

# FOR LEASE

AND FOR SALE

381 Richmond Road, Ottawa ON



**PHILIP ZUNDER** President | Broker of Record  
613.725.7170 | pzunder@cdnglobal.com

**BEN ZUNDER** Vice President | Sales Representative  
613.913.8858 | bzunder@cdnglobal.com

**CDN GLOBAL (OTTAWA) LTD.**  
1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6  
[www.cdnglobal.com](http://www.cdnglobal.com)

**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors

# PROPERTY DETAILS



## THE OFFERING

Located in the heart of vibrant Westboro, 381 Richmond Road offers a versatile, high-exposure commercial space ideal for a wide range of uses including retail, restaurant, entertainment, fitness or dance studio, daycare, medical, or service-based businesses.

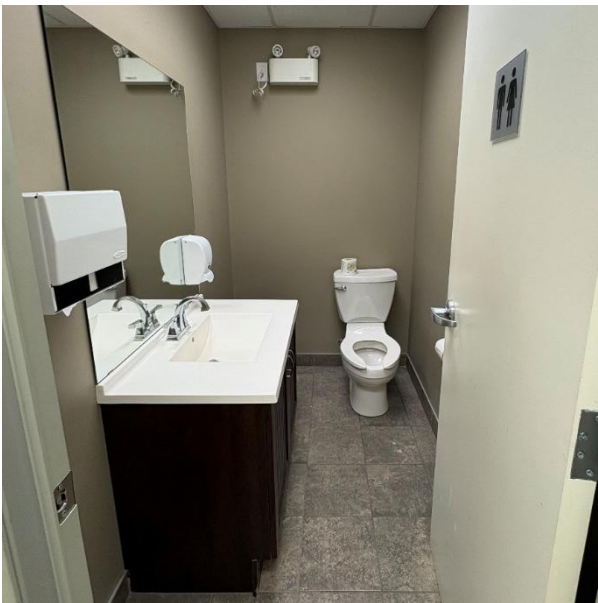
The premises feature two functional levels, with the upper level currently built out with offices that can potentially be removed to create a fully open-concept layout (which could include removing the dropped ceiling), allowing tenants maximum flexibility to design the space to suit their needs. 18 outdoor parking spaces are also included along with large storefront windows providing excellent natural light and strong street presence along one of Ottawa's busiest commercial corridors. The surrounding mix of popular shops, restaurants, and residential density ensures steady foot and vehicle traffic. This property presents an outstanding opportunity for businesses looking to establish themselves in one of the city's most sought-after neighbourhoods.

ADDRESS	381 Richmond Road, Ottawa, ON K2A 1Y8
UNIT AREA	Approximately 5,000 SF (main level), approx. 1,700 SF second floor front, 800 SF second floor back
RENTAL RATE	\$50.00 per SF for 5,000 SF- second floor included in rental
ADDITIONAL RENT	\$15.00 per SF (5,000 SF) (estimated for 2026)
LEASE TERM	10 years (preferred) with option to renew

---

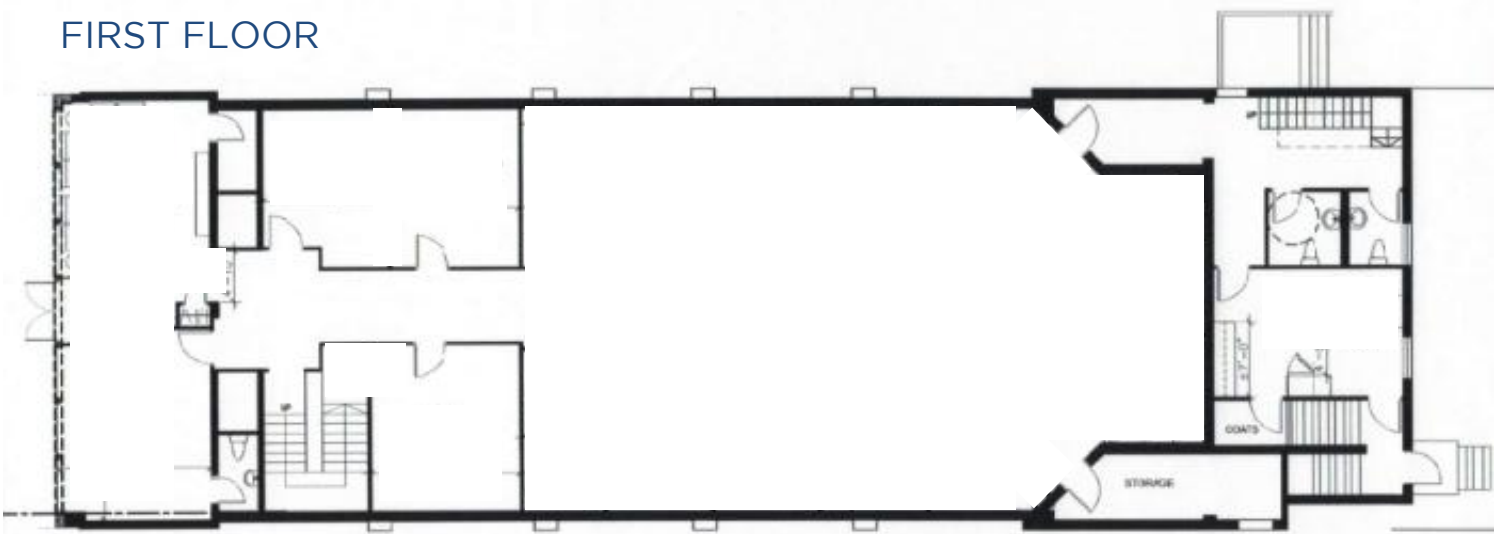
# INTERIOR FEATURES

---

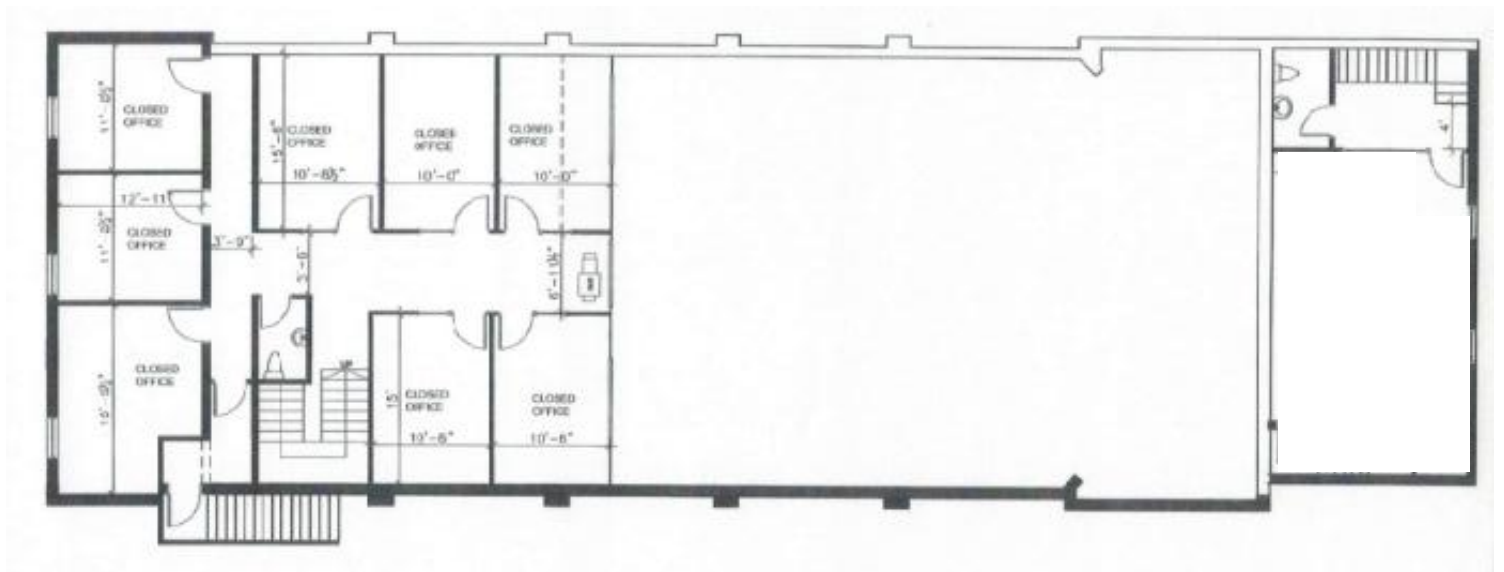


# FLOORPLAN

## FIRST FLOOR



## SECOND FLOOR



# LOCATION

381 Richmond Road benefits from exceptional visibility and steady foot and vehicle traffic in one of the city's most sought-after commercial districts. Surrounded by a strong mix of popular restaurants, cafés, boutique retail, fitness studios, and daily amenities, the area draws a consistent and affluent customer base throughout the day and evening.

The property offers convenient access to public transit, major arterial routes, and nearby residential density, making it easily accessible for both customers and staff.



**BEN ZUNDER** Vice President | Sales Representative  
613.913.8858 | [bzunder@cdnglobal.com](mailto:bzunder@cdnglobal.com)

**PHILIP ZUNDER** President | Broker of Record  
613.725.7170 | [pzunder@cdnglobal.com](mailto:pzunder@cdnglobal.com)

## **CDN GLOBAL (OTTAWA) LTD.**

1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6

[www.cdnglobal.com](http://www.cdnglobal.com)

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or Distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors