

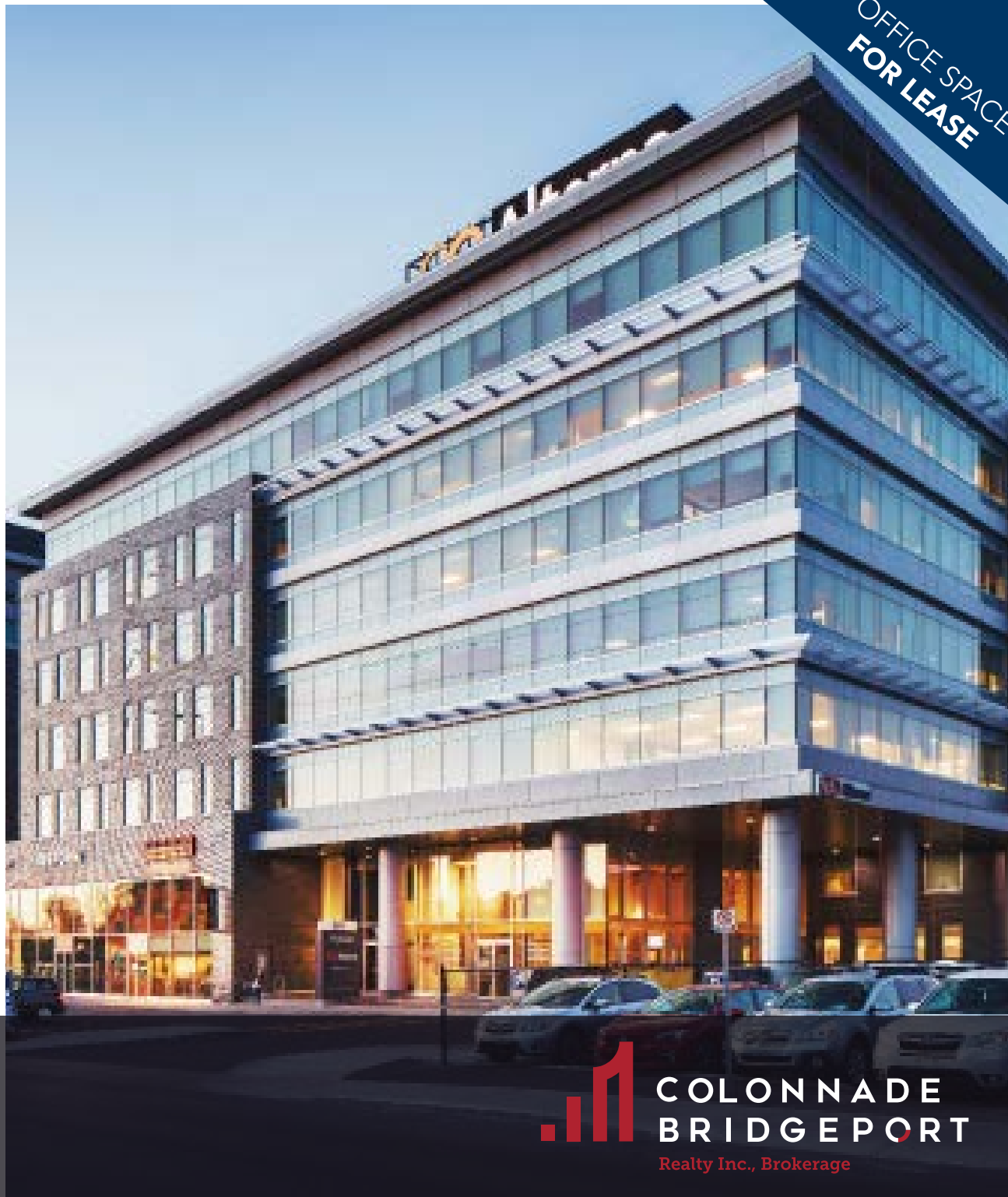
319 MCRAE AVENUE

Ottawa, Ontario

SUITE 501 - 4,821 SF

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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

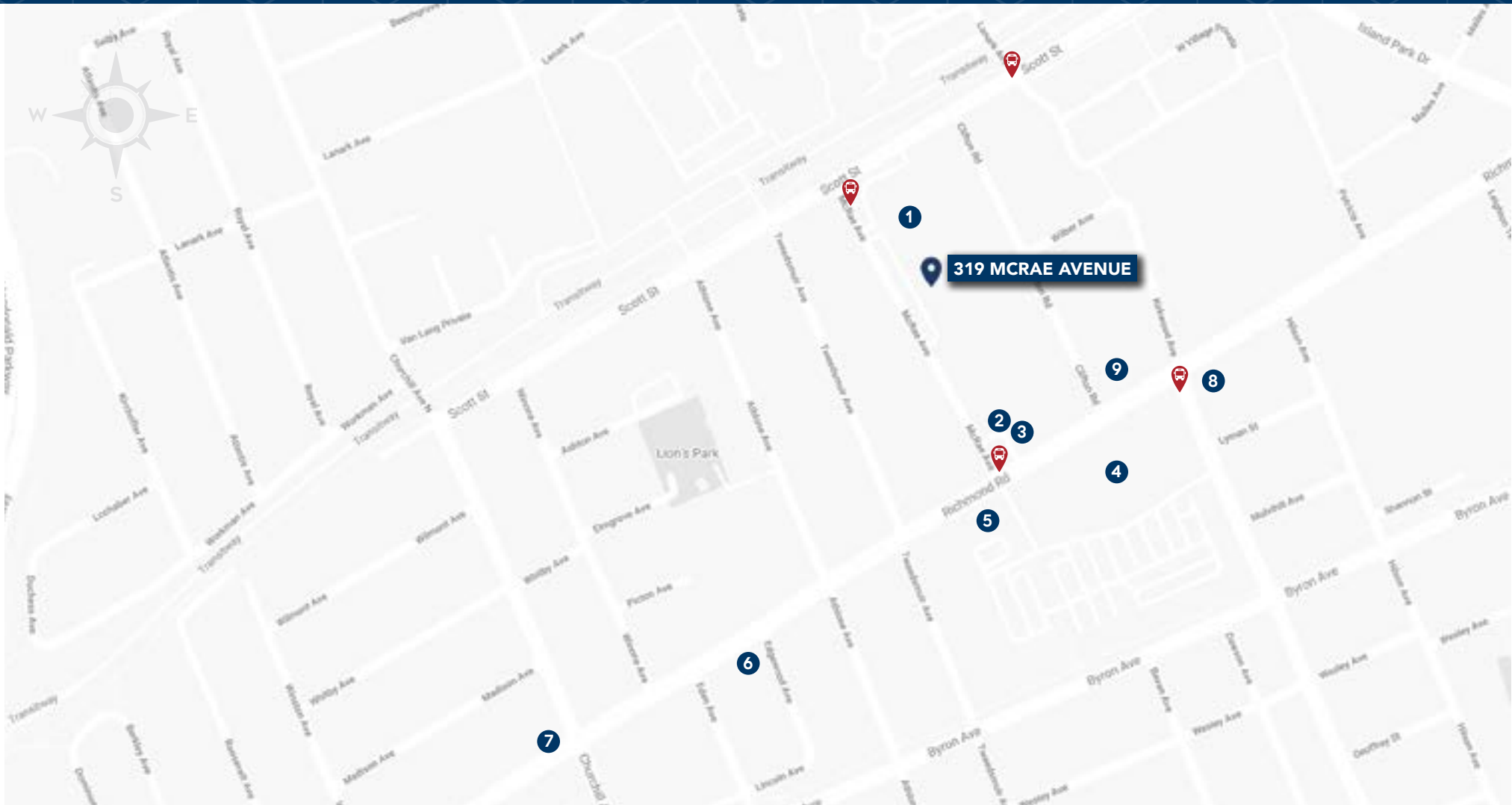
Suite 501 - 4,821 SF

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
- 2 Bushtukah
- 3 Natural Food Pantry

- 4 Real Canadian Superstore
- 5 LCBO
- 6 BMO

- 7 David's Tea
- 8 House of Pizza
- 9 Bite This

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SUITE 501

4,821 SF



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WORKSTATIONS



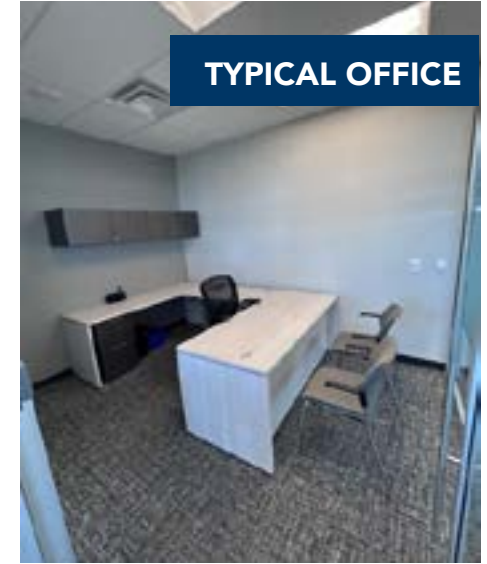
MEETING ROOM



PRESENTATION CENTRE



TYPICAL OFFICE



KITCHEN



RECEPTION



**SUITE OFFERED
AS FURNISHED**