

FOR LEASE: WESTBORO PRIME RETAIL

1239 Wellington St. W., Ottawa, ON

BRENTCOM
REALTY CORPORATION, BROKERAGE
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING

DESCRIPTION:

- ✓ Prime retail opportunities located in the centre of Westboro Village, steps away from the Great Canadian Theatre Company. Wellington West is easily found minutes from downtown Ottawa by foot, bike, bus or car, serviced by two major OC Transpo transit stations – Bayview and Tunney's Pasture.
- ✓ Busy area with substantial pedestrian and vehicular traffic.
- ✓ Street parking available. On-site parking available \$150.00 per month.
- ✓ Neighbouring retailers include Second Cup, Bank of Montreal, TD Canada Trust, Royal Oak Pub, GCTC, Bridgehead, Thyme & Again, Home Hardware, Cake Shop, Ottawa Bagel Shop & Deli, Pizza Pizza.

RETAIL SPACE AVAILABLE:

- ✓ Approximately 713 square feet available .

NET RENTAL RATE:

- ✓ \$38.00 per square foot net per annum.

OPERATING COSTS:

- ✓ \$17.90 per square foot (estimate).

ACCESS AND SIGNAGE:

- ✓ Street front access.
- ✓ Excellent storefront signage and exposure on Wellington Street West.



For more information please contact:

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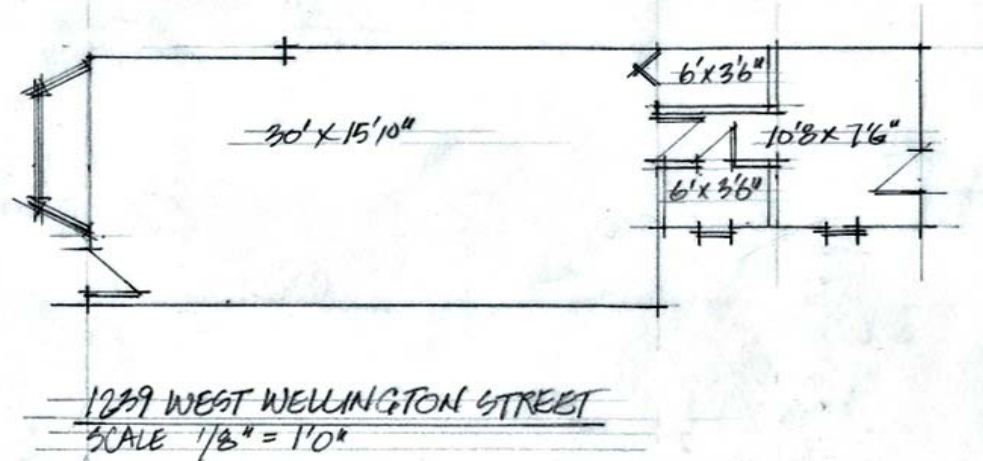


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WEST WELLINGTON ST.



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