



CANTOR  
REALTY CORP.

# OFFICE SPACE FOR LEASE

WESTBORO

371-A Richmond Road | Ottawa, ON

## Executive Summary



### OFFERING SUMMARY

Lease Rate:	\$34.00 SF/yr (Gross)
Available SF:	1,168 SF
Zoning:	TM [1675] H(24)
Utilities:	Included
Availability:	Immediately

### PROPERTY OVERVIEW

Prime 2nd-floor walk-up, office space located in the heart of Westboro. Steps from many shops and restaurants such as Starbucks, Equator Coffee, Bower Coffee Co., lululemon, Knix, DU/ER, Fjallraven, PiCo Pizza, The Works Burgers, Pure Kitchen, The Keg and directly across from MEC. One office suite remaining with available signage opportunity facing Richmond Road.

### PROPERTY HIGHLIGHTS

- Exposed duct distribution;
- New large windows for ample natural light;
- 3 enclosed offices;
- 2 in suite bathrooms including 1 shower;
- Ideal for professional office use or retail service;
- 4 Minute drive to HWY 417;
- Up to 3 undesignated, exterior parking spaces available at \$150/month/space;
- Under 10 minute walk to the future LRT Station.



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CANTOR REALTY CORP., BROKERAGE  
COMMERCIAL SALES AND LEASING

**DAVID CANTOR**

Broker of Record

+1(613)762.8911

cantorrealty.com

david@cantorrealty.com

343 Preston Street 11th Floor Ottawa, ON K1S-1N4

The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CANTOR REALTY CORP., and CANTOR REALTY CORP. does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CANTOR REALTY CORP. does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CANTOR REALTY CORP.



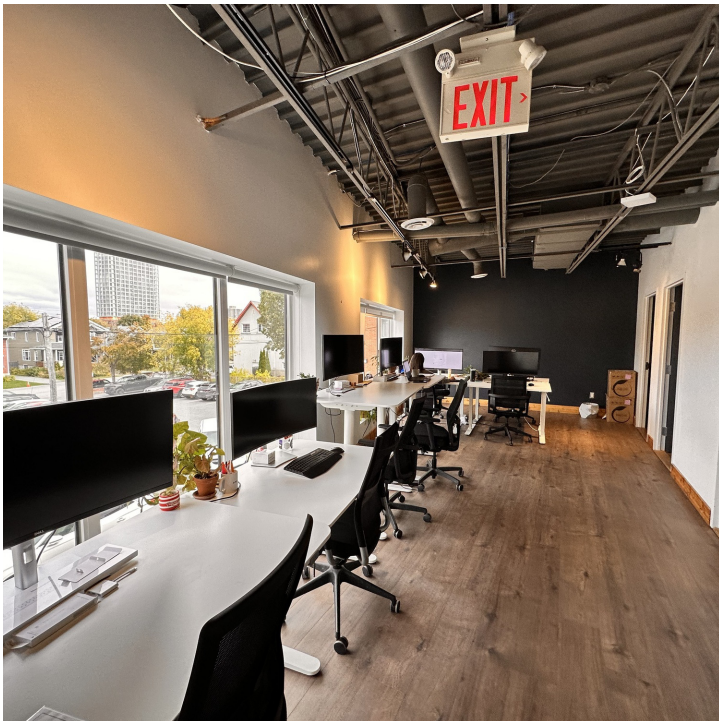
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Additional Photos



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Plan



Laser Accurate Measurement  
CAD-ification Solutions  
BCIN - House & Small Buildings  
P O Box 87  
Osgoode ON K0A 2W0 Canada  
caddlines@gmail.com  
off: 613.826.0725  
cell: 613.850.6205

THE UNDERSIGNED CERTIFIES THAT THE AREA AND SPACE OR BUILDING IS AS STATED ON THIS DRAWING, AT THE DATE AND TIME OF MEASURING/RECORDING. FULL AND FINAL RESPONSIBILITY OF THIS DOCUMENT/ELECTRONIC FILE LIES WITH THE USER.  
*Alfred*  
ALFRED MANTO  
Registered Professional Technologist

PROJECT:  
DOMICILE COMMERCIAL  
MANAGEMENT INC.  
371 RICHMOND ROAD,  
OTTAWA ON

DRAWING NAME:  
SECOND FLOOR  
PLAN  
RENTABLE AREAS

SCALE:  
3/32" = 1'-0"  
DATE:  
APRIL 2025

## LEASE INFORMATION

Lease Type:	Gross
Total Space:	842 - 8,014 SF

Lease Term:	Negotiable
Lease Rate:	\$34.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 1	-	1,670 SF	Gross	-	LEASED
Suite 3	-	1,379 SF	Gross	-	-
Suite 4	-	1,519 SF	Gross	-	-
Suite 6	Available	1,168 SF	Gross	\$34.00 SF/yr	-
Suite 7	-	1,454 SF	Gross	-	-
Suite 8	-	842 SF	Gross	-	-
Suite 2	-	448 SF	Gross	-	-
Suite 5	-	216 SF	Gross	-	-



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Location Map



Google

Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Vexcel Imaging US, Inc.



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