

// 1,445 Sq. Ft. of  
Prime Office  
Space

# FOR LEASE

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



**PHILIP ZUNDER** President | Broker of Record  
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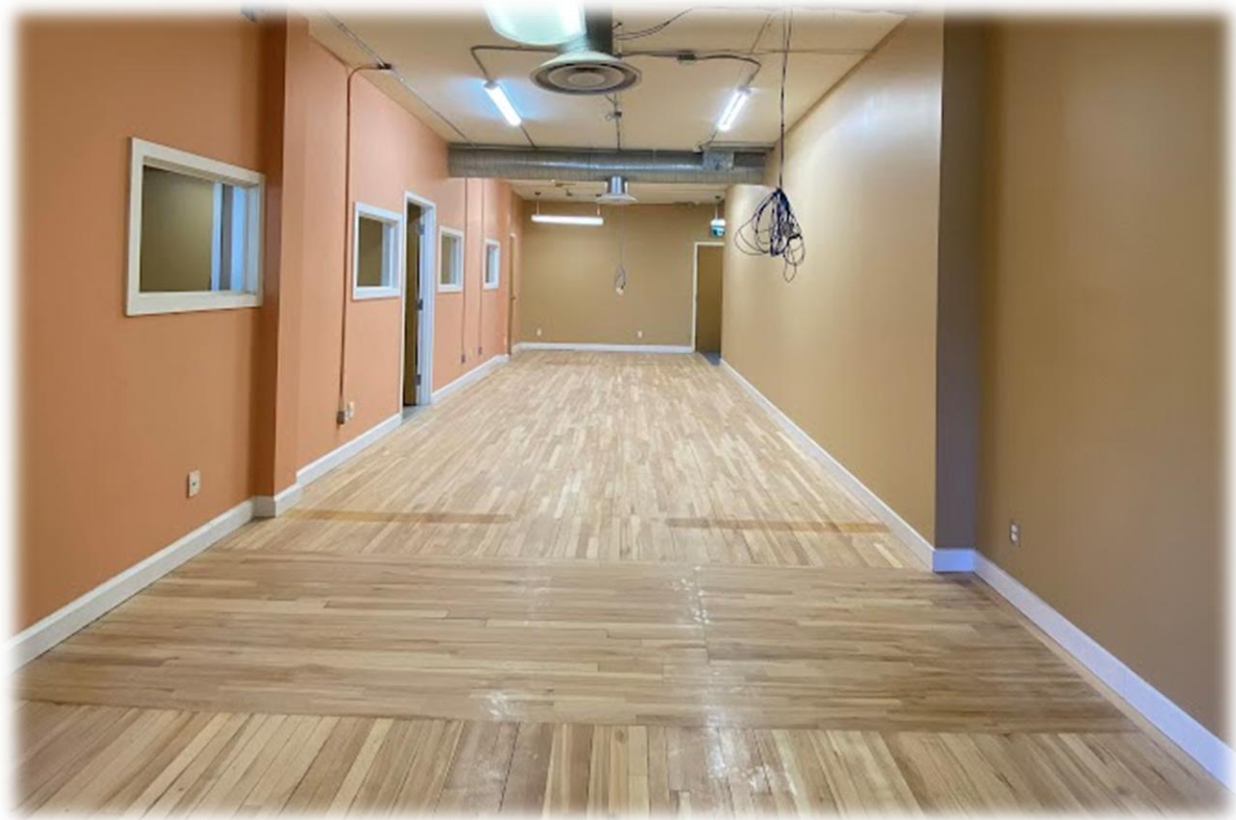
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Commercial Real Estate Advisors

# PROPERTY DETAILS



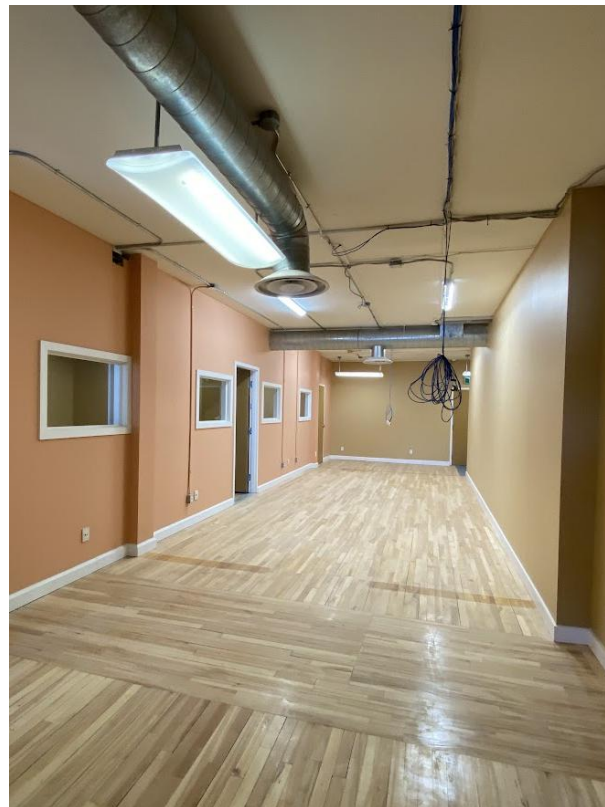
<b>Address:</b>	<b>290 Picton Ave. #201A, Ottawa, ON, K1Z 6X4</b>
<b>Neighbourhood:</b>	<b>Westboro</b>
<b>Retail Area Size:</b>	1,445 SF (Approx.)
<b>Zoning:</b>	TM
<b>Base Rent:</b>	\$15.00 per SF (NET)
<b>Additional Rent:</b>	\$13.72 per SF (Estimated for 2025)
<b>Gross Rent:</b>	31.72 per SF (Approx., utilities included)
<b>Availability:</b>	Immediate



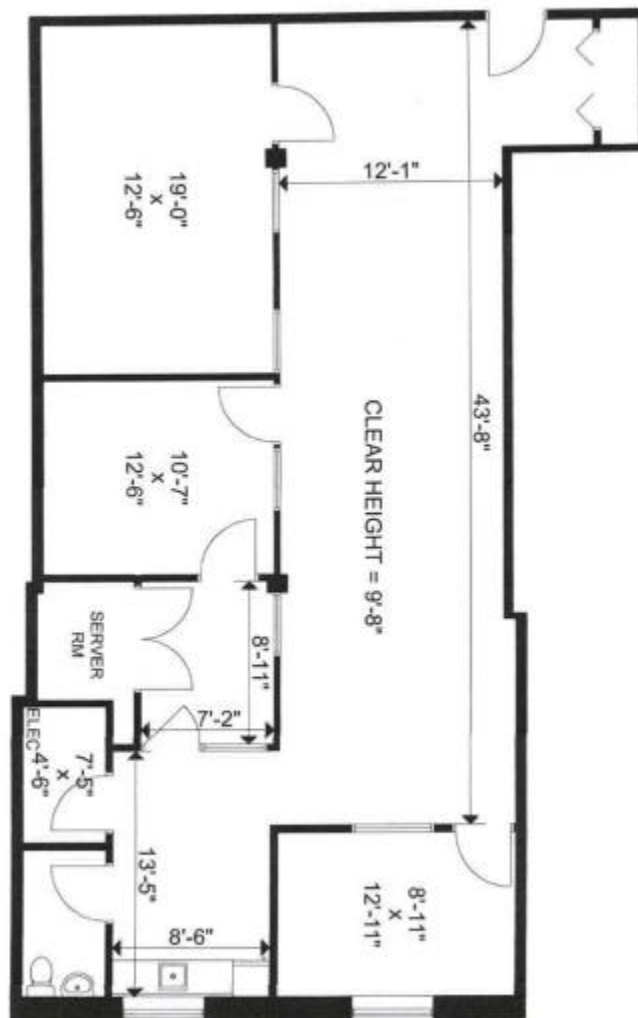
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# INTERIOR FEATURES

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# FLOOR PLANS



Total floor plan area is 1,445 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 201A. With high levels of vehicle and pedestrian traffic and a proximity to several transit lines, this is a high access zone. Features 3 offices, an open workspace ideal for collaboration, a washroom, and a kitchenette. 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.



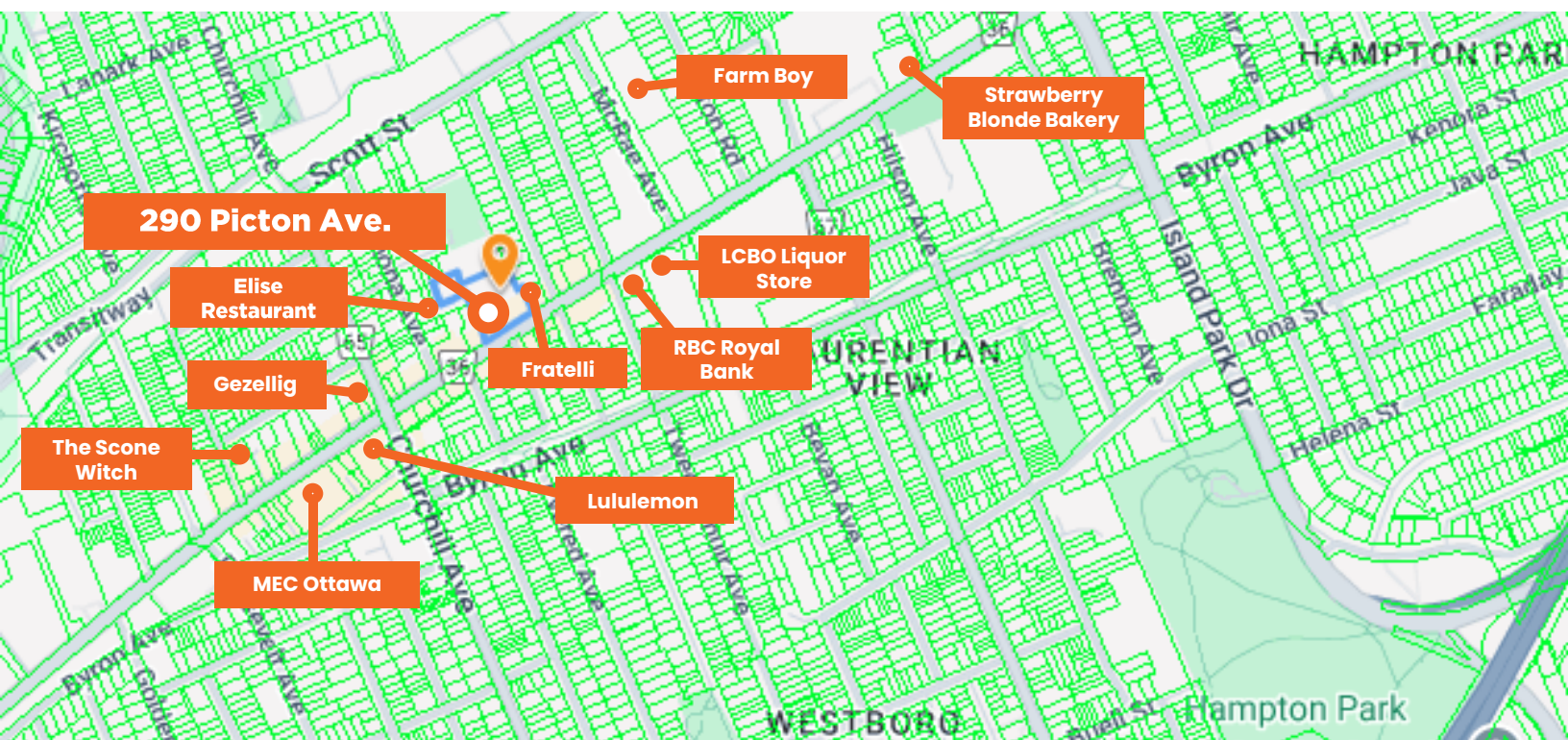
### Drive Times:

Trans-Canada Hwy:  
Chinatown:  
Downtown Ottawa:

**3 minutes**  
**2 minutes**  
**7 minutes**

ByWard Market:  
Little Italy:  
The Glebe:

**11 minutes**  
**6 minutes**  
**6 minutes**



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