

FOR LEASE

381 Richmond Road, Ottawa ON



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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 features two functional levels, with the upper level currently built out with offices that could be removed to create a fully open-concept layout (could also include removing the dropped ceiling), allowing tenants 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. 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.

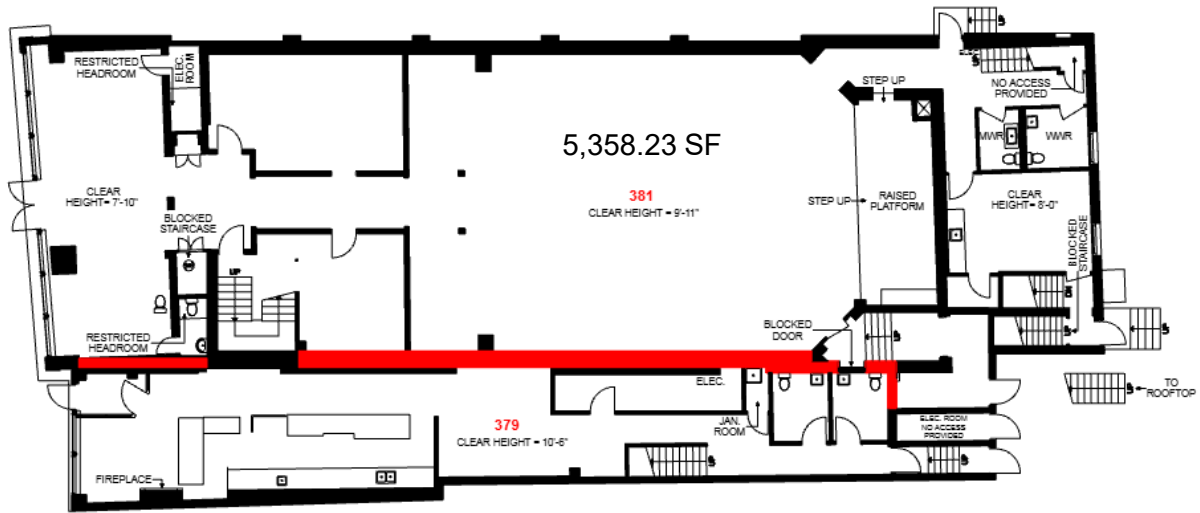
ADDRESS	381 Richmond Road, Ottawa, ON K2A 1Y8
UNIT AREA	Total Area: 8,412.16 SF Ground floor: 5,358.23 SF (approx.) Second floor: 3,083.93 SF (approx.) split into 2,273.02 SF and 810.91, plus partial basement
FRONTAGE	45 ft. ground floor retail (approx.)
RENTAL RATE	Ground Floor: \$40.00 per SF, plus annual escalations Second Floor: \$20.00 per SF, plus annual escalations
ADDITIONAL RENT	\$12.00 per SF, estimated for 2026
LEASE TERM	10 years (preferred) with option to renew
PARKING	Up to +/- 20 spots (monthly charges TBD)

INTERIOR FEATURES

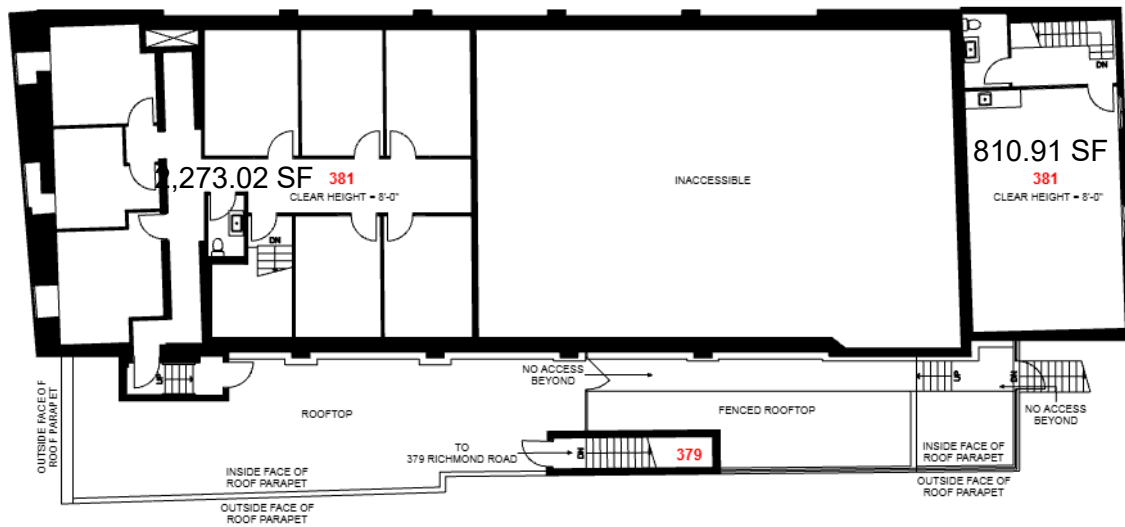


FLOORPLAN

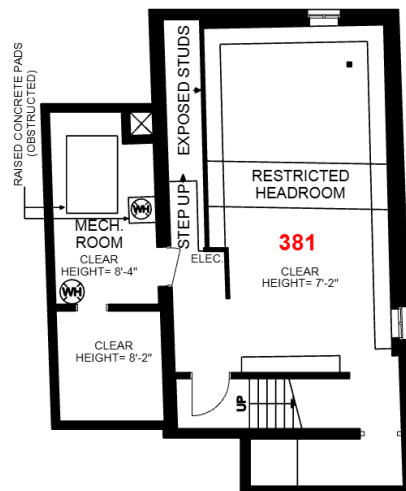
GROUND FLOOR



SECOND FLOOR



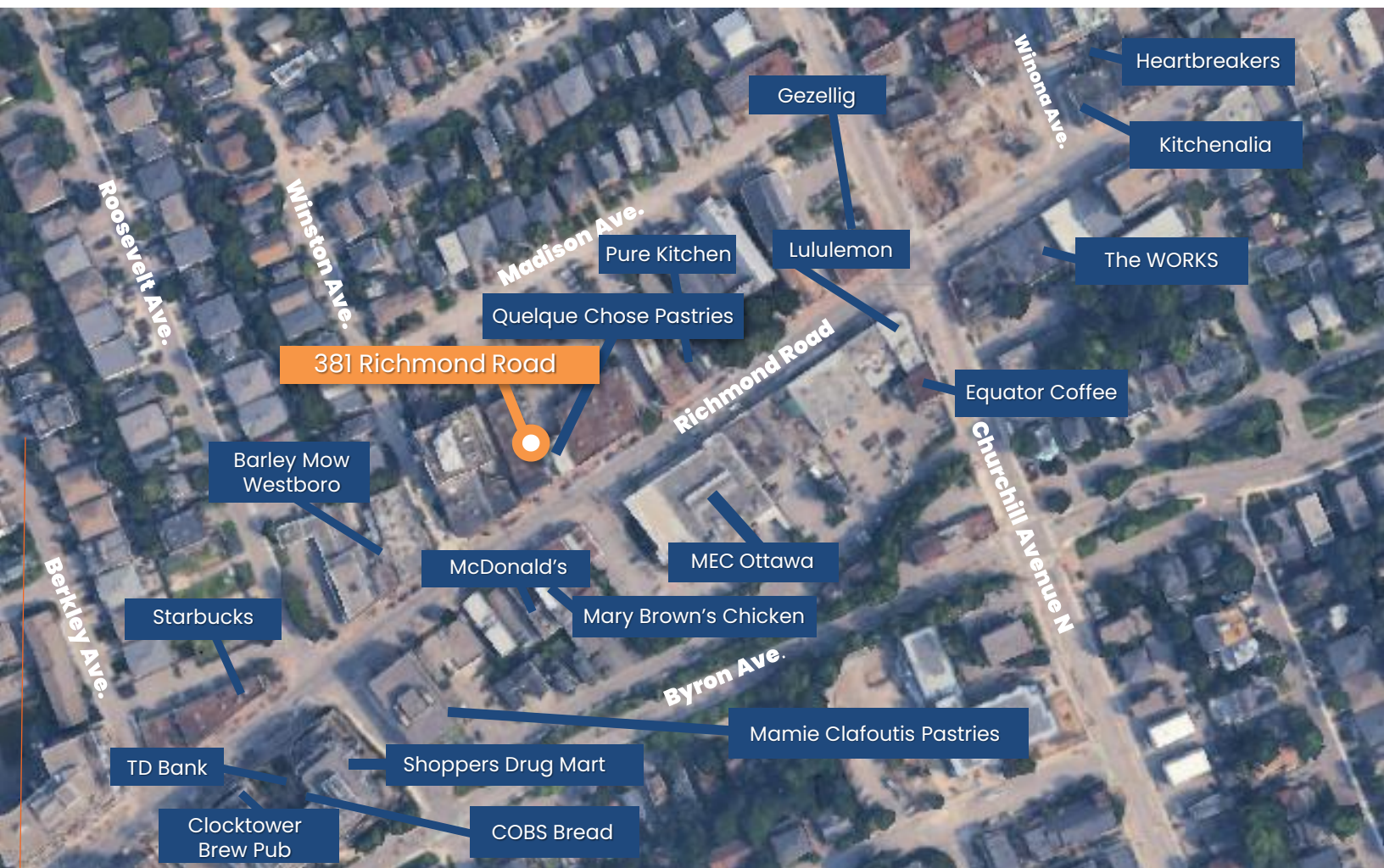
BASEMENT



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.



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