

FOR LEASE: WESTBORO PRIME RETAIL

1279 Wellington St. W., Ottawa, ON



DESCRIPTION:

- ✓ Prime ground floor retail opportunity located in the centre of Westboro Village, a busy area with substantial pedestrian and vehicular traffic. This thriving area boasts successful restaurants, retail, fashion, grocery, community services, professional services, arts and theatre.
- ✓ Located less than a kilometer from Tunney's Pasture transit station and situated north of Highway 417 between the Island Park and Parkdale exits.
- ✓ Neighbouring retailers include Bridgehead Coffee, Cube Gallery, Petit Bill's Bistro, Fresh Air Experience, TD Canada Trust, Metro, World of Maps, Irving Greenberg Theatre Centre.

RETAIL SPACE AVAILABLE:

- ✓ Approximately 1,650 square feet available.

NET RENTAL RATE:

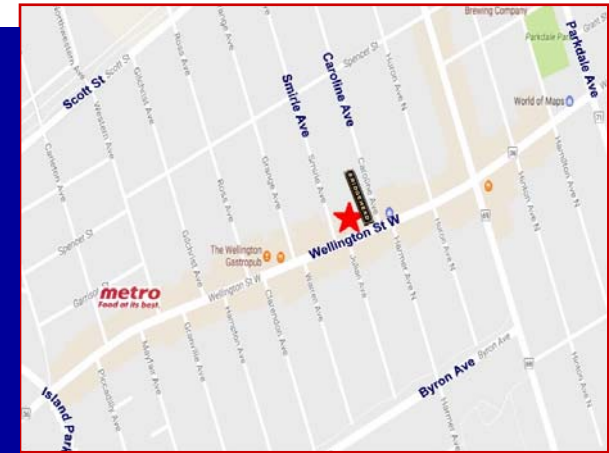
- ✓ \$42.00 per square foot rentable.

OPERATING COSTS (estimate):

- ✓ \$15.75 per square foot per square foot per annum (estimate) (includes Taxes, CAM and Water). Has its own independent HVAC and electrical service. Gas, Hydro paid direct by Tenant.

ACCESS, SIGNAGE AND PARKING:

- ✓ Street front access with excellent signage and exposure on Wellington Street West.
- ✓ Two (2) surface parking spots available in the rear parking lot available @ \$180.00 per month each.

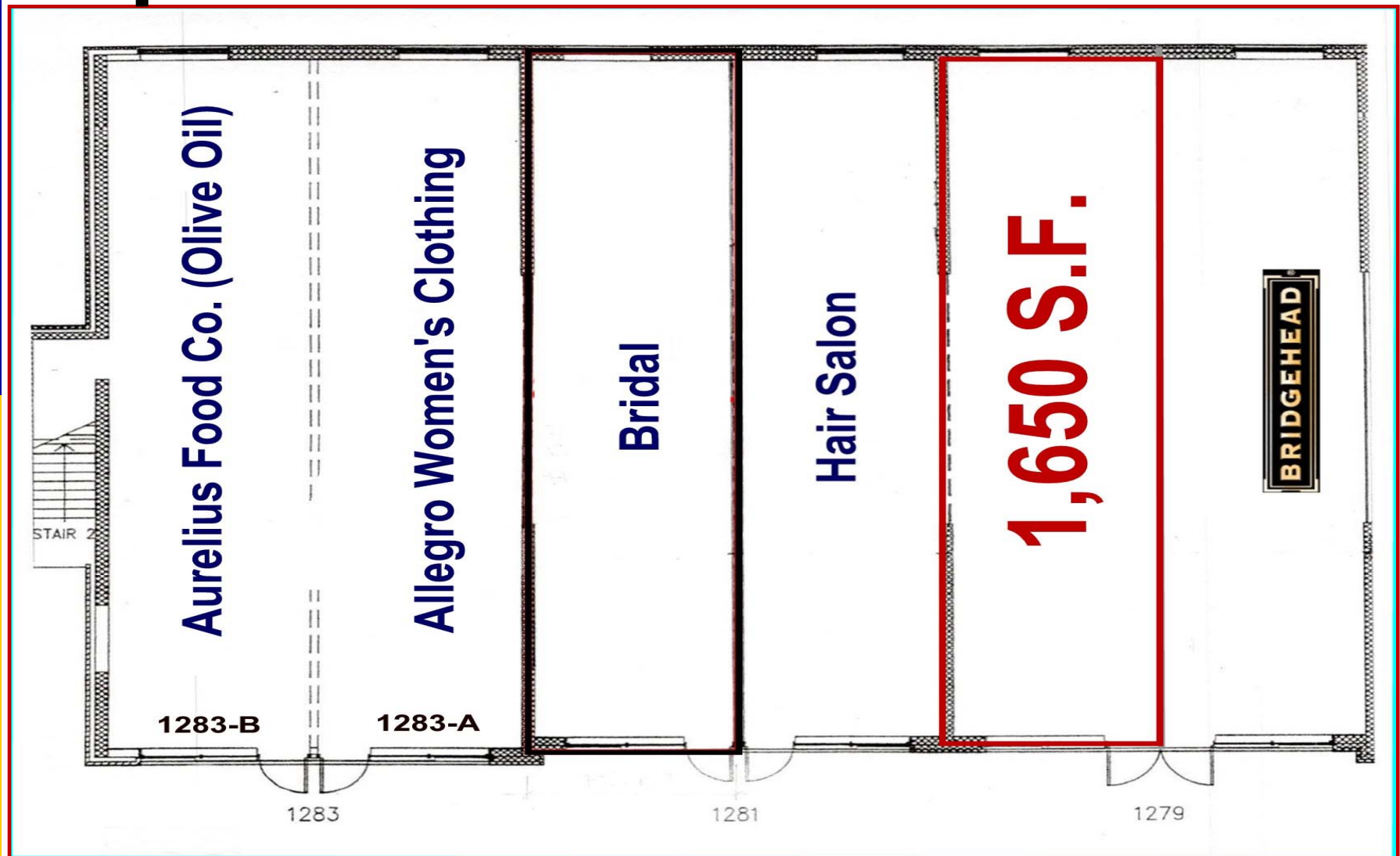


For more information please contact:

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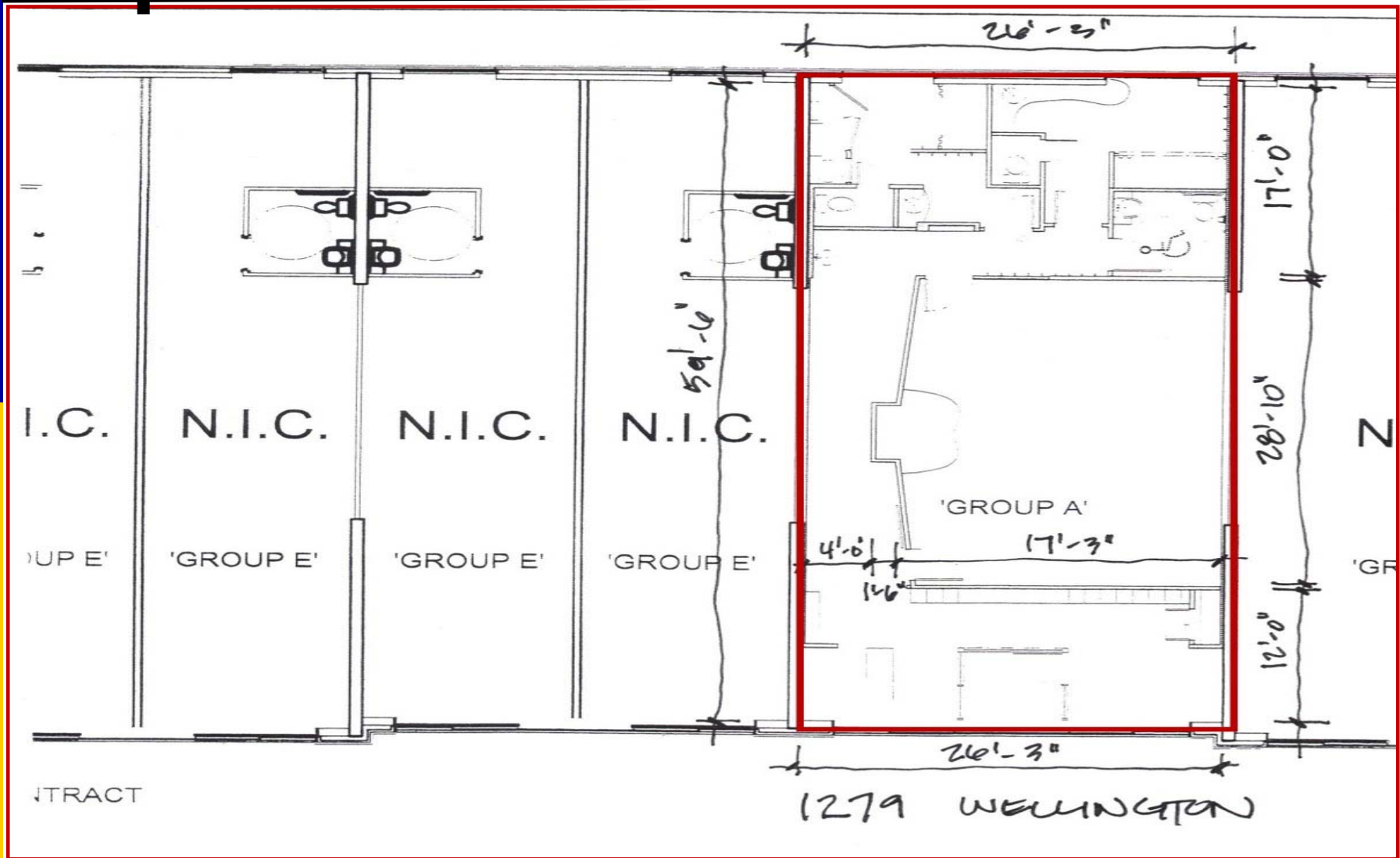
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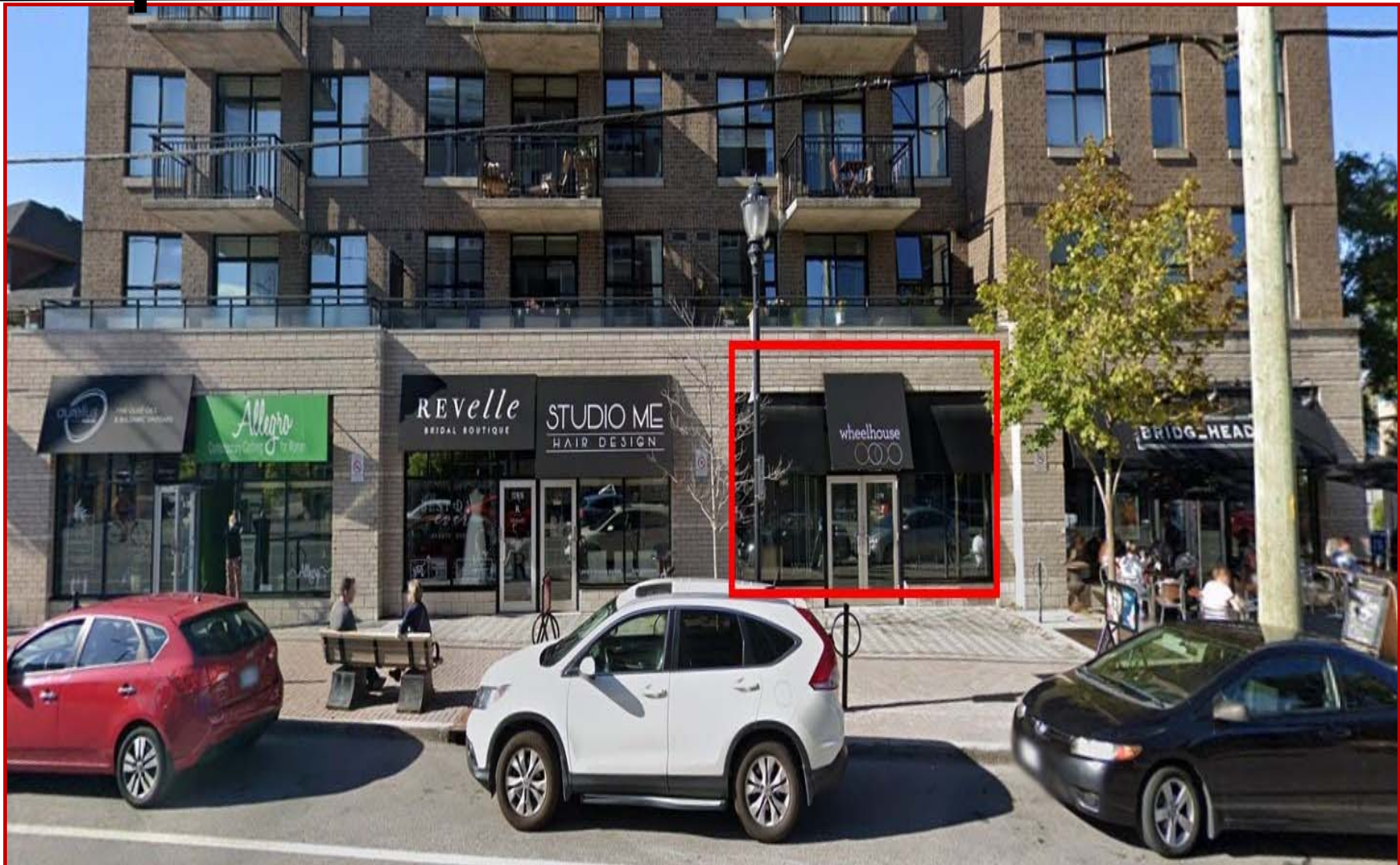
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