

FOR LEASE - COMMERCIAL PROPERTY
495 RICHMOND RD



Commercial Opportunity- Westboro, Ottawa

495 Richmond Rd.

2,388sf to 96,204sf of office/medical space available.

This seven-story office building is located in the sought-after Westboro Village neighbourhood and offers quick and easy access to public transit, only yards away from two transit stops, Highway 417 and only minutes from the downtown core. The views of the Ottawa River and the Gatineau Hills are breathtaking!

Surrounded by retail shopping, fantastic restaurants and the NCC parkland, offering a full complement of outdoor activities and underground parking.

Unit B100 at 2,388sf is available for immediate occupancy, offering the possibility of an office space, or dental/medical space with several windows offering natural light. All other units will be available September 1, 2025.

Regional Group
1737 Woodward Drive, 2nd
Floor
Ottawa, ON
K2C 0P9

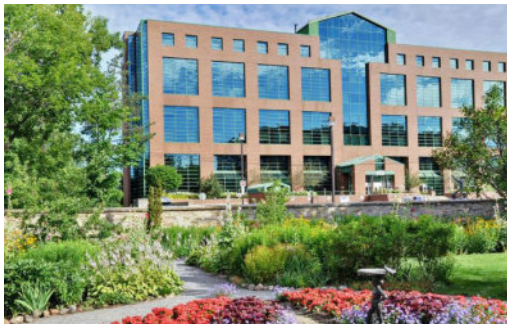
(613) 230-2100

info@regionalgroup.com



Property Highlights

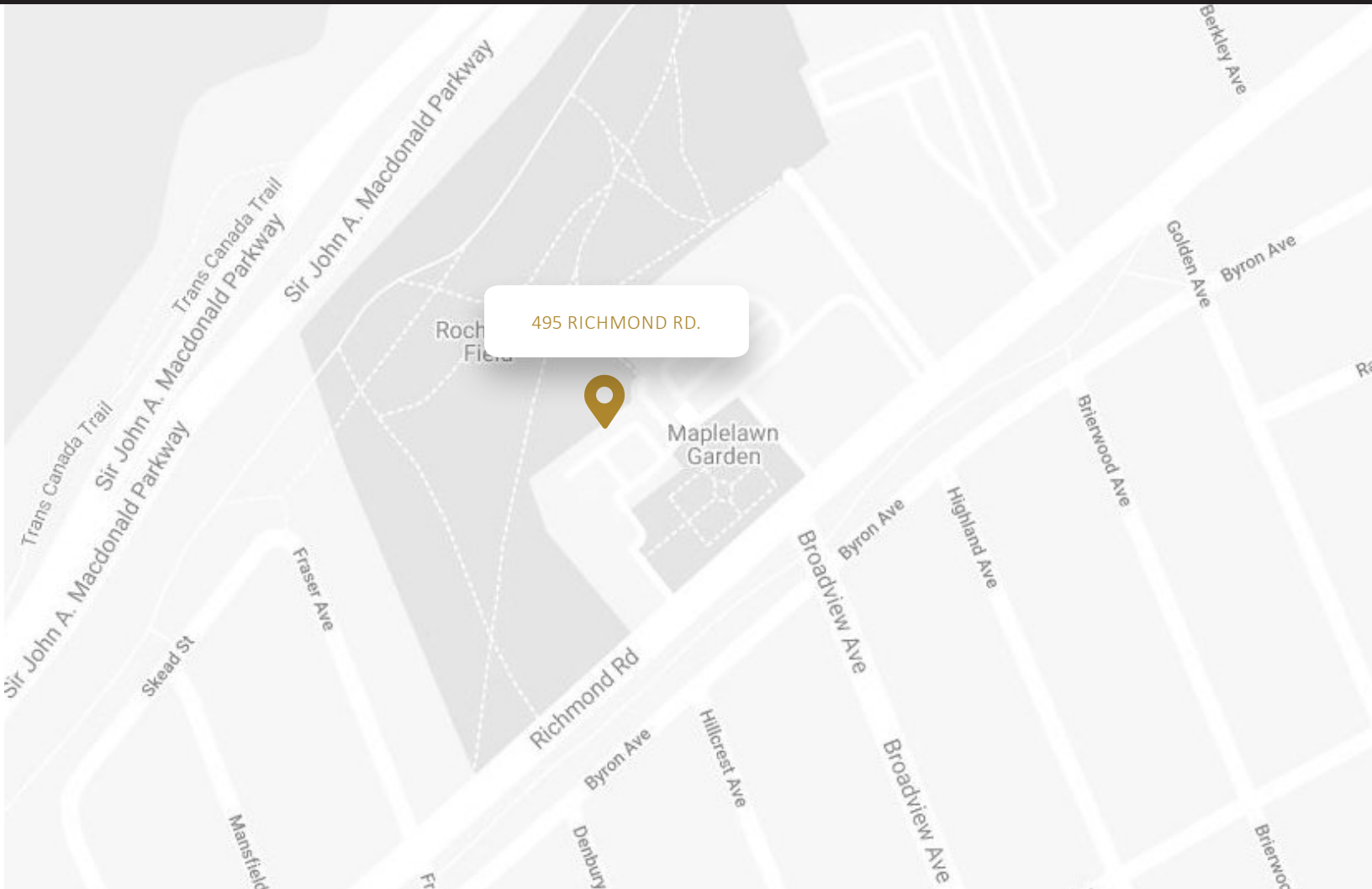
- Stylish building with a brick and glass facade
- Large stylish lobby with elevators
- Well maintained building
- Easy and quick access to downtown
- Sought after neighbourhood
- Strong tenant base
- Shared common washrooms



Availability & Rates

Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
Unit B100	2,388	Call for pricing	\$20.54	Immediate
Unit 200	14,740	Call for pricing	\$20.54	Sept 1, 2025
Unit 300	15,413	Call for pricing	\$20.54	Sept 1, 2025
Unit 400	15,413	Call for pricing	\$20.54	Sept 1, 2025
Unit 500	15,413	Call for pricing	\$20.54	Sept 1, 2025
Unit 600	15,413	Call for pricing	\$20.54	Sept 1, 2025
Unit 700	15,289	Call for pricing	\$20.54	Sept 1, 2025

TI Allowance – Negotiable

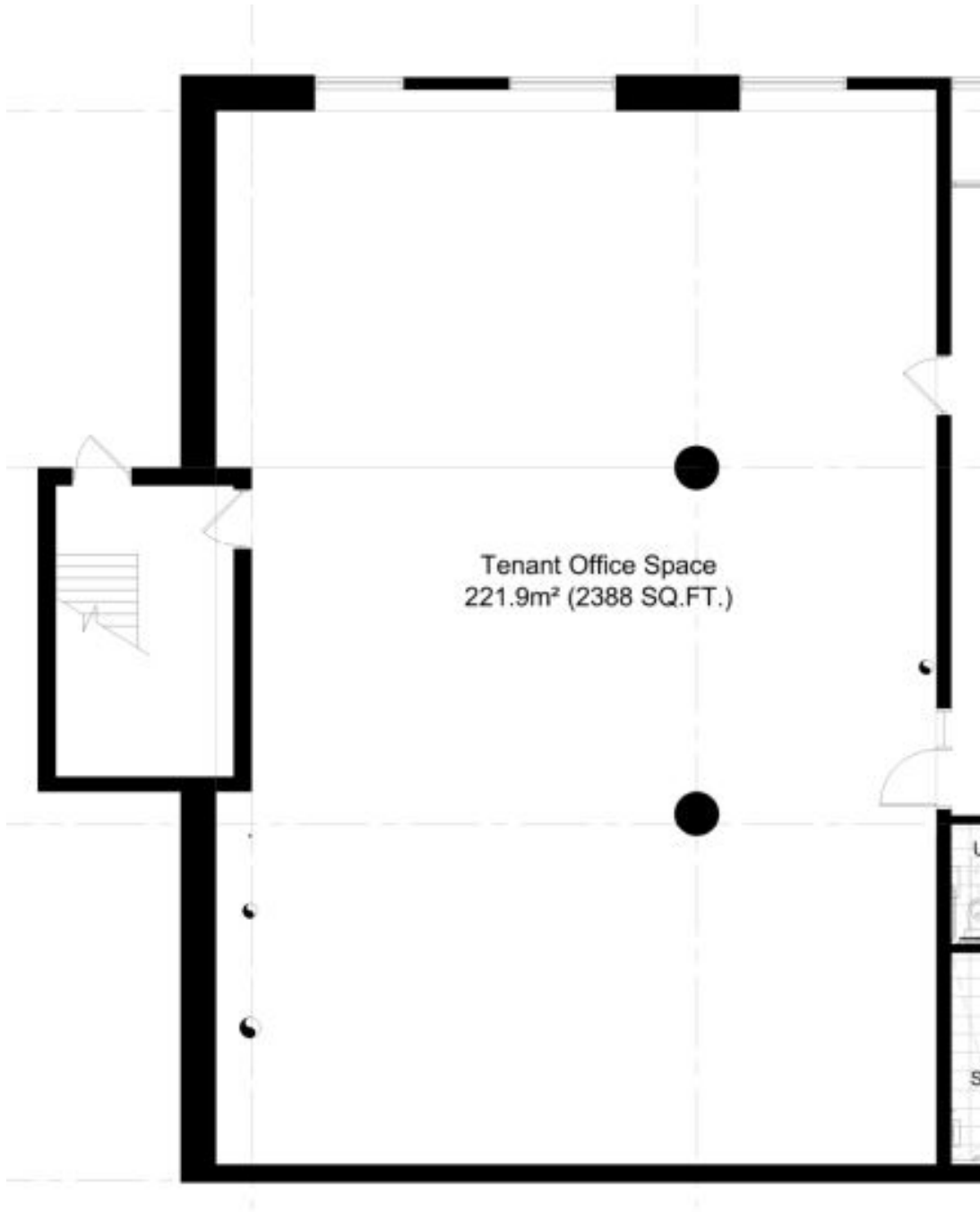


Property Specifications

Construction	Masonry
Ceiling Height	8'
Loading facilities	No
Air Conditioning	Yes
Heat	Heat Pump
Sprinklered	Yes
Elevator	Yes
Parking Spots	245 Surface and underground parking spaces
Seperately Metered	Yes

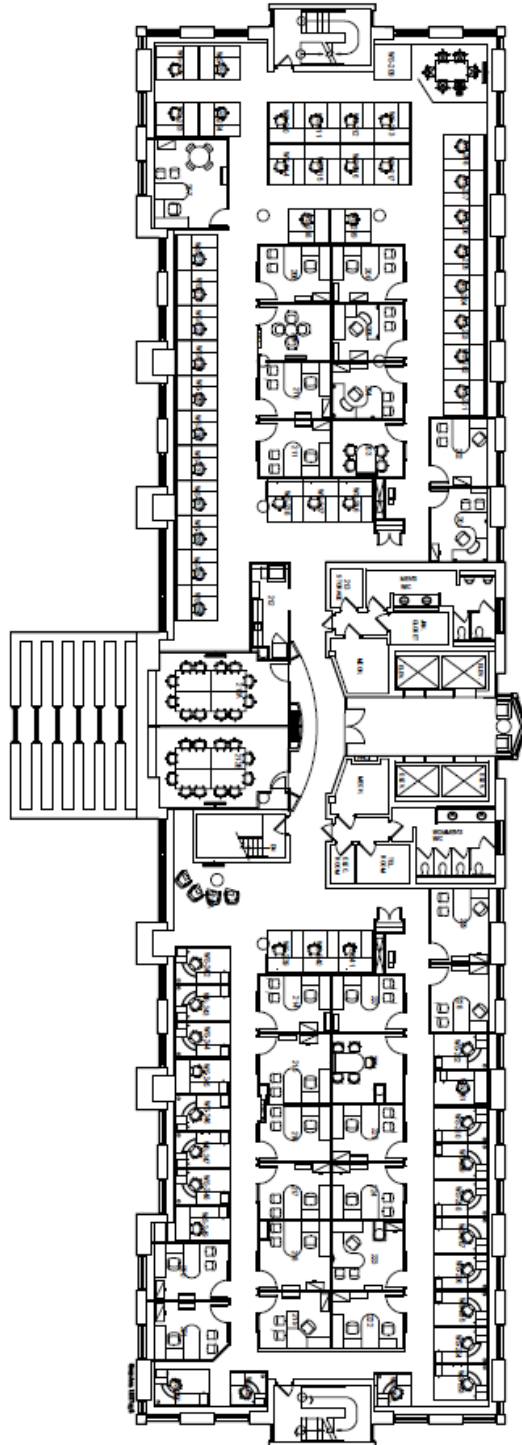
Unit B100

2,388sf



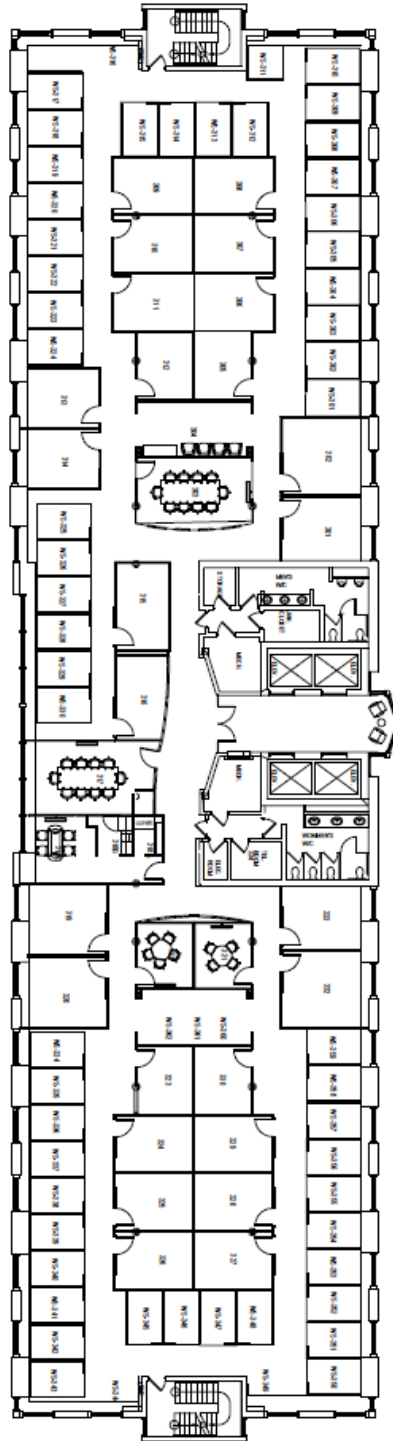
Unit 200

14,740sf



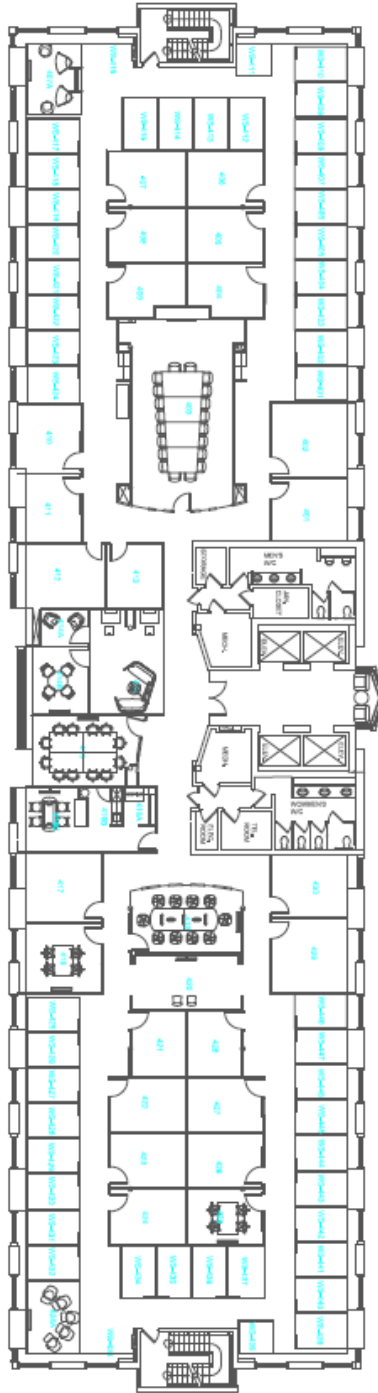
Unit 300

15,413sf



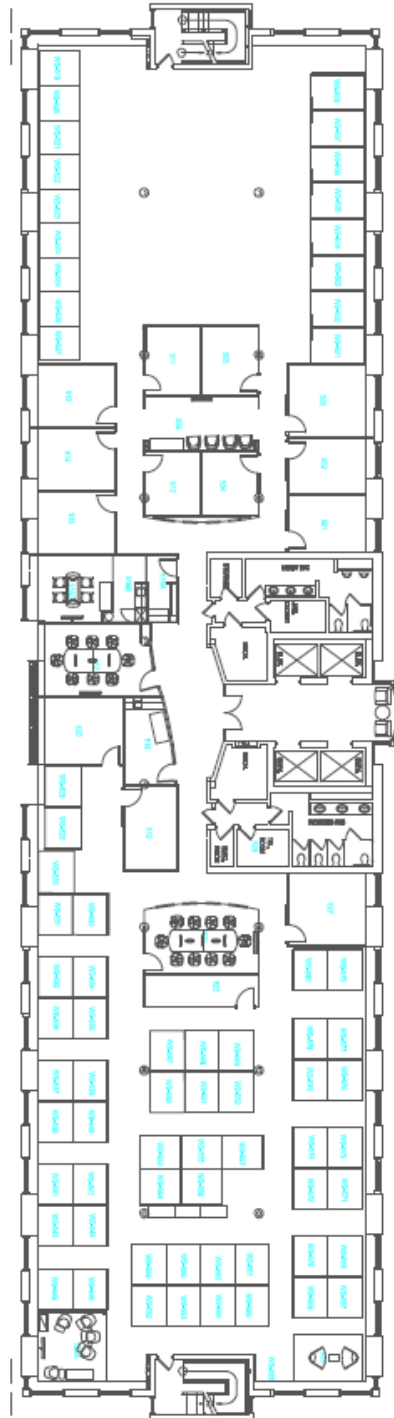
Unit 400

15,413sf



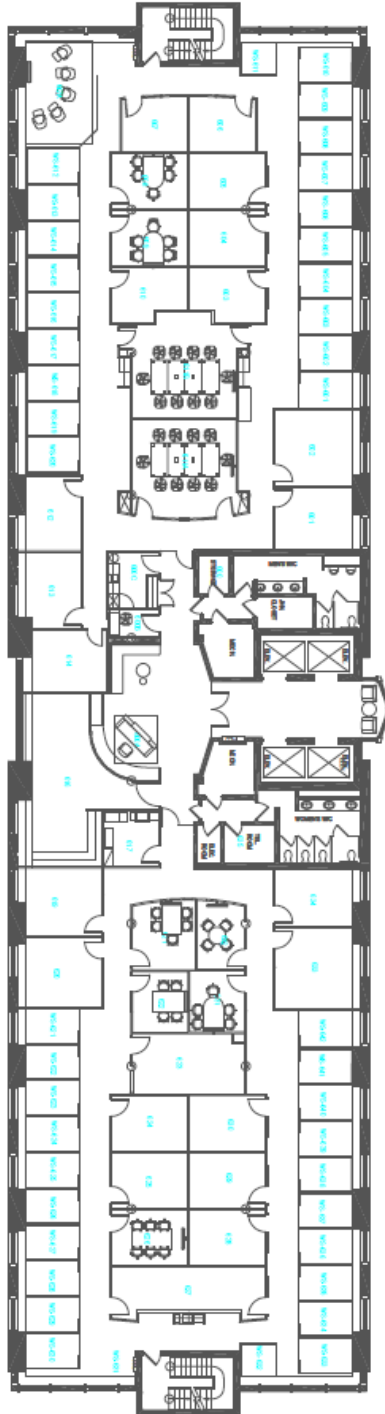
Unit 500

15,413sf



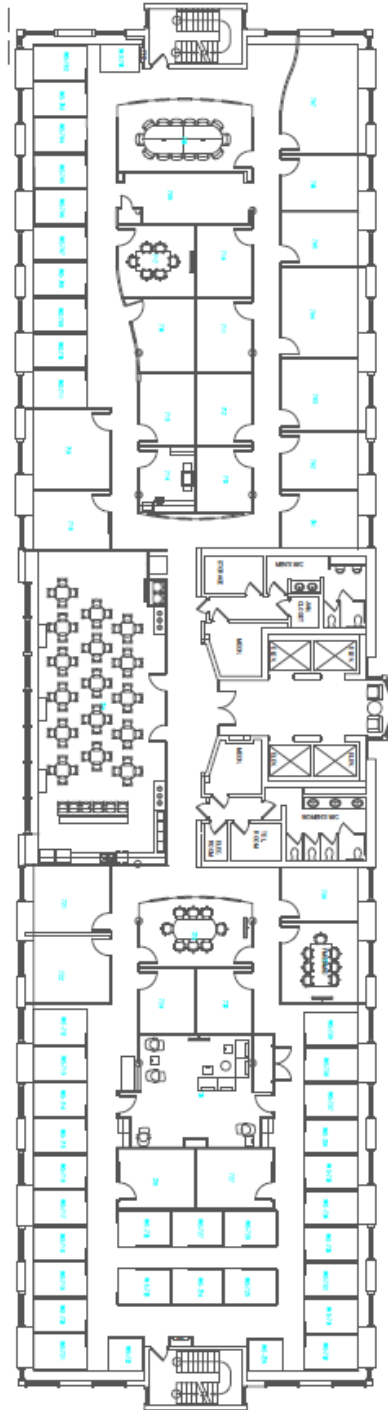
Unit 600

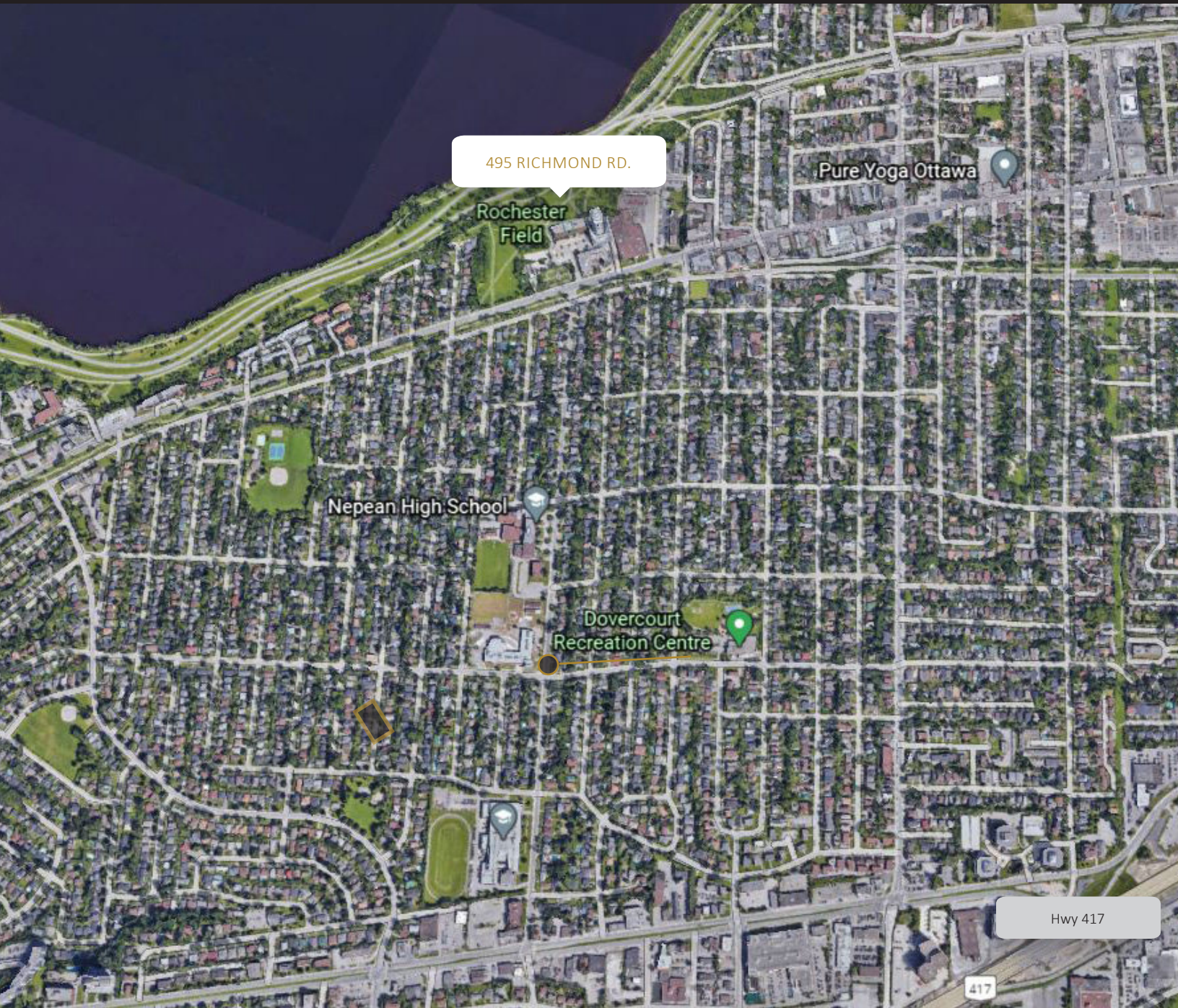
15,413sf



Unit 700

15,289sf





Contact us

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