

# FOR LEASE: WESTBORO PRIME OFFICE

## 1241-A Wellington St. W., Ottawa



### DESCRIPTION: 2nd Floor Walk-Up Space

- ✓ Prime office opportunity 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.
- ✓ 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.

### OFFICE SPACE AVAILABLE:

- ✓ 2nd Floor Walk-Up Space.
- ✓ Approximately 500 square feet available. Former Electrolysis space.

### GROSS RENTAL RATE:

- ✓ \$1,400.000 per month gross.

### OPERATING COSTS:

- ✓ Heat is included, but hydro is separately metered to the Tenant.

### ACCESS, SIGNAGE AND PARKING:

- ✓ Street front access. Excellent storefront signage and exposure on Wellington Street West.
- ✓ Street parking available. On-site parking available at current rates.



*For more information please contact:*

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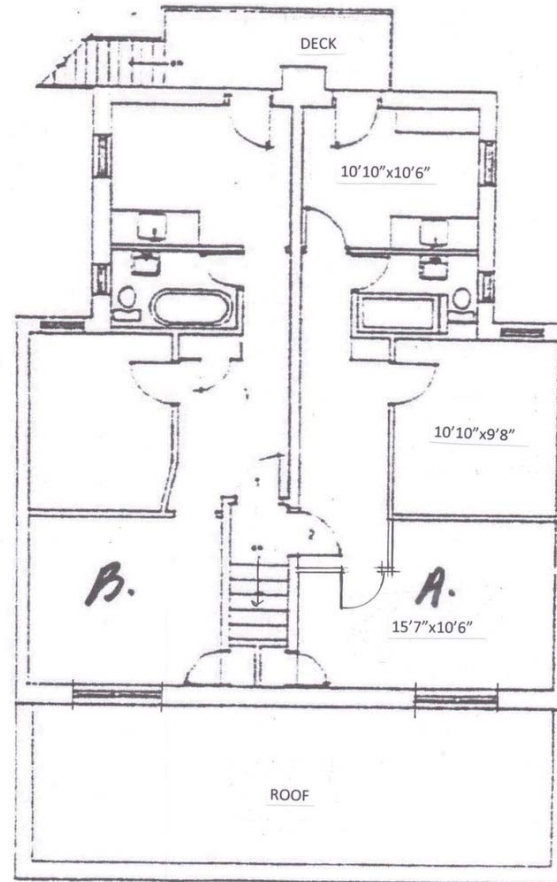
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**FLOOR  
PLAN**

1241-A WELLINGTON STREET WEST



SECOND FLOOR

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