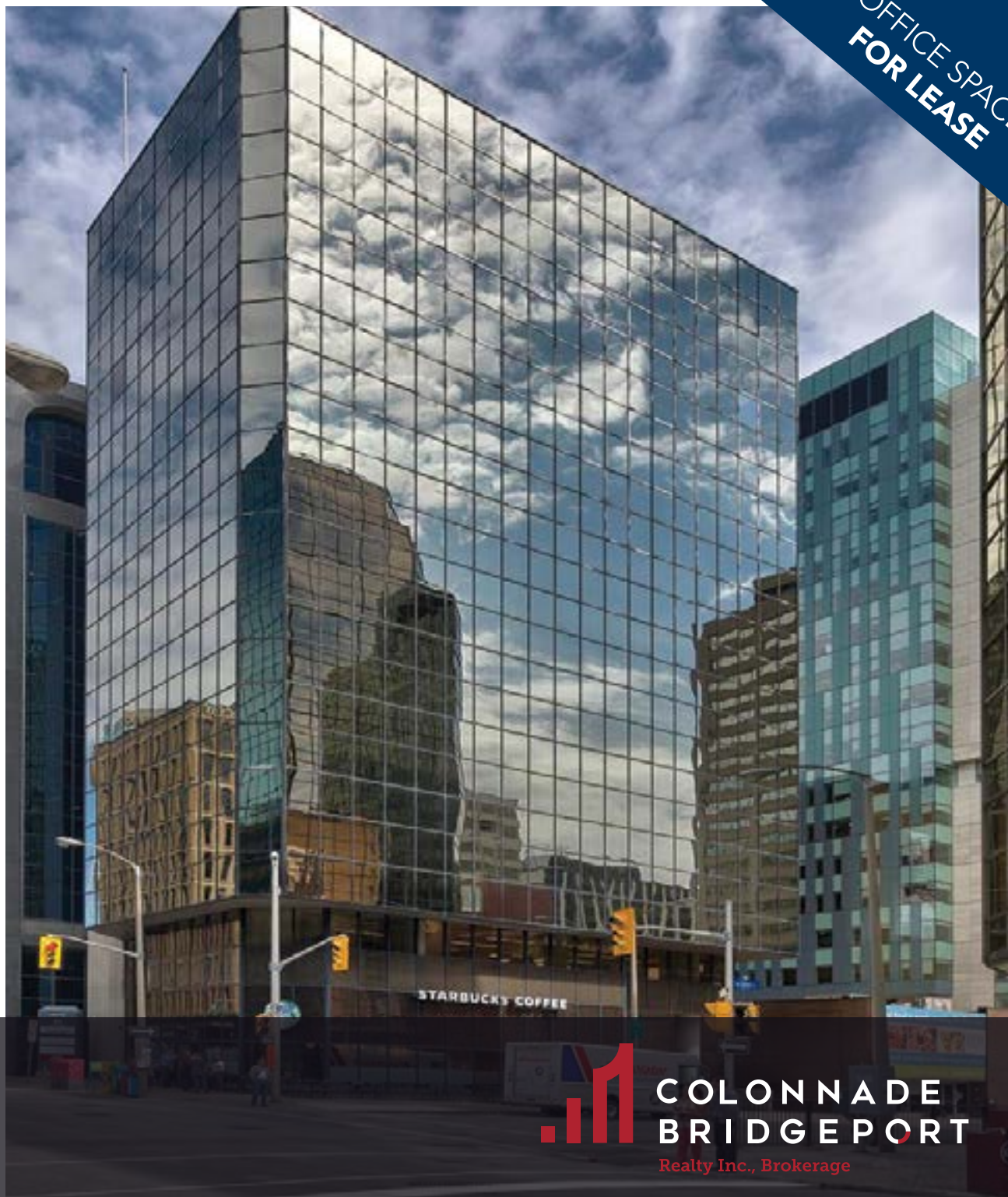
METCALFE STREET

Ottawa, Ontario

Suite 800
3,290 sq.ft.

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OFFICE SPACE
FOR LEASE



**COLONNADE
BRIDGEPORT**

Realty Inc., Brokerage

81 METCALFE STREET

Ottawa, Ontario

LEASE DETAILS

Rental Rate: \$19.50/sq.ft.

Taxes & Operating: \$19.42/sq.ft.

Competitive lease incentives available

Operating costs, tax estimates and rental ranges are based on 2024 figures and are subject to change.

AVAILABLE: IMMEDIATELY



OPPORTUNITY

Suite 800 - 3,290 sq.ft.

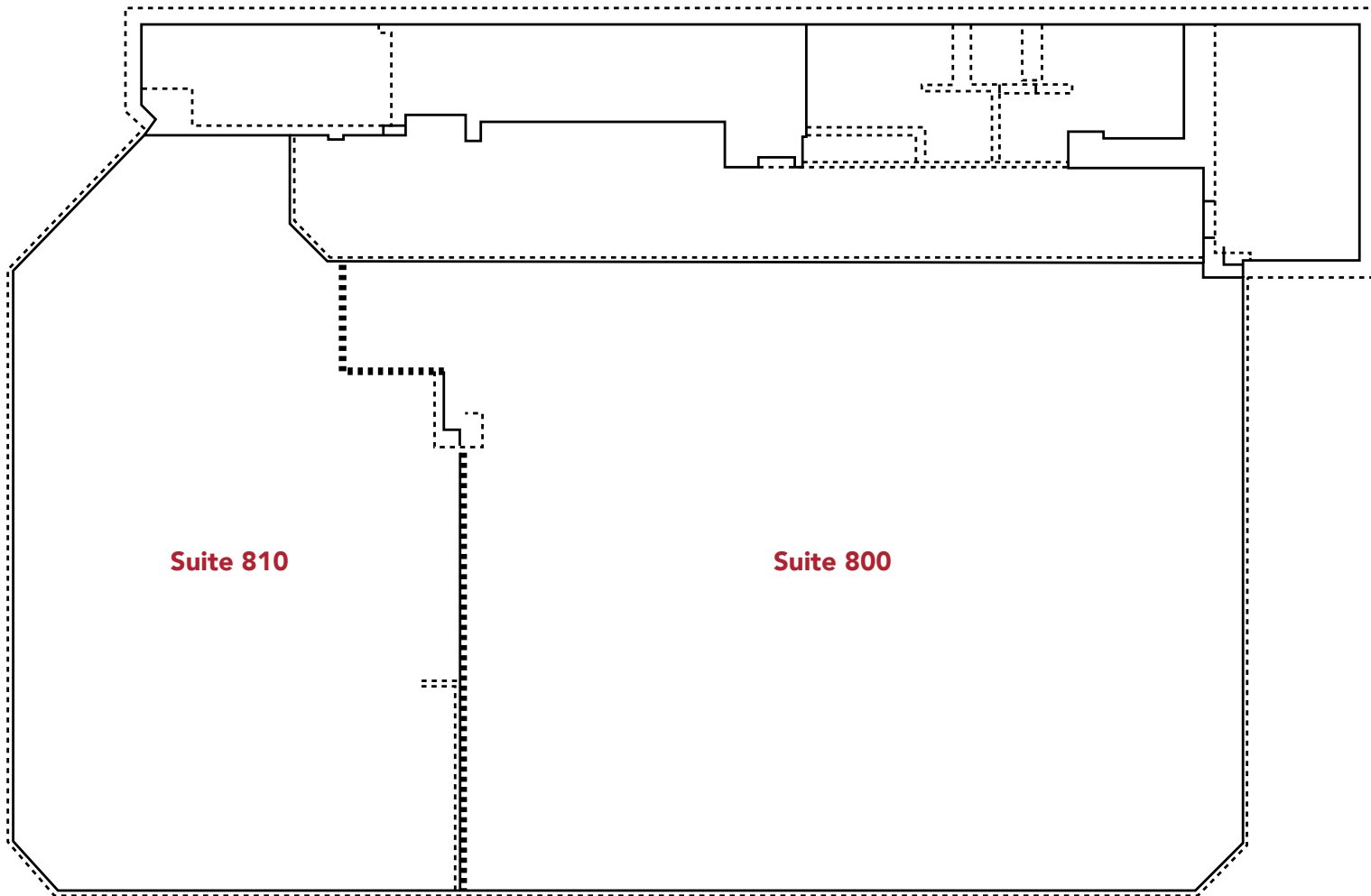
- Combine with Suite 801 for 5,202 sq.ft. full floor
- Corner location provides panoramic street views
- Improved premises

HIGHLIGHTS

- ✓ Located at the corner of Metcalfe Street and Slater Street
Minutes to HWY 417 via O'Connor Street
- ✓ Steps to Parliament LRT Station
- ✓ Starbucks on-site
- ✓ Within walking distance to many shops, restaurants, hotels and services
- ✓ Renovated lobby and new high-speed elevators
- ✓ Tenant amenities include secured bicycle racks, showers and a common meeting room

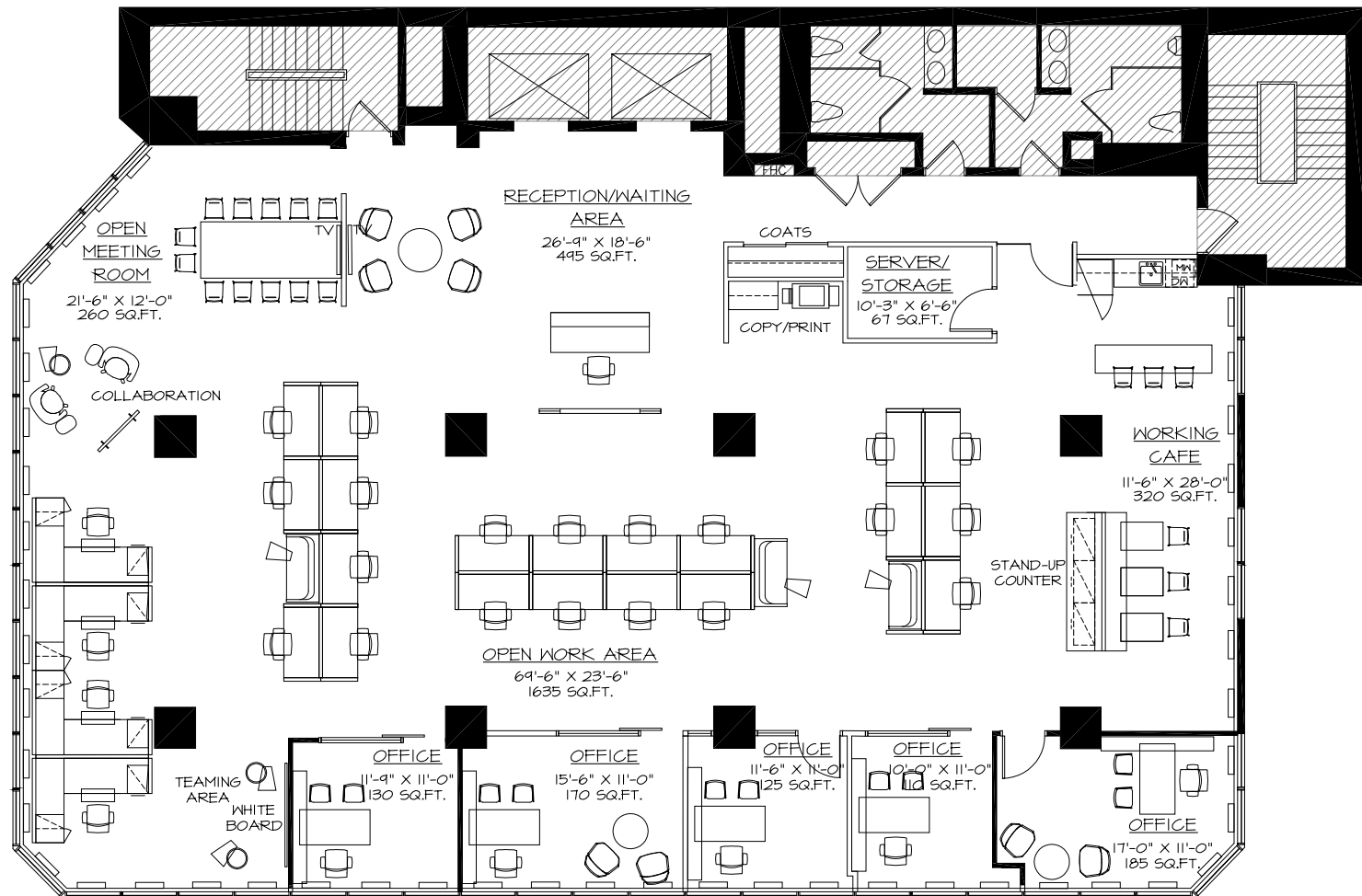
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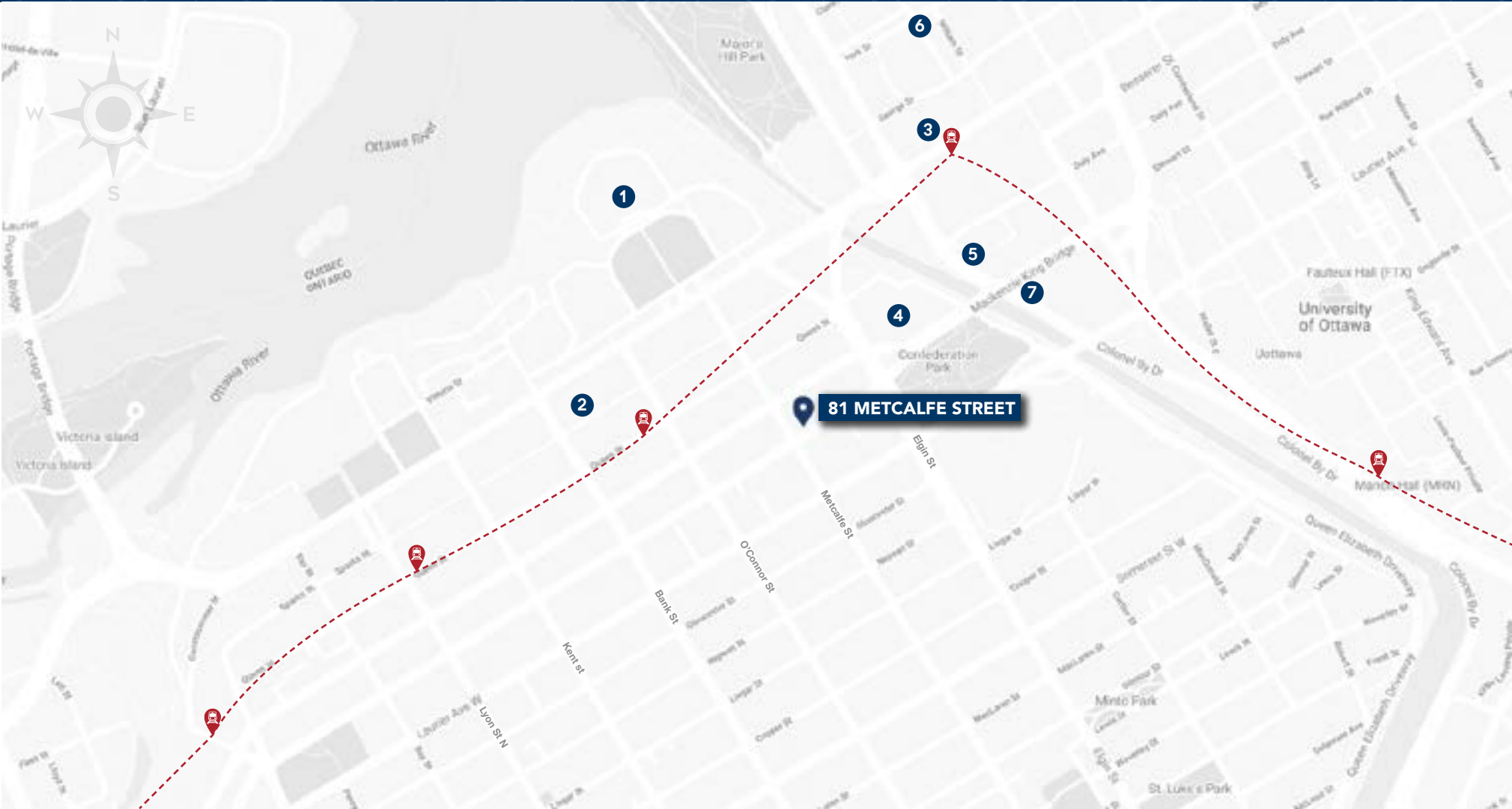


SUITE 800 (CONCEPT)

Concept for full floor space plan, inclusive of Suite 810



AREA MAP



81 METCALFE STREET
Ottawa, Ontario

- 1 Parliament of Canada
- 2 Sparks Street
- 3 Rideau Centre
- 4 National Arts Centre
- 5 Convention Centre
- 6 ByWard Market
- 7 Rideau Canal Pathway

Light Rapid Transit line

