

// 1,223 Sq. Ft. of
Prime Office
Space

FOR LEASE

**290 Picton Avenue, Unit 201
Westboro, Ottawa, ON.**



PHILIP ZUNDER President | Broker of Record
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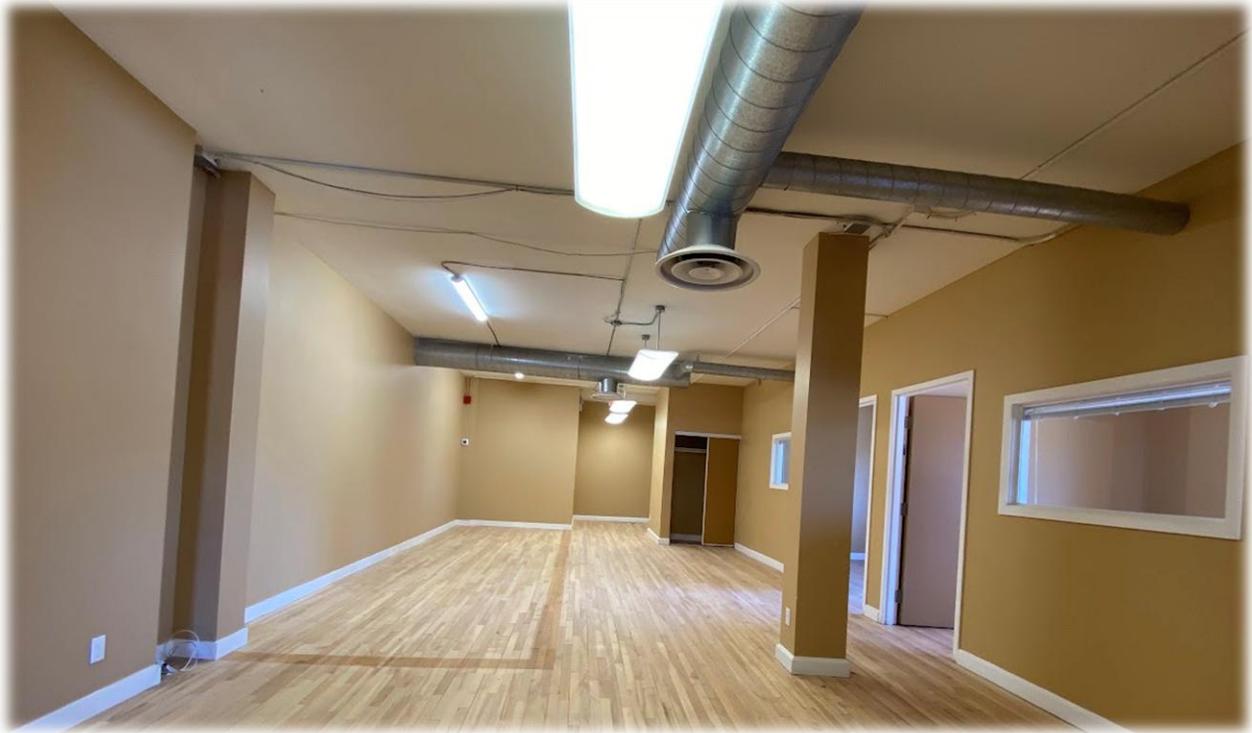
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Commercial Real Estate Advisors

PROPERTY DETAILS



Address:	290 Picton Ave. #201, Ottawa, ON, K1Z 6X4
Neighbourhood:	Westboro
Retail Area Size:	1,223 SF (Approx.)
Zoning:	TM
Base Rent:	\$15.00 per SF (NET)
Additional Rent:	\$13.72 per SF (Estimated for 2025)
Gross Rent:	31.72 per SF (Approx., utilities included)
Availability:	Immediate

INTERIOR FEATURES



FLOOR PLANS



Total floor plan area is 1,223 sq ft. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

LOCATION and AMENITIES

Westboro, Ottawa, ON

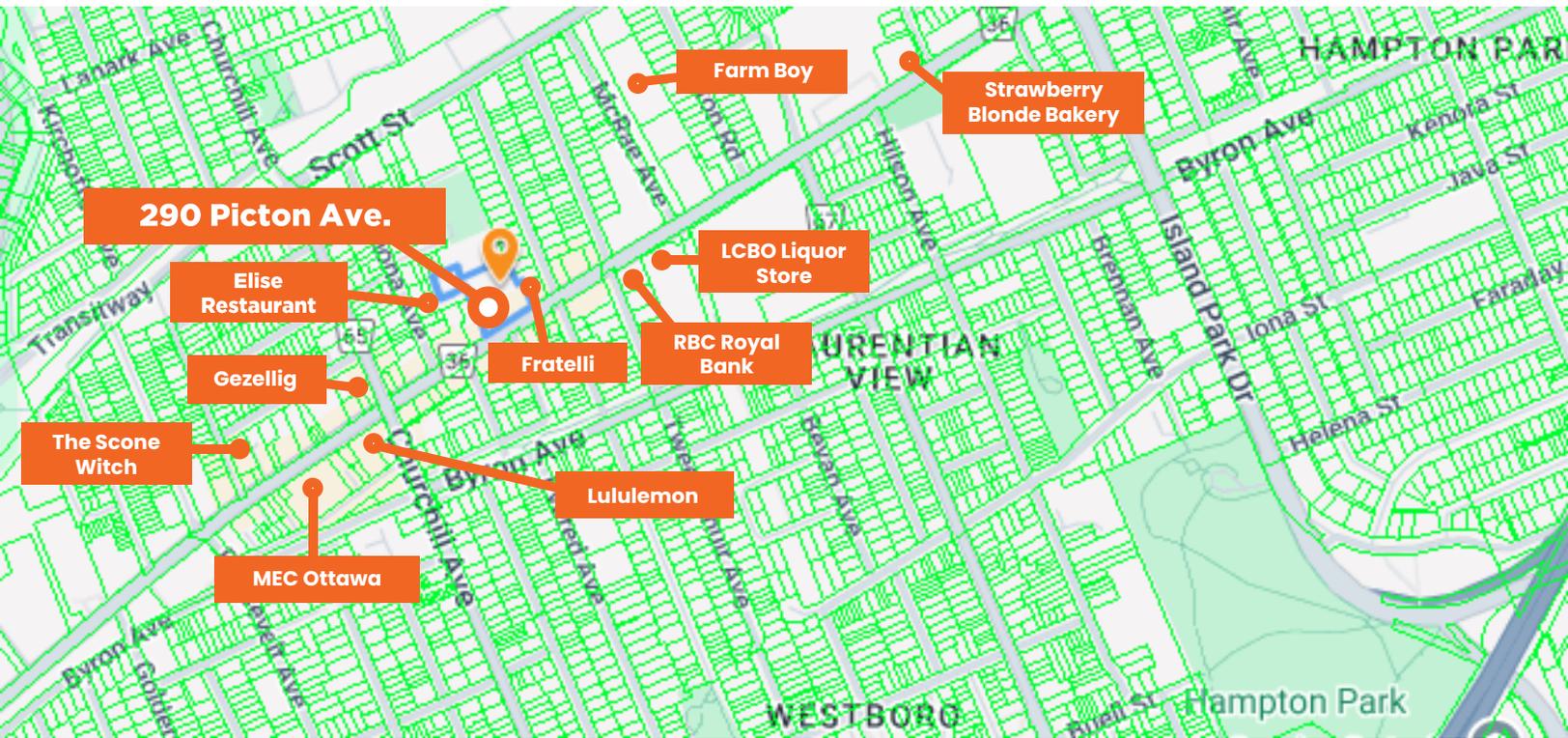
Office space available on the second floor walk-up in the bustling Westboro centre at 290 Picton Avenue Unit 201. With high levels of vehicle and pedestrian traffic and a proximity to several transit lines, this is a high access zone. Features 4 offices, as well as an open workspace ideal for collaboration. A stunning area with numerous shops, cafes, and restaurants to explore. Parking is available for approximately \$150.00 per month. Additional Rent is approximately \$13.72 per Sq. Ft. + HST. Possibility to join with 1 of 2 or with 2 other offices on the same floor for even more space in this prime location.



Drive Times:

Trans-Canada Hwy: **3 minutes**
Chinatown: **2 minutes**
Downtown Ottawa: **7 minutes**

ByWard Market: **11 minutes**
Little Italy: **6 minutes**
The Glebe: **6 minutes**



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