

FOR SUBLEASE: Prime Retail

440 Richmond Road, Ottawa



DESCRIPTION: Bridgehead Coffee Space (at Golden Ave.)

- ✓ Prime retail space for sublease located in the heart of Westboro Village, at street level under the Westboro Station condominium.
- ✓ The unit boasts large storefront windows and prominent signage on both Richmond Road and Golden Avenue.
- ✓ Public transit access is optimal with the Westboro Station O-Train located closeby on Scott Street between Athlone and Tweedsmuir avenues. Street parking available on Richmond Road and Byron Avenue.
- ✓ Close to fine restaurants and destination retailers like Mountain Equipment Co-op, Bushtukah, Lululemon, Trailhead, Shoppers Drug Mart, TD Canada Trust and The Keg Steakhouse.

SPACE AVAILABLE: Available Immediately

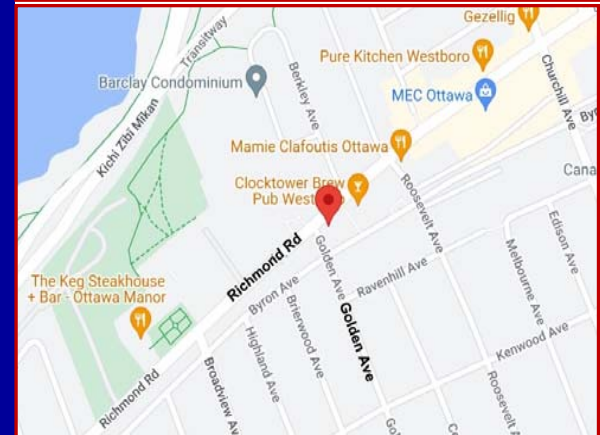
- ✓ Approximately 2,016 square feet available with covered patio.
- ✓ Lease expires July 14, 2029. Extended term to be arranged with Landlord.

NET RENTAL RATE:

- ✓ Present to July 14, 2024 - \$44.00 square foot per annum net.
- ✓ July 15, 2024 to July 14, 2029 - \$46.00 square foot per annum net.

OPERATING COSTS:

- ✓ \$21.19 per square foot per annum (estimate).



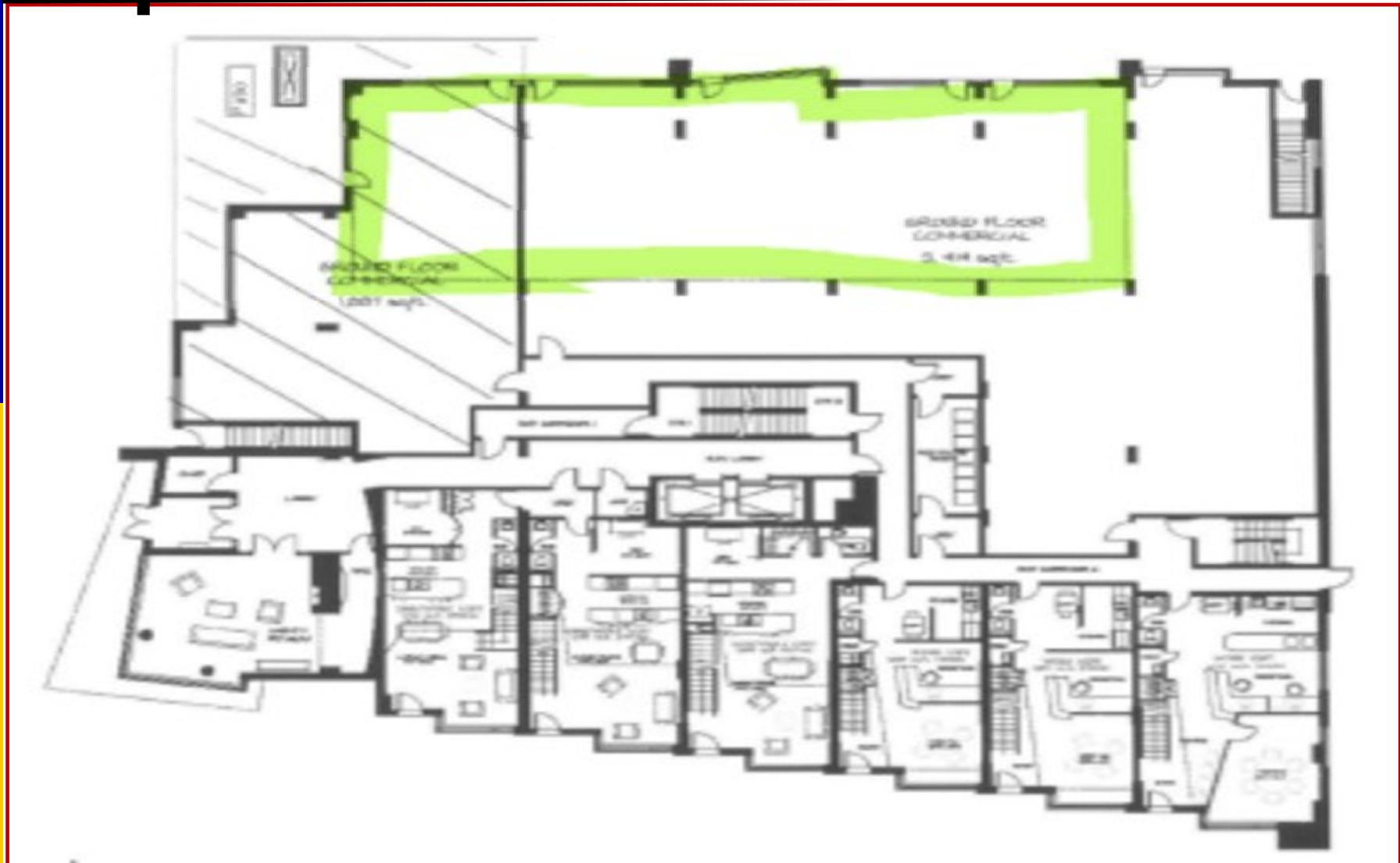
For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613)726-7323
Email: brent@brentcomrealty.com
www.brentcomrealty.com

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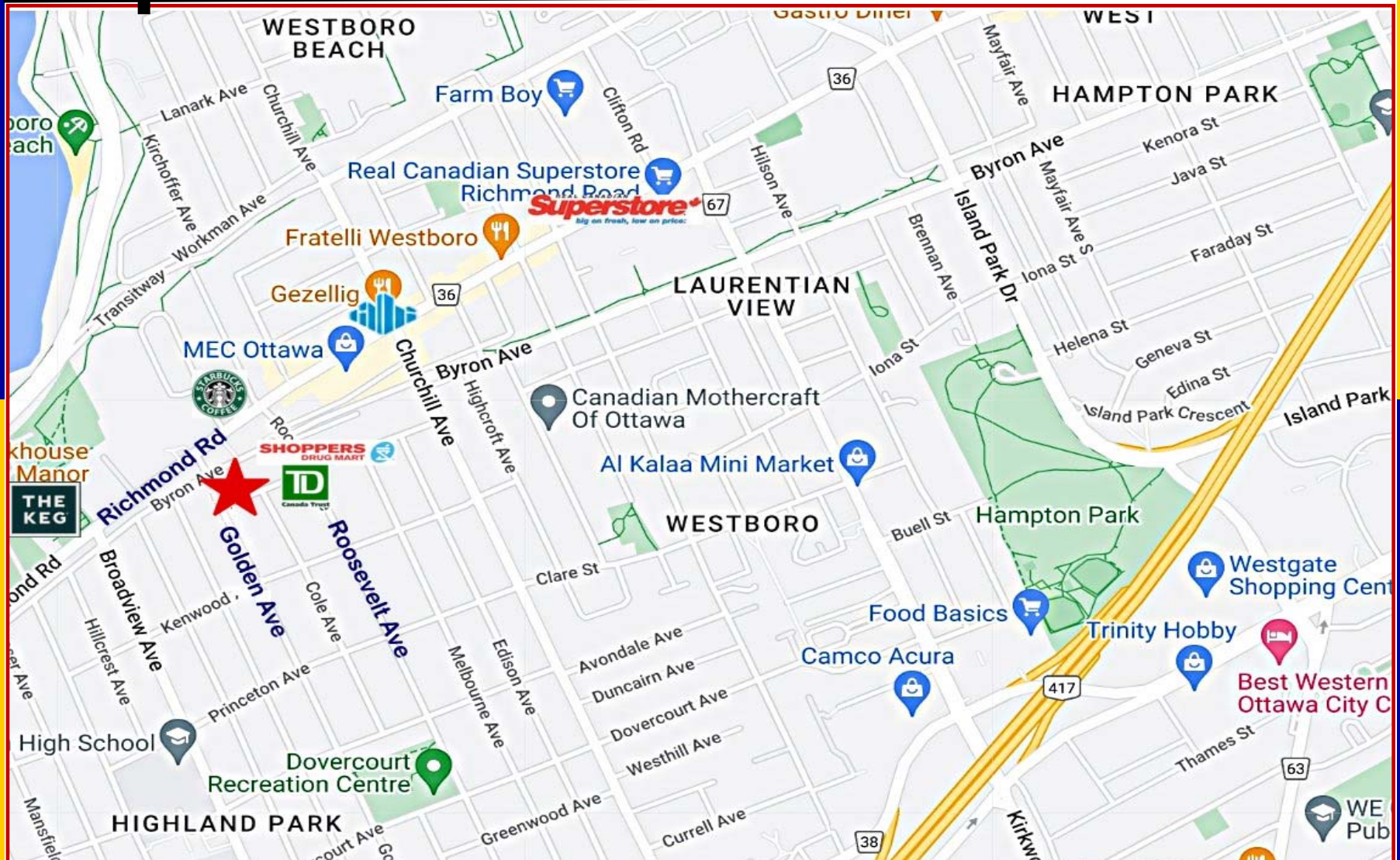
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