

# FOR LEASE: WESTBORO PRIME RETAIL

## 1283-A Wellington St. W., Ottawa, ON

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

### 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, Petit Bill's Bistro, Fresh Air Experience, TD Canada Trust, Metro, World of Maps, Dollarama, The Great Canadian Theatre Company.

**RETAIL SPACE AVAILABLE:** Available October 1, 2024

- ✓ Approximately 849 square feet rentable.

### NET RENTAL RATE:

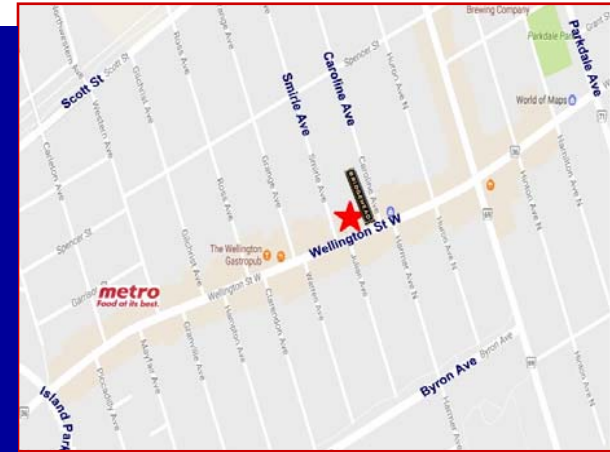
- ✓ \$42.00 per square foot rentable.

### OPERATING COSTS (estimate):

- ✓ \$16.70 per square foot. Has its own independent HVAC and electrical service.

### ACCESS, SIGNAGE AND PARKING:

- ✓ Street front access with excellent signage and exposure on Wellington Street West. Surface parking spaces in the rear parking lot available @ \$180/month.

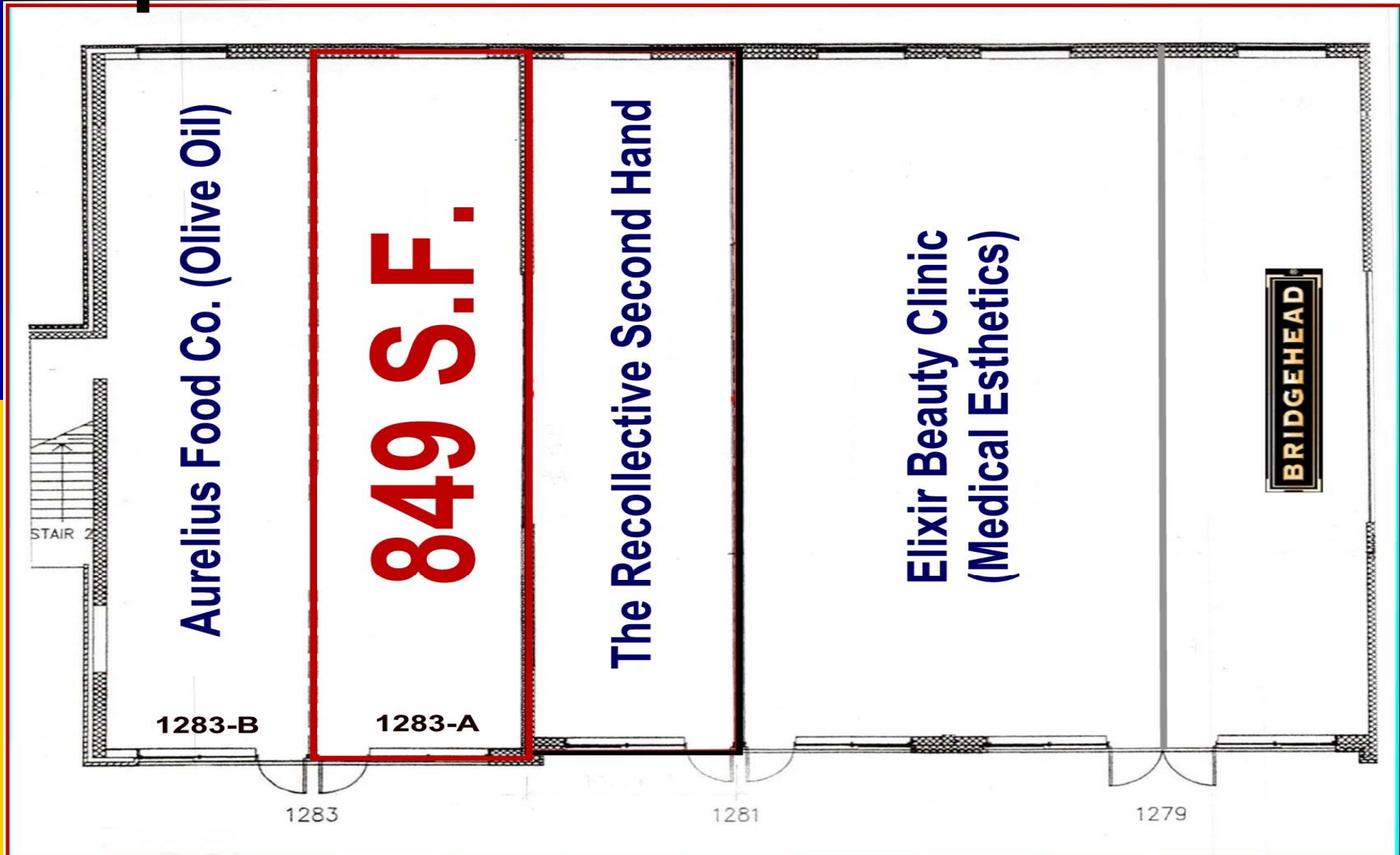


*For more information please contact:*

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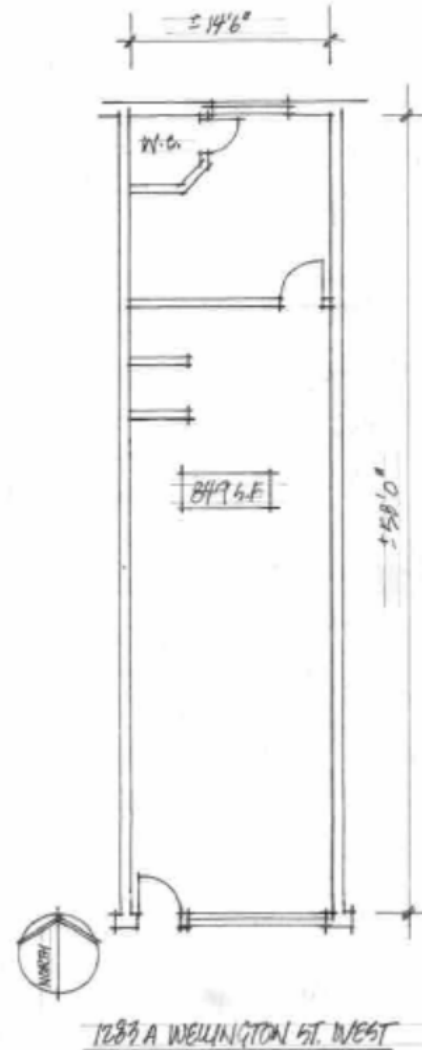
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## FLOOR PLAN

Approx. 849 S.F.



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