

# FOR LEASE - WESTBORO

## 358 Richmond Road, Ottawa



### DESCRIPTION:

- ✓ Vibrant retail street front opportunity in Westboro Village located on busy Richmond Road near Churchill Avenue. Beside Mountain Equipment Co-op (MEC). Great exposure, high pedestrian and vehicle traffic counts at this charming and central location.
- ✓ Located in the heart of one of the Ottawa's trendiest neighbourhoods. High density, high income and expanding community of Westboro offers a blend of unique retailers, restaurants, coffee shops and a rising number of condos.
- ✓ Neighbouring retailers include Tallow Clothing, Flight Centre, Shoppers Drug Mart, Pharmasave, Pure Kitchen Westboro, MEC, Starbucks, TD Canada Trust, Lululemon and other national and local tenants.

### SPACE AVAILABLE:

- ✓ Approximately 2,400 square feet rentable (currently Wall Space Gallery & Framing).

### NET RENTAL RATE: Available September 1, 2023 or sooner

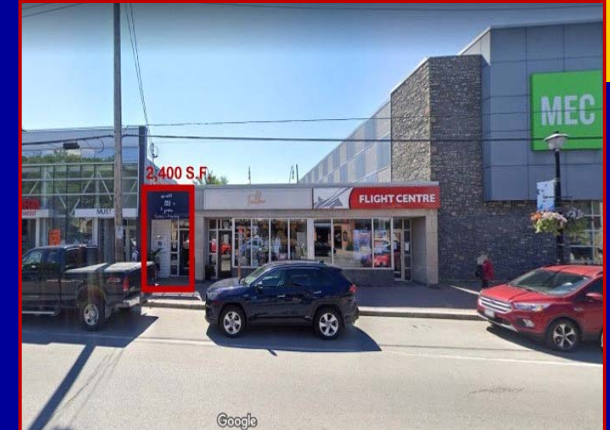
- ✓ \$28.00 per square foot net per annum.

### OPERATING COSTS:

- ✓ \$ 12.00 per square foot per annum (estimate). Includes Real estate taxes, Insurance, Garbage (General and cardboard), Snow removal and Parking lot cleaning), Management, Repairs and Maintenance. Tenant pays all Utilities on a proportionate share basis.

### SIGNAGE & PARKING:

- ✓ Storefront signage. Dedicated parking at rear of building. Ample street parking.



*For more information please contact:*

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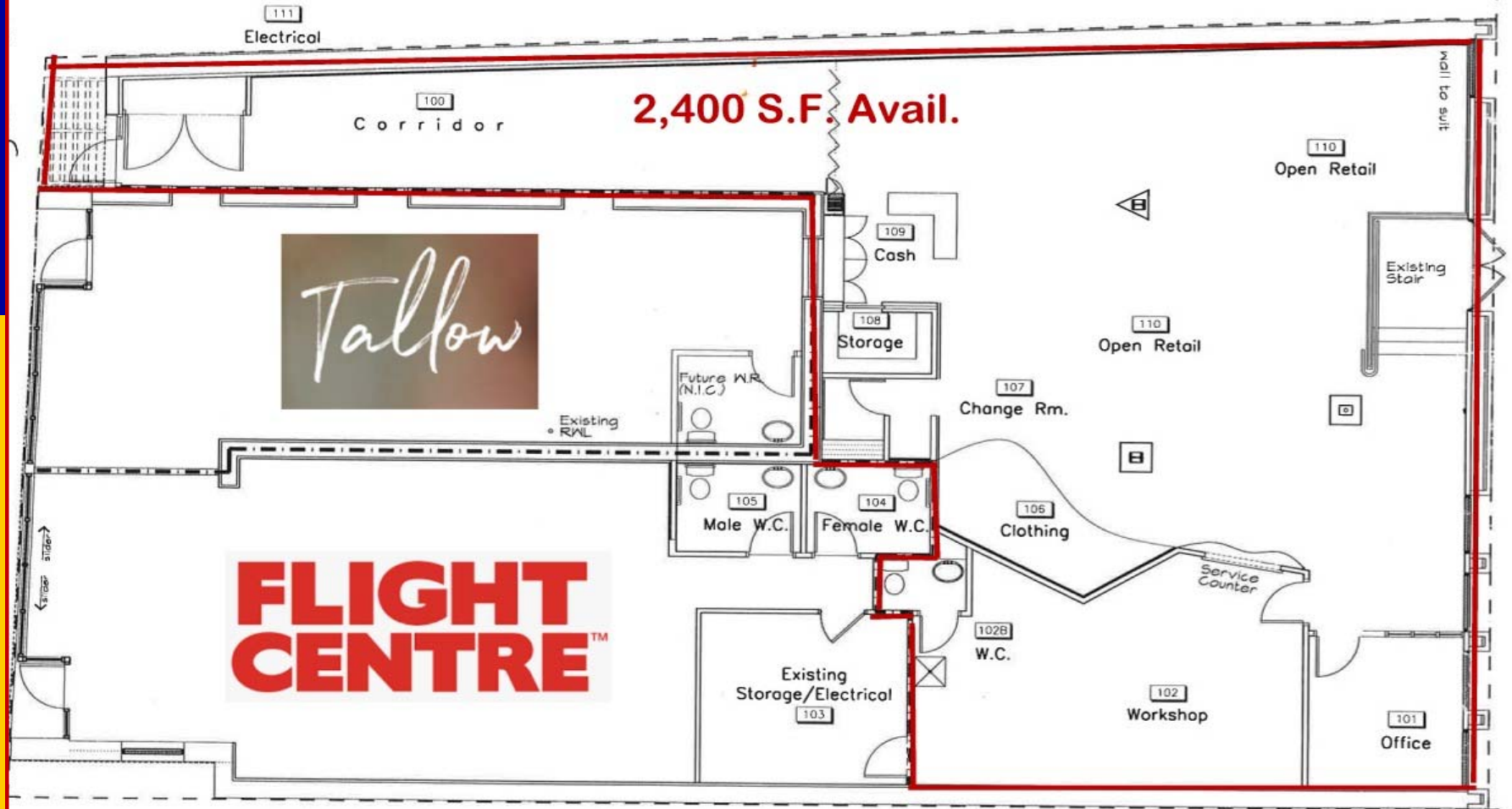
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### FLOOR PLAN



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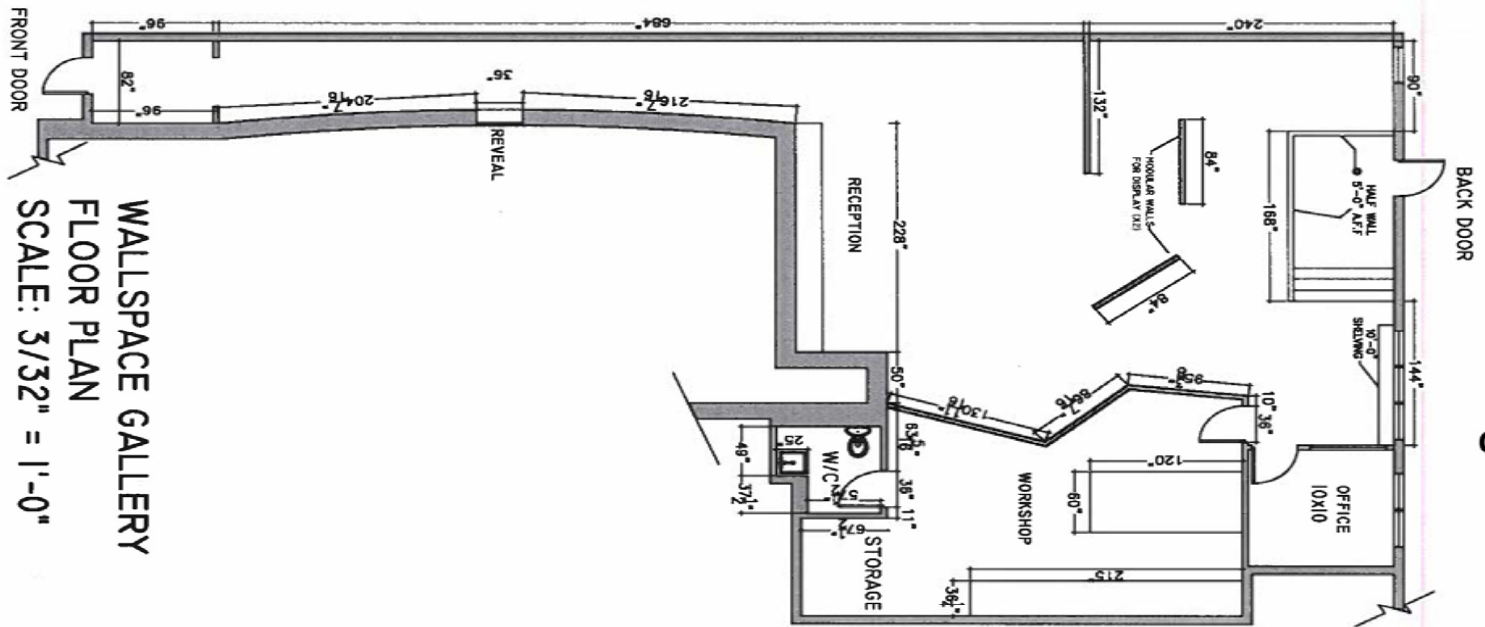
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### CLOSEUP FLOOR PLAN

Richmond Rd



WALLSPACE GALLERY  
FLOOR PLAN  
SCALE: 3/32" = 1'-0"

Parking Lot

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### SITE PLAN

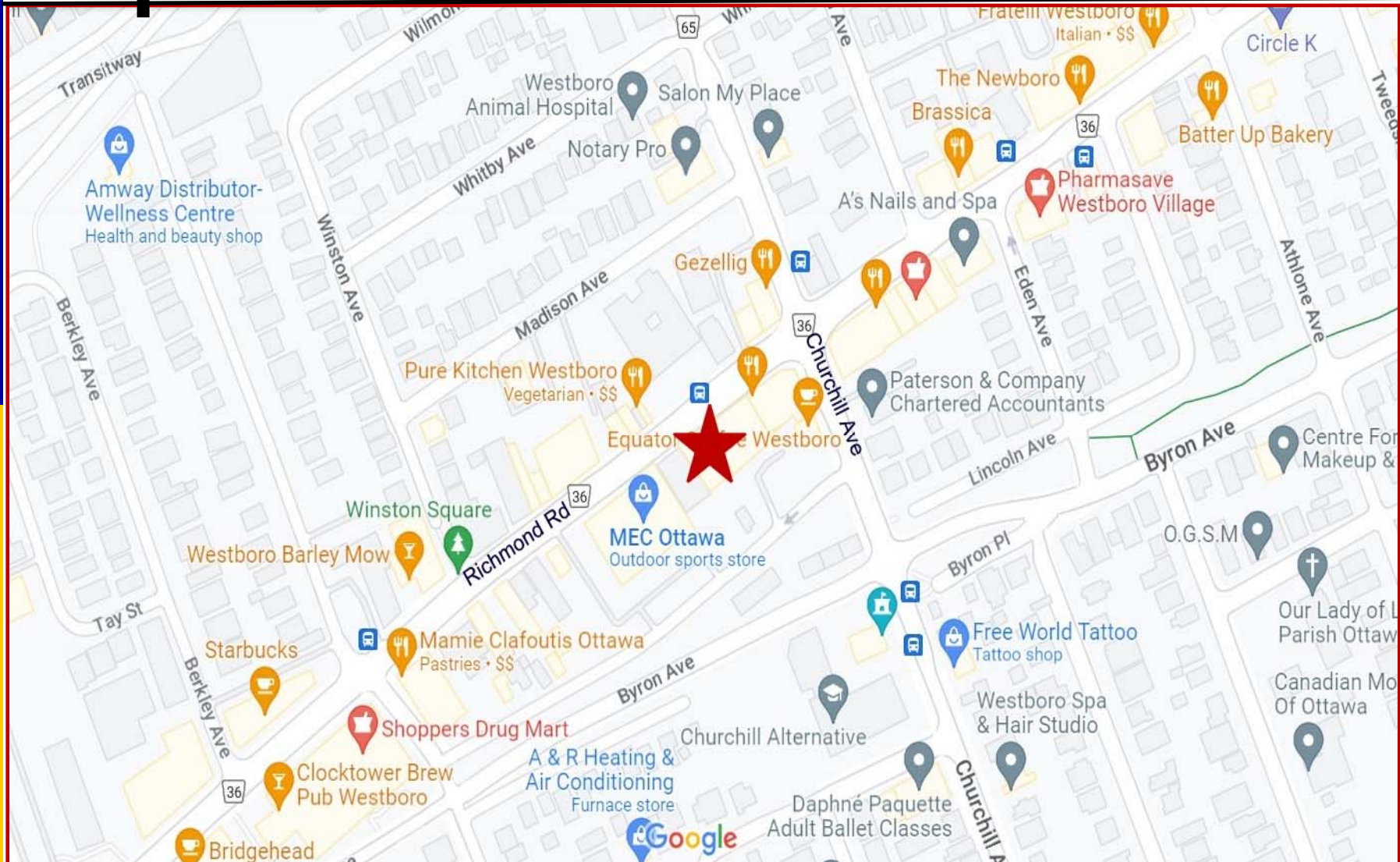


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