

// 3,443 SF of
Prime Retail
Space

FOR LEASE

**303 Richmond Road
Westboro, Ottawa, ON.**



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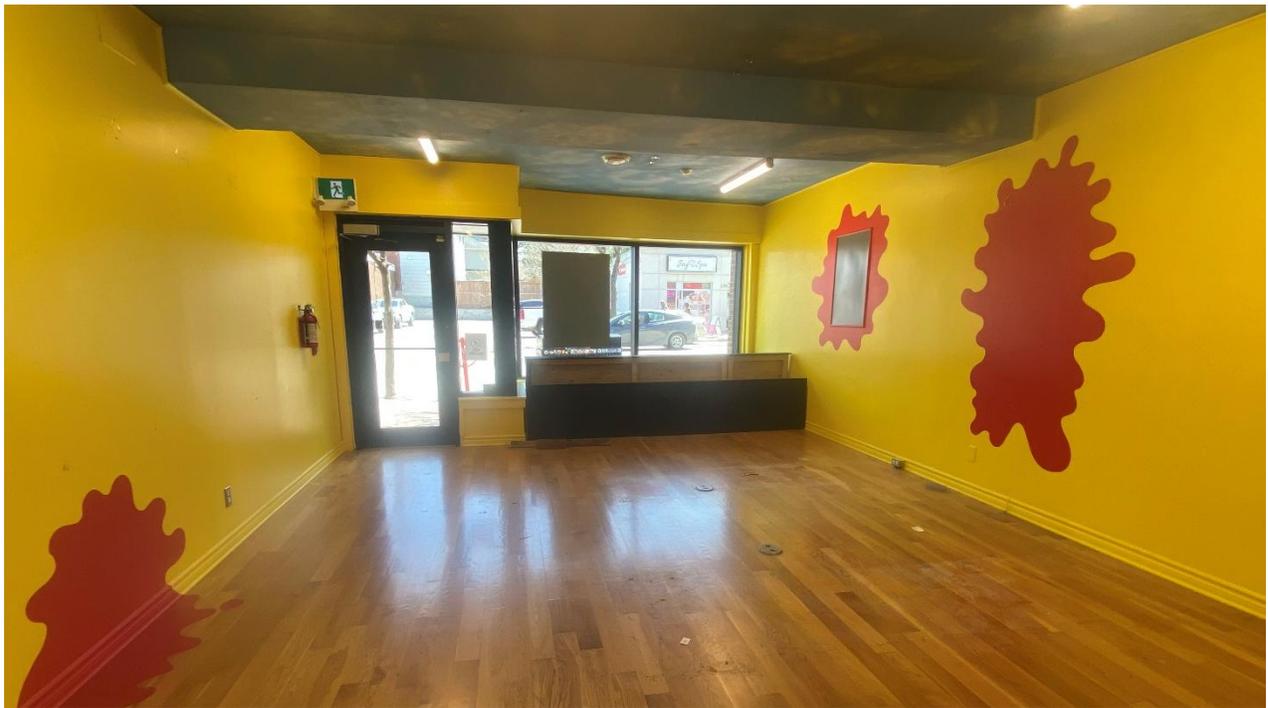
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Commercial Real Estate Advisors

PROPERTY DETAILS



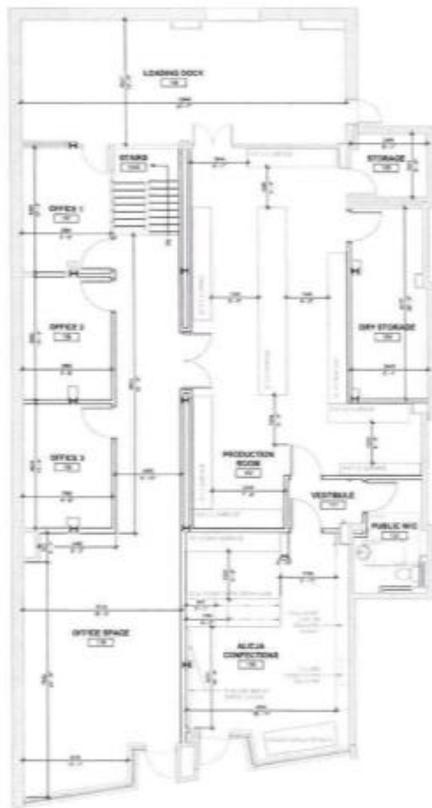
Address:	303 Richmond Road, Ottawa, Ontario K1Z 6X3
Neighbourhood:	Westboro
Retail Area Size:	3,443 SF (Approx.)
Zoning:	TM
Base Rent:	\$27.50 per SF (NET)
Additional Rent:	\$13.72 per SF (Estimated for 2025)
Gross Rent:	\$11,826.71 (Approx.)
Availability:	Immediate

INTERIOR FEATURES

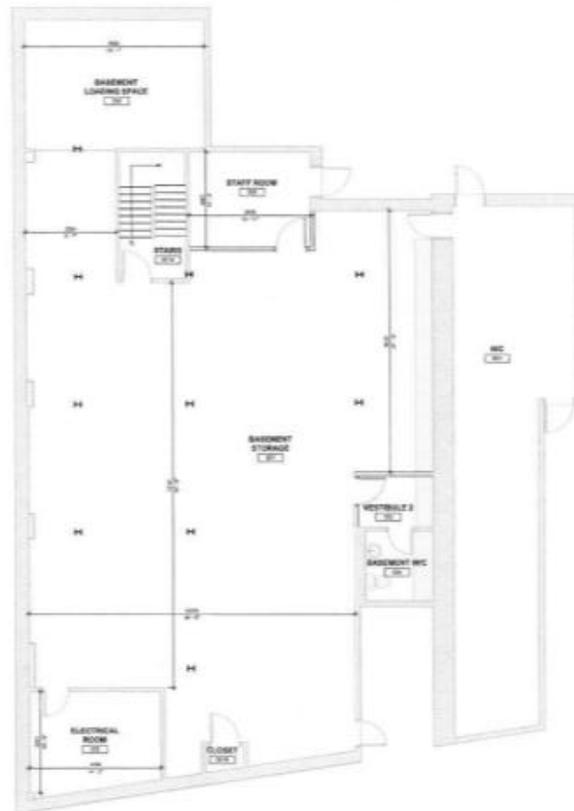


Interior, 303 Richmond Road, Ottawa, ON

FLOOR PLANS



1 SCHEMATIC DESIGN - MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 SCHEMATIC DESIGN - BASEMENT
SCALE: 1/8" = 1'-0"

Total floor plan area is approx. 3,443 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

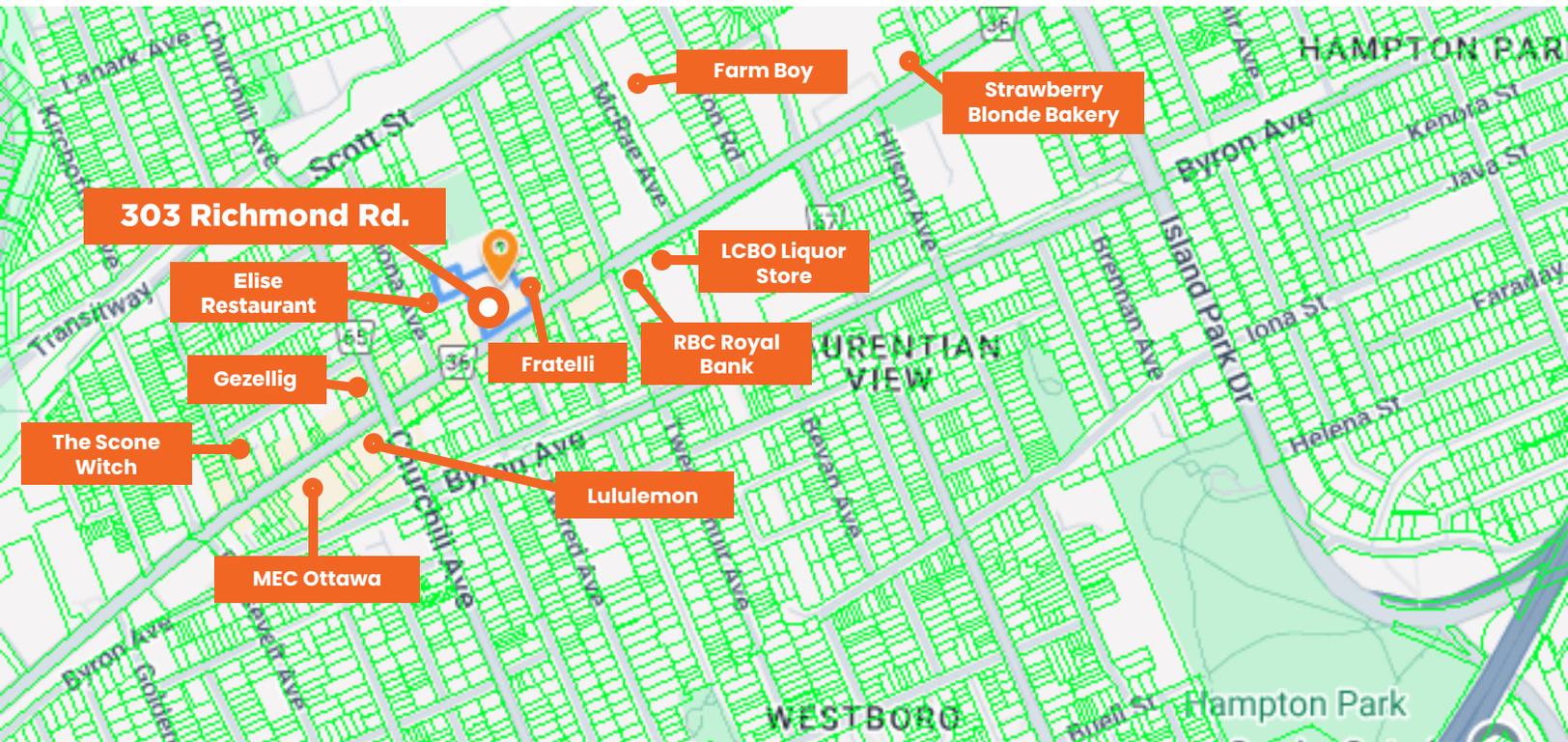
Retail space available on the ground floor in the bustling Westboro centre at 303 Richmond Road. With high levels of vehicle and pedestrian traffic and a proximity to several transit lines, this is a high access zone. Features retail area, 2 washrooms, a basement, and a dock-level loading bay. A stunning 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.



Drive Times

Trans-Canada Hwy: **3 minutes**
Chinatown: **10 minutes**
Downtown: **11 minutes**

ByWard Market: **14 minutes**
Little Italy: **8 minutes**
The Glebe: **11 minutes**



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