FOR LEASE | RETAIL SPACE

1310 WELLINGTON STREET WEST, OTTAWA, ON



PROPERTY HIGHLIGHTS:

- Freestanding building available for lease
- ±4,090 SF ground floor with 950 SF basement
- Façade revamp completed in 2024
- Highly visible street front location
- Average daily traffic counts of 10,000 vehicles on Wellington Street West
- Nearby retailers and services include Petit Bills' Bistro, Ottawa Bagel Shop, Parma Ravioli, Anytime Fitness, Massage Addict and more
- Rental rates starting at $37 PSF NNN
- Additional rent estimated at $15.77 (2024)
- Laneway available for stacked parking
- Available immediately

EXCLUSIVELY LISTED BY:

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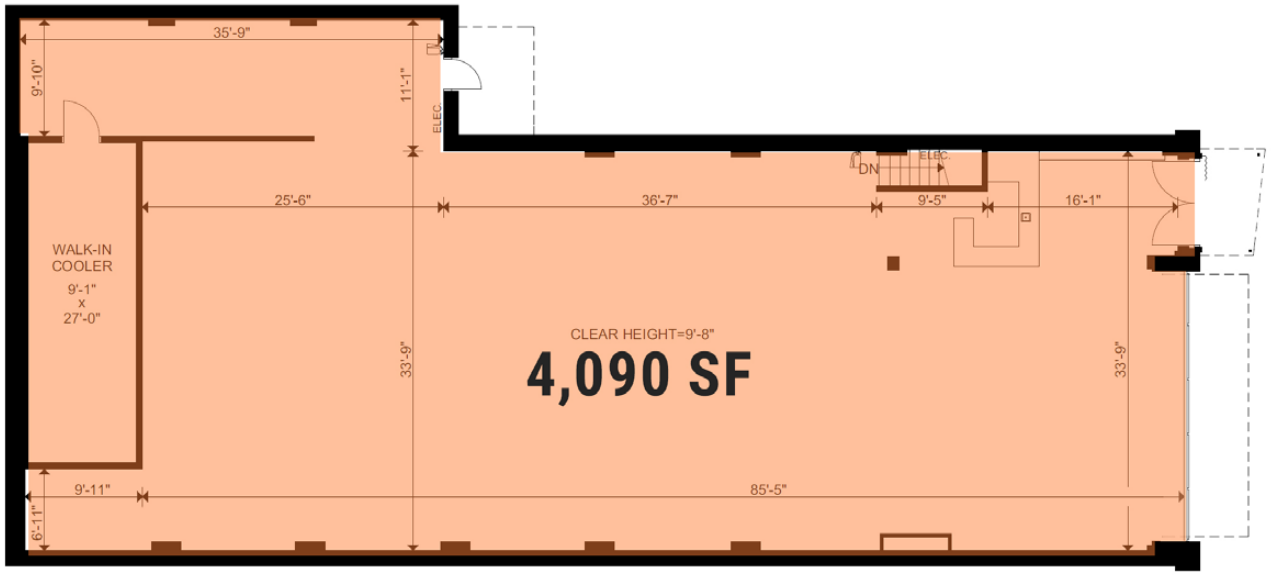
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FLOOR PLANS

GROUND FLOOR



BASEMENT



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AERIAL VIEW OF NEIGHBOURHOOD



SNAPSHOT OF AREA

Wellington Village lies between Parkdale Avenue and Island Park Drive, with Wellington Street West being the central commercial hub running through it. Tree-lined streets, red brick facades, verandas, and a friendly atmosphere have helped turn this area into one of Ottawa's trendiest family-oriented neighbourhoods.

Newer condominium developments complement the original working class homes that have been progressively renovated and improved in value. This affluent neighbourhood features trendy boutiques, gourmet shops, and destination locations, such as the Parkdale Market and the Great Canadian Theatre Company. Most amenities are within walking distance, with plenty of park and green spaces for all residents to enjoy. Tunney's Pasture, a 121-acre area that is exclusively developed for federal government buildings, is located approximately one kilometre north of Wellington Street. With approximately 13,000 employees at Tunney's Pasture and an explosion of new business and residential development in recent years, Wellington Village has evolved into an upscale food and shopping district, taking influence from nearby Westboro.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.
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