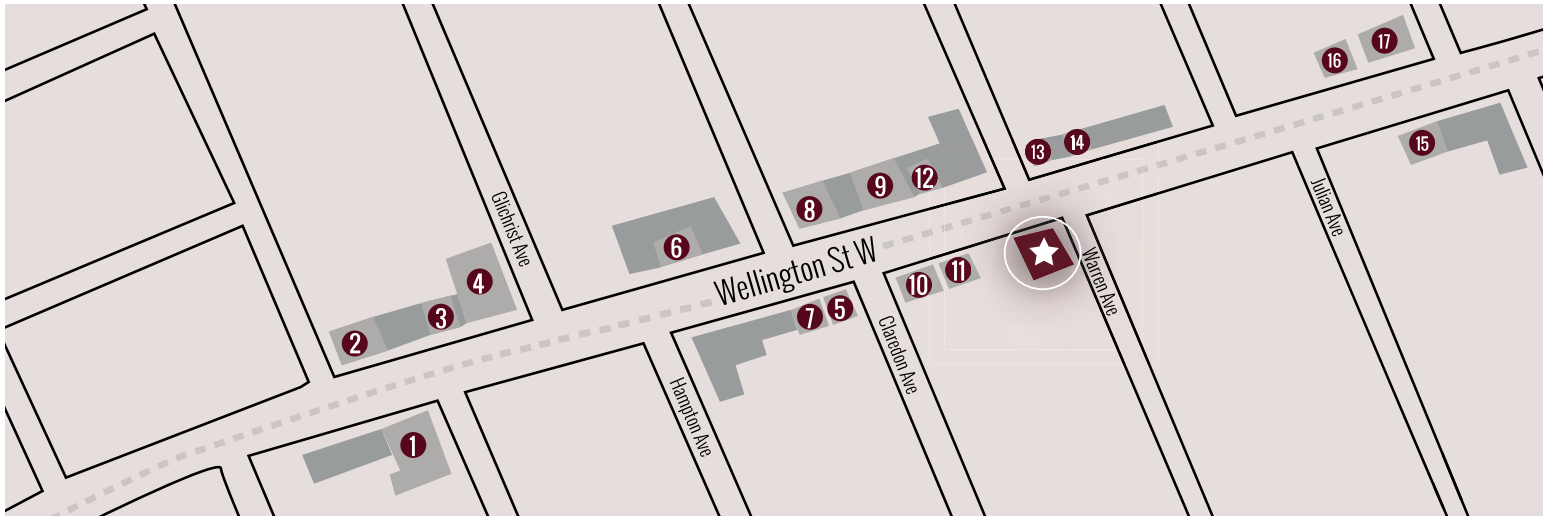


# OFFICE SPACE FOR LEASE

## 1306 WELLINGTON STREET WEST

### 577 SQ FT / 2,176 SQ FT



- |             |                   |                          |                        |                         |                     |
|-------------|-------------------|--------------------------|------------------------|-------------------------|---------------------|
| 1 STOFA     | 4 NICASTROS       | 7 WELLINGTON DENTAL CARE | 10 PARMA RAVIOLI       | 13 HILARYS DRY CLEANERS | 16 WHEELHOUSE CYCLE |
| 2 CAFFE MIO | 5 WINE RACK       | 8 SUPPLY & DEMAND        | 11 HERB & SPICE GROCER | 14 SUSHI UMI            | 17 BRIDGEHEAD       |
| 3 RED SALON | 6 ANYTIME FITNESS | 9 WELLINGTON GASTROPUB   | 12 OTTAWA BAGEL SHOP   | 15 VICTOIRE             |                     |



## 1306 WELLINGTON STREET WEST

- ▶ Modern office space in the heart of Wellington Village
- ▶ Located 1 KM from Tunney's Pasture LRT station
- ▶ Recently renovated common lobby, elevator, and building systems
- ▶ Close proximity to Highway 417 and convenient access to CBD via Scott Street
- ▶ Surrounded by neighbourhood amenities such as restaurants, cafes, boutique fitness studios, local service providers, and a wide range of retailers

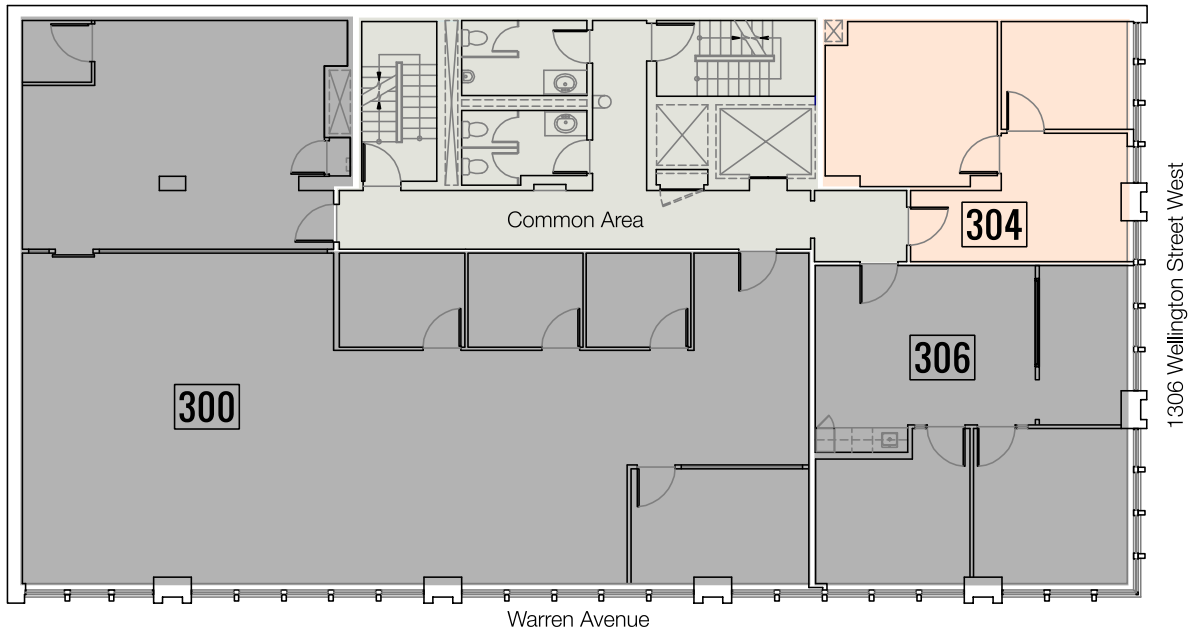
info@huntingtonproperties.ca | 613.592.1818

**Huntington**  
PROPERTIES

# 1306 WELLINGTON STREET WEST

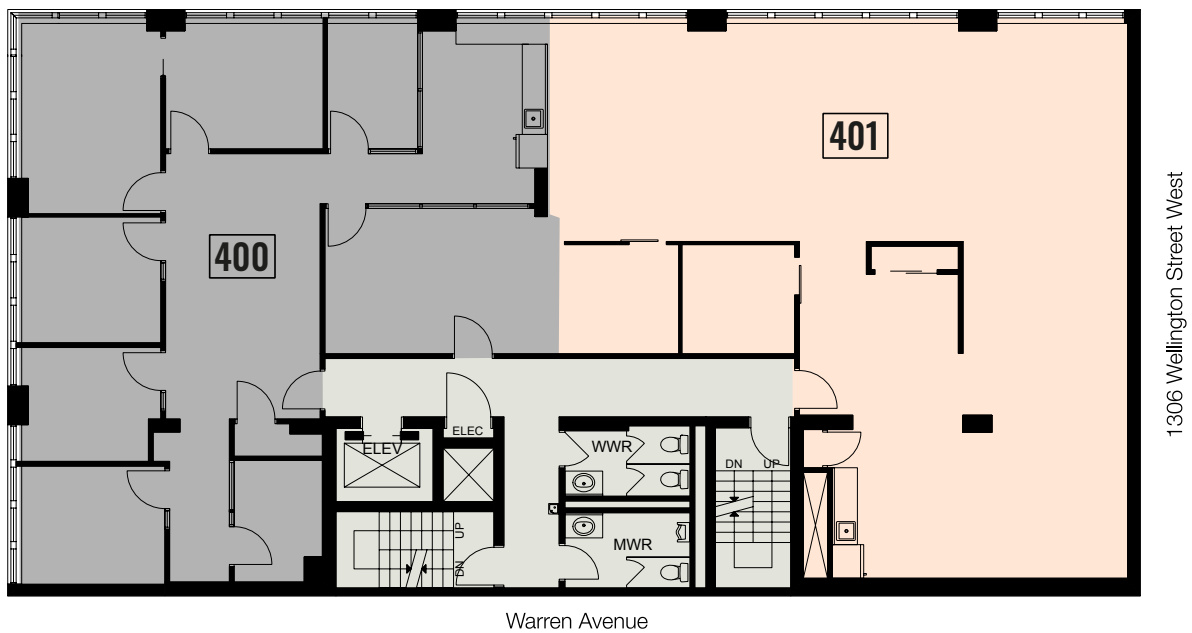
## SUITE 304 – 577 SQ FT

FOR LEASE COMMON AREA LEASED



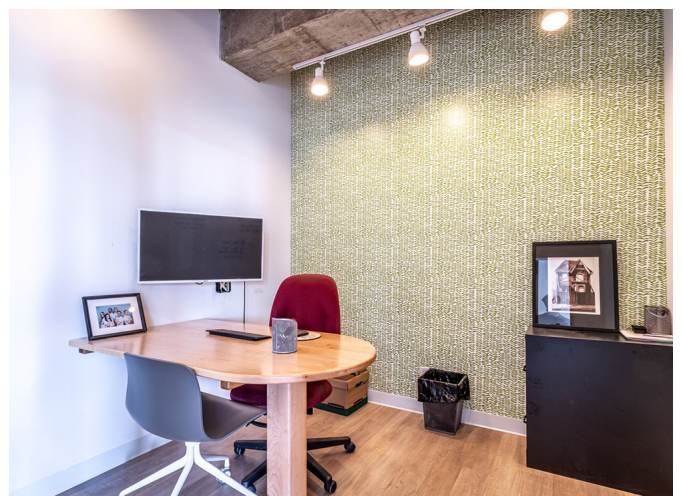
## SUITE 401 – 2,176 SQ FT

FOR LEASE COMMON AREA LEASED





# 1306 WELLINGTON STREET WEST



All photos depict interior of Suite 401