



CANTOR
REALTY CORP.

2ND FLOOR WALK-UP OFFICE SPACE FOR LEASE

WESTBORO

371-A Richmond Road | Ottawa, ON

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$34 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

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 The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CANTOR REALTY CORP.



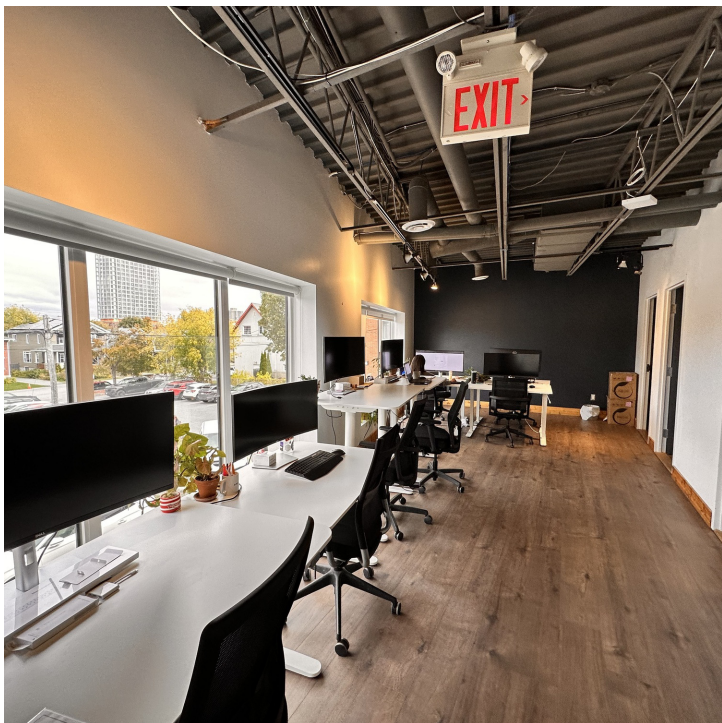
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Additional Photos



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Plan



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	842 - 8,014 SF	Lease Rate:	\$34 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



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