

# FOR LEASE: WESTBORO PRIME RETAIL

## 1281B Wellington St. W., Ottawa, ON

**BRENTCOM**  
REALTY CORPORATION, BROKERAGE  
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING

### DESCRIPTION:

- ✓ Prime ground floor retail opportunity located in the centre of Westboro Village, a busy area with substantial pedestrian and vehicular traffic. This thriving area boasts successful restaurants, retail, fashion, grocery, community services, professional services, arts and theatre.
- ✓ Located less than a kilometer from Tunney's Pasture transit station and situated north of Highway 417 between the Island Park and Parkdale exits.
- ✓ Neighbouring retailers include Bridgehead Coffee, Petit Bill's Bistro, Fresh Air Experience, TD Canada Trust, Metro, World of Maps, Dollarama, The Great Canadian Theatre Company.

**RETAIL SPACE AVAILABLE:** Available September 1, 2026

- ✓ Approximately 836 square feet rentable.

### NET RENTAL RATE:

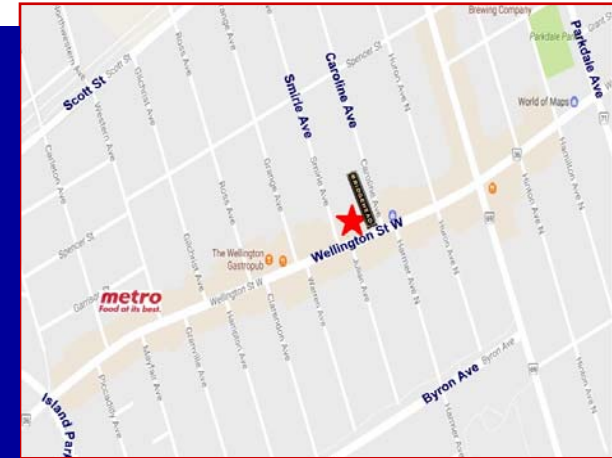
- ✓ \$44.00 per square foot net rentable, escalating \$1.00 per annum.

### OPERATING COSTS (estimate):

- ✓ \$17.60 per square foot. Has its own independent HVAC and electrical service.

### ACCESS, SIGNAGE AND PARKING:

- ✓ Street front access with excellent signage and exposure on Wellington Street West. Surface parking spaces in the rear parking lot available @ \$200.00/month.

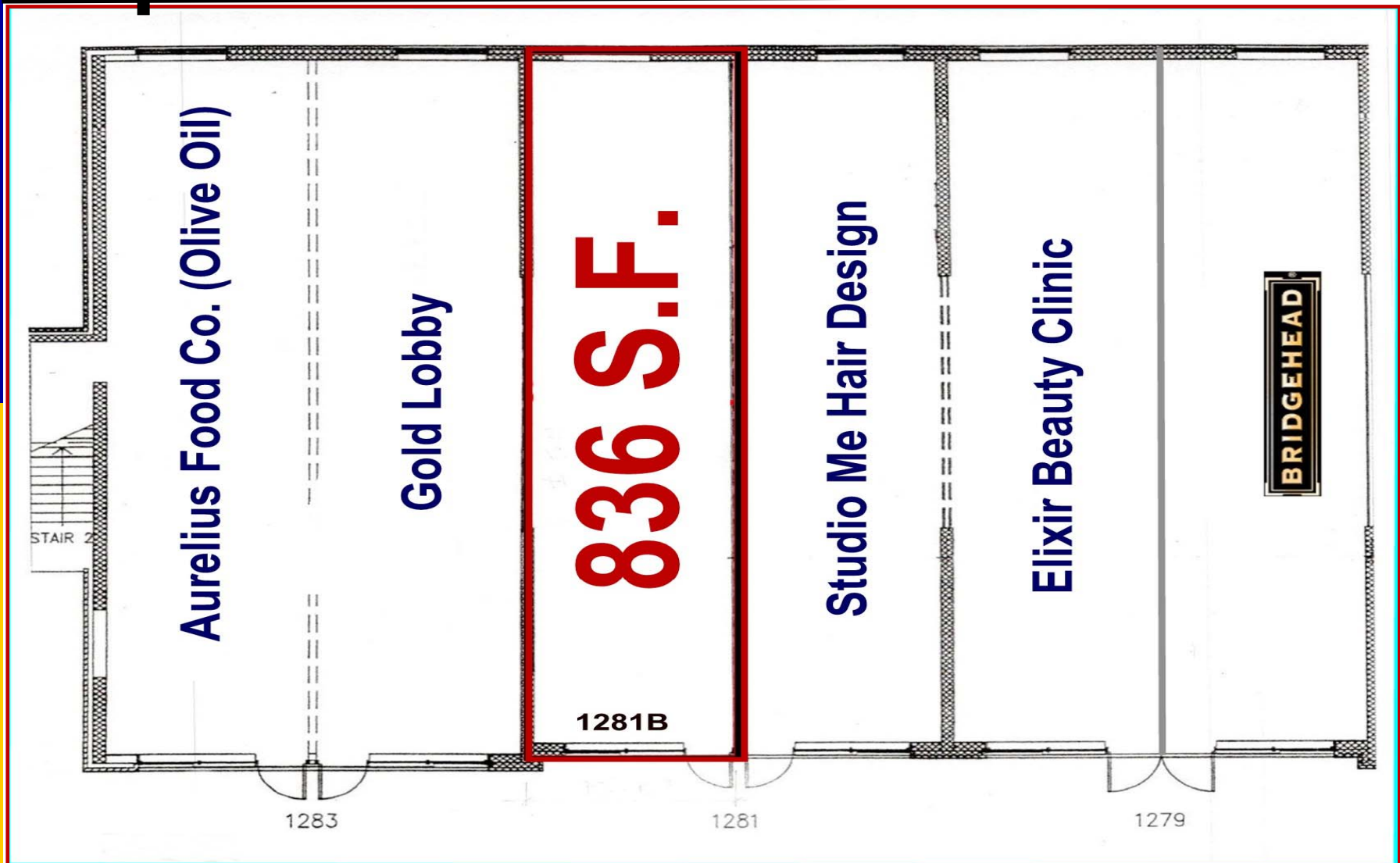


*For more information please contact:*

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