

FOR SUBLEASE - WESTBORO

1203 Wellington Street, Ottawa



DESCRIPTION:

- ✓ Prominent retail street front sublease opportunity in Westboro Village located on busy Wellington Street at Hamilton Ave. near Parkdale Ave. Great exposure, high pedestrian and vehicle traffic counts at this prime and central location. Directly beside busy, established Pizza Pizza.
- ✓ Located in the heart of one of the Ottawa's trendiest neighbourhoods. High density, high income and expanding community of Westboro offers a blend of unique retailers, restaurants, coffee shops and a rising number of condos. Steps away from the Parkdale Market, Rexall, Petro Canada, TD Bank, Home Hardware, Royal Oak, Cake Shop, RBC, GCTC Theatre. Close to Beer Store, Tunney's Pasture and future LRT station.

SPACE AVAILABLE:

- ✓ Approximately 760 S.F. on ground level and 590 S.F. of basement space totalling 1,350 square feet.

NET RENTAL RATE: Lease expiry January 30, 2032

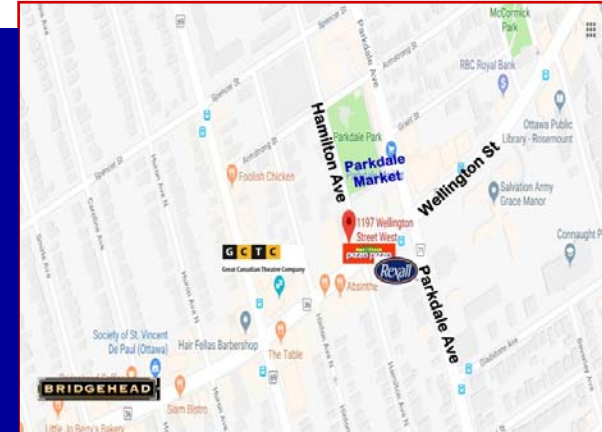
- ✓ No Rent shall be payable on the basement space.
- ✓ Present Day to January 31, 2027: \$35.00 per square foot per annum net.
- ✓ February 01, 2027 to January 30, 2032: \$37.00 per square foot per annum net.

OPERATING COSTS:

- ✓ \$ 12.00 per square foot per annum (estimate).
- ✓ New LV Consumer Service: 125 Amps, 120-208V_1PH_3W Volt/Phase/Wire Service Type: New Bulk Meter. LV Misc. Equipment: 35.00 KVA Transformers 1.000, 35.00 KVA. HVAC 5-ton.

SIGNAGE & PARKING:

- ✓ Storefront signage available. Ample street parking.

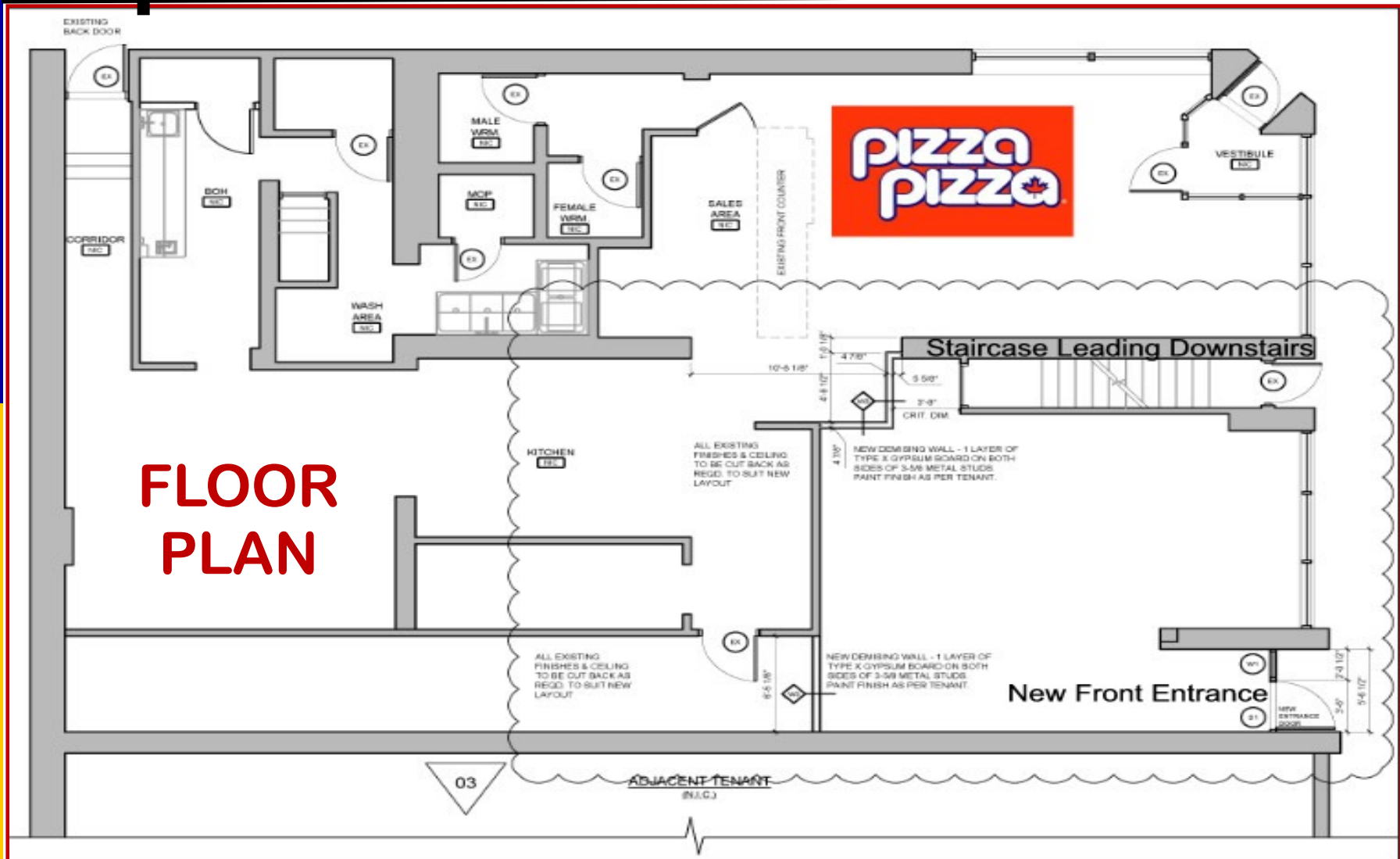


For more information please contact:

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