

### 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:

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