

FOR SUBLEASE: Prime Retail

Unit 400, 317 McRae Avenue, Ottawa



DESCRIPTION: **Bridgehead Coffee Space**

- ✓ Prime retail space for sublease located on the ground level of Westboro Connection, a mixed-use community that includes modern rental apartments, quality office space and service retail, between Scott Street and Richmond Road, in the heart of Westboro.
- ✓ Beside busy Farm Boy and Reform Health and Fitness. Great exposure, high pedestrian and vehicle traffic counts at this prime and central location. The immediate area is served by two rapid-bus and LRT Transit Westboro Station and Dominion station.

SPACE AVAILABLE: **Available Immediately**

- ✓ Approximately 2,098 square feet (1,973 sf + 125 sf) available.
- ✓ Lease expires February 28, 2027.

NET RENTAL RATE:

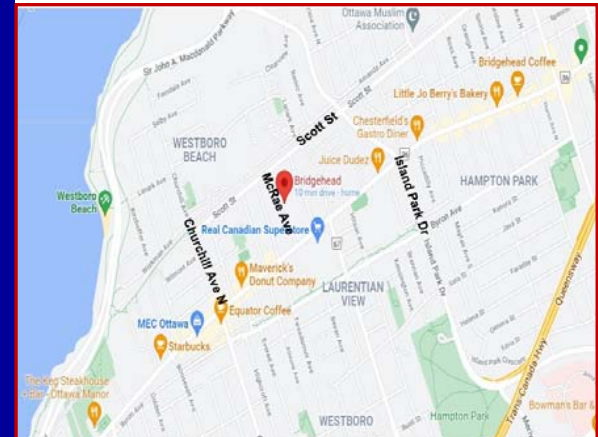
- ✓ Present Day to February 28, 2022 - \$33.50 p.s.f. per annum net.
- ✓ March 1, 2022 to February 28, 2027 - \$36.50 p.s.f. per annum net.

OPERATING COSTS:

- ✓ \$ 20.00 per square foot per annum (estimate).

SIGNAGE, PARKING AND ACCESS:

- ✓ Good storefront signage with excellent visibility. Ample surface and underground parking. Excellent access and egress. Pedestrian link from the Westboro LRT Transit Station to Richmond Road.



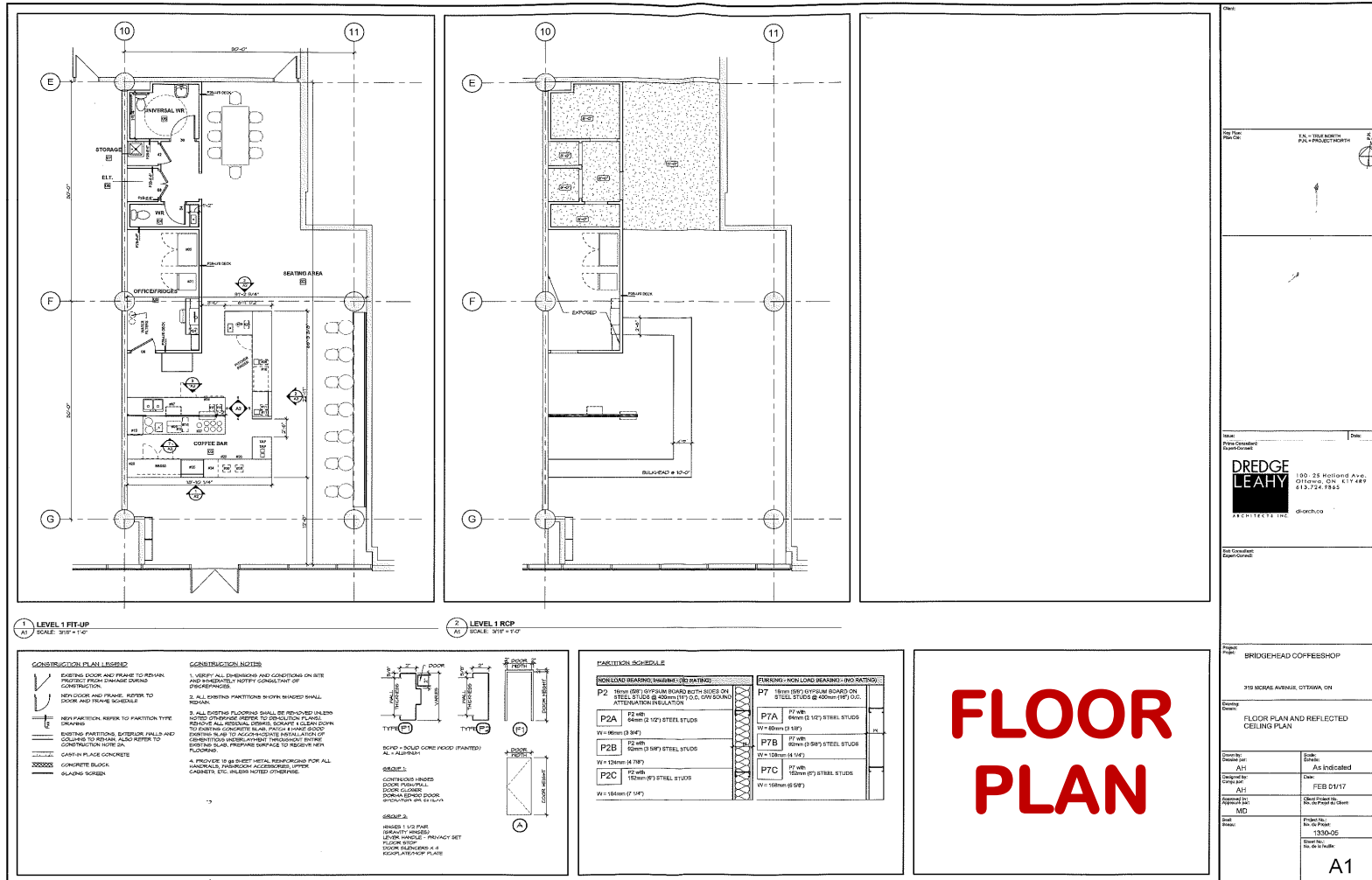
For more information please contact:

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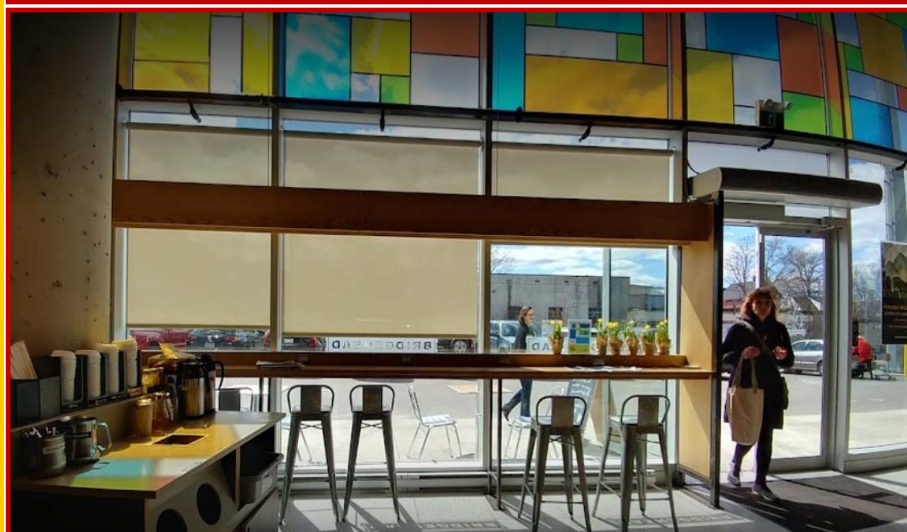


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