

# 319 MCRAE AVENUE

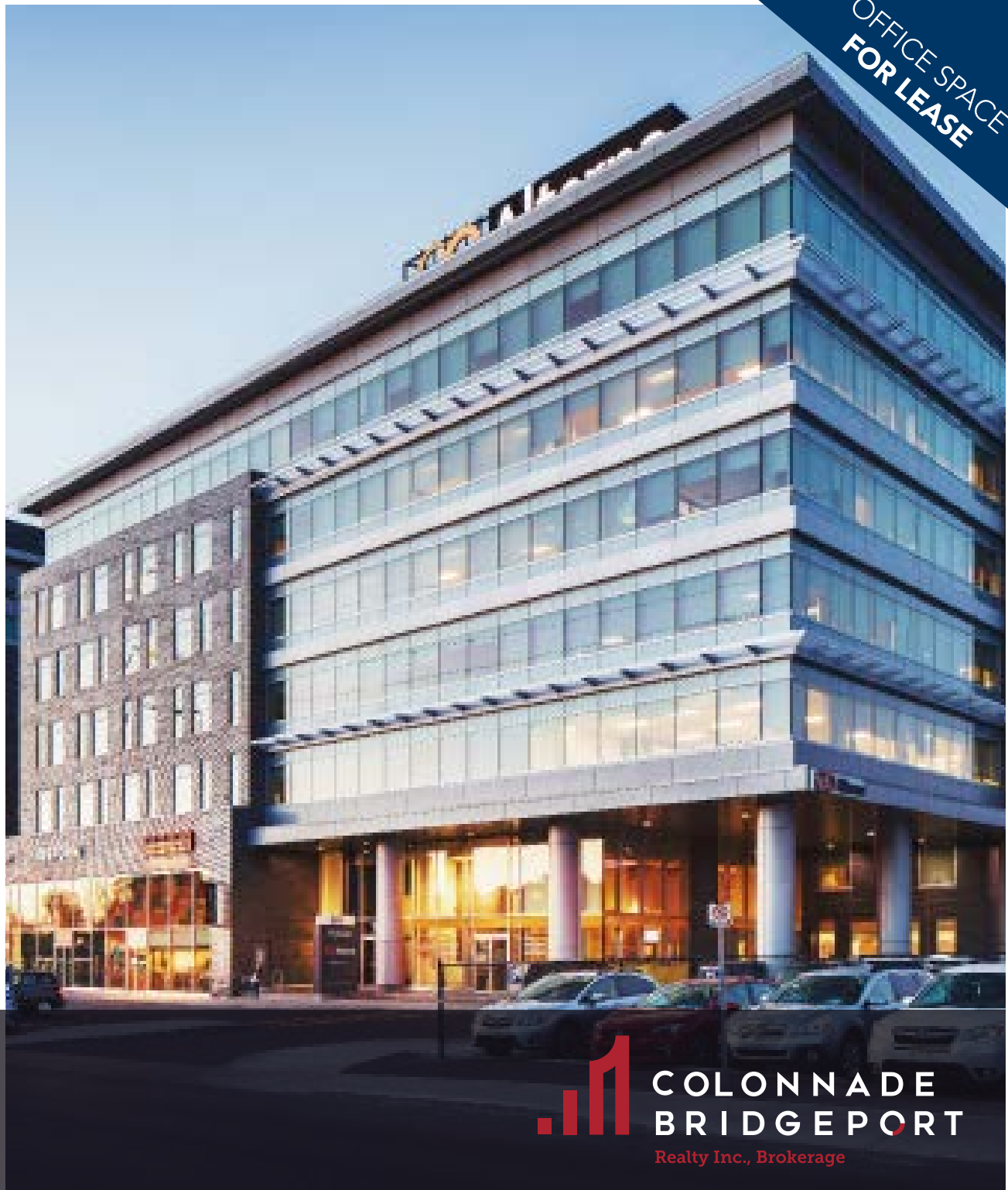
Ottawa, Ontario

**SUITE 501 - 4,821 SF**

**PAUL MILLER**

Real Estate Sales Representative  
Colonnade BridgePort Realty Inc., Brokerage

343.633.5161



**COLONNADE  
BRIDGEPORT**  
Realty Inc., Brokerage

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## LEASE DETAILS

**Rental Rate:** Please contact  
**Taxes & Operating:** \$19.16/SF

Operating costs, tax estimates and rental ranges are based on 2026 figures and are subject to change.

## OPPORTUNITY

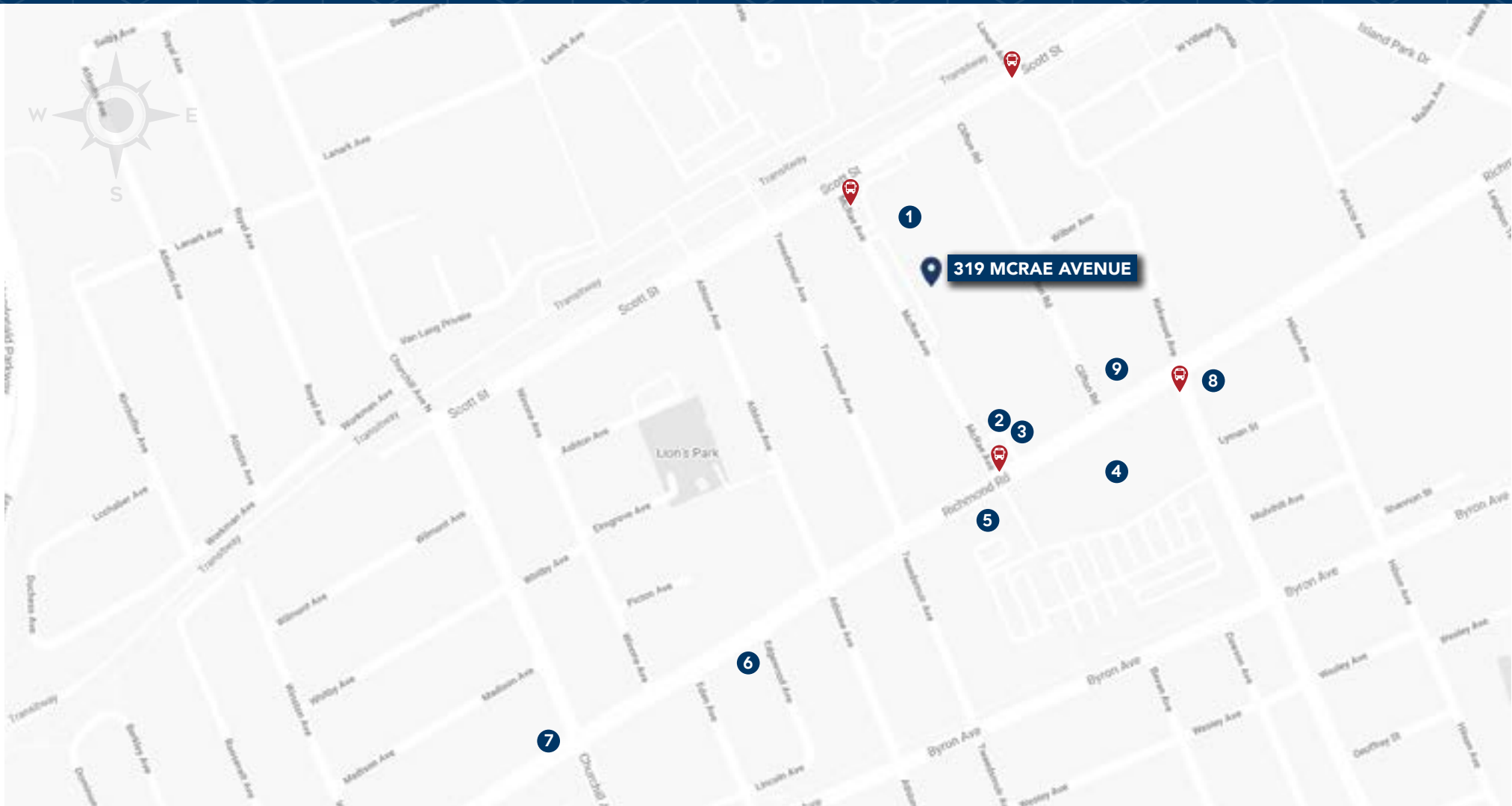
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## HIGHLIGHTS

- ✓ Class "A" multi-use complex features adjoining retail complex and residential apartment tower
- ✓ Energy-efficient operating systems optimize tenant comfort
- ✓ Located in the heart of Westboro, within walking distance to shops and restaurants
- ✓ Onsite convenience of Farm Boy grocery store, Bridgehead coffee shop, daycare and fitness centre
- ✓ 200 metres from the Westboro transitway station, a future LRT transit stop
- ✓ Onsite shower and locker facilities
- ✓ Surface and paid underground parking



# AREA MAP



## 319 MCRAE AVENUE

Ottawa, Ontario

- |                       |                            |                  |
|-----------------------|----------------------------|------------------|
| 1 Farm Boy            | 4 Real Canadian Superstore | 7 David's Tea    |
| 2 Bushtukah           | 5 LCBO                     | 8 House of Pizza |
| 3 Natural Food Pantry | 6 BMO                      | 9 Bite This      |

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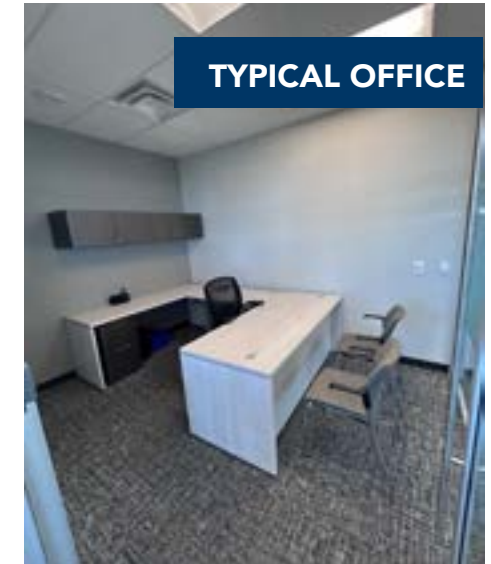
**WORKSTATIONS**



**MEETING ROOM**



**PRESENTATION CENTRE**



**TYPICAL OFFICE**



**KITCHEN**



**RECEPTION**

**SUITE OFFERED  
AS FURNISHED**