



CANTOR REALTY CORP.

FUNKY DESIGN FORWARD 2ND FLOOR WALK-UP SPACE IN WESTBORO FOR LEASE

408-A Churchill Avenue | Ottawa, ON

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$34 SF/yr (Gross)
Available SF:	2,028 SF
3 Parking Spaces Available:	\$150/each
Utilities:	Included
Common Janitorial:	Included
Internet:	Excluded
Available:	June 1, 2026

PROPERTY OVERVIEW

Located at the busiest intersection of Westboro, this 2nd-floor walk-up office/retail service space features a front reception area, kitchenette/lunch room, 1 washroom, and 8 treatment/offices. With second-floor windows fronting on both Richmond Road and Churchill Avenue and located directly above lululemon, and near Lexington Smokehouse and Equator Coffee, you're truly at centre ice. Rent includes all operating costs and property taxes, utilities, and common-area janitorial. Tenant's phone and internet are additional—signage availability on Churchill Avenue. NO TATTOO OR MEDISPA USE PERMITTED.

SPACES	LEASE RATE	SPACE TYPE	SPACE SIZE
408-A Churchill Avenue	\$34.00 SF/yr	Second Floor Walk-Up	2,028 SF



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CANTOR REALTY CORP., BROKERAGE COMMERCIAL SALES AND LEASING

DAVID CANTOR

Broker of Record

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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 The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CANTOR REALTY CORP.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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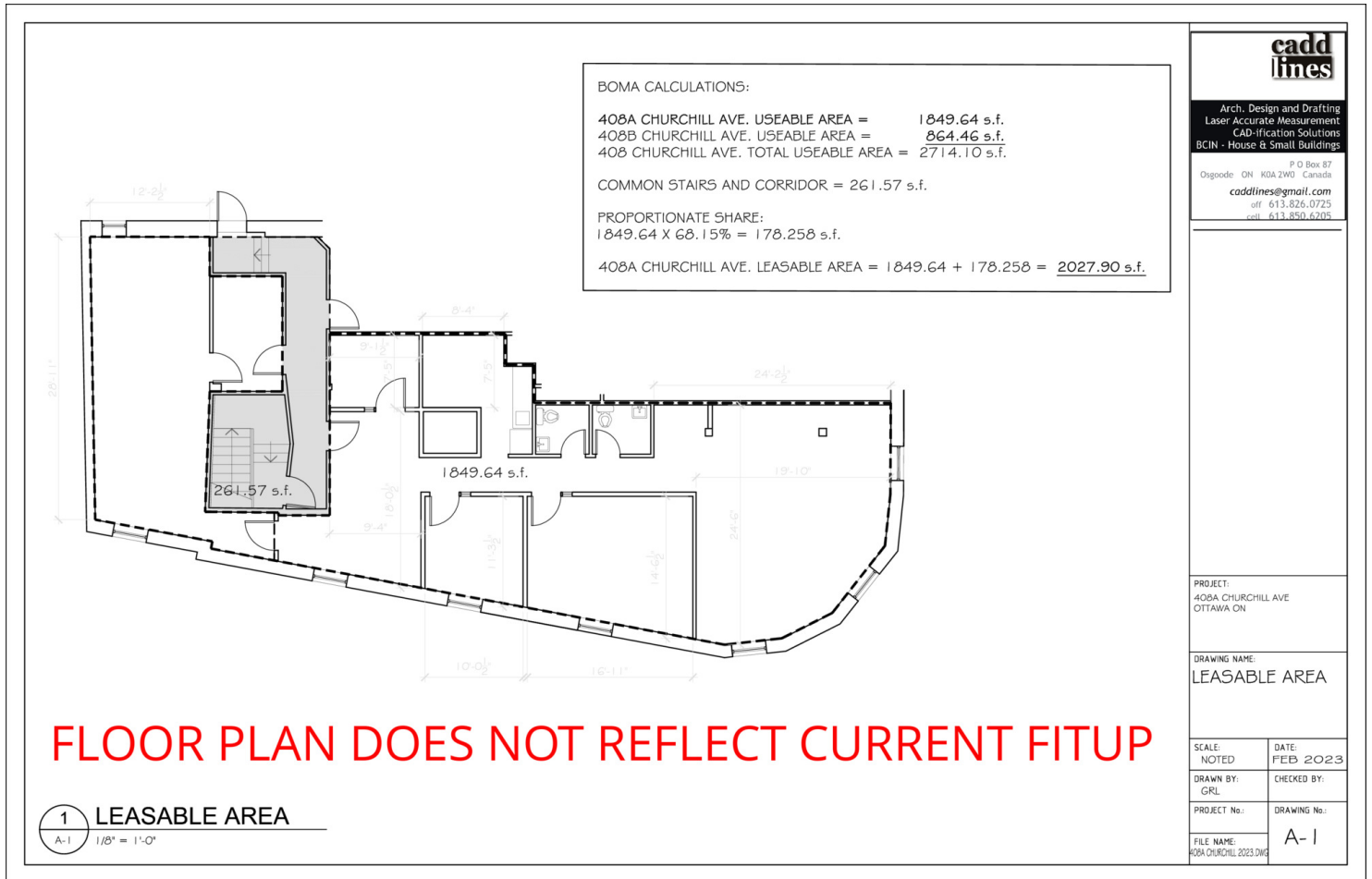


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Floor Plan



FLOOR PLAN DOES NOT REFLECT CURRENT FITUP

1 LEASABLE AREA
A-1 1/8" = 1'-0"



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Location Map



Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, Vexcel Imaging US, Inc.



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