

FOR LEASE

# 1292

## Wellington St. West

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SUITE 300 | 1,609 SQ FT



 **Huntington**  
PROPERTIES

# Key Facts

## 1292

1,609  
SQ FT AVAILABLE

### Wellington St. West

- Located in the **heart of Wellington Village**, Ottawa's most eclectic neighbourhood
- Surrounded by **ample neighbourhood amenities** including restaurants, retailers, coffee shops, local service providers, and fitness studios – offering great convenience for employees
- Situated close to **Tunney's Pasture LRT station and multiple bus routes**, NCC pathways, and easy access to Queensway for multiple transit options
- On-site **parking available**
- Modern, **open concept** 2nd floor office space with east and north-facing windows and **lots of natural light**.
- Features **recently upgraded** flooring throughout, kitchenette, private boardroom and meeting space, and ensuite washrooms.

### MAP OF PROPERTY AREA

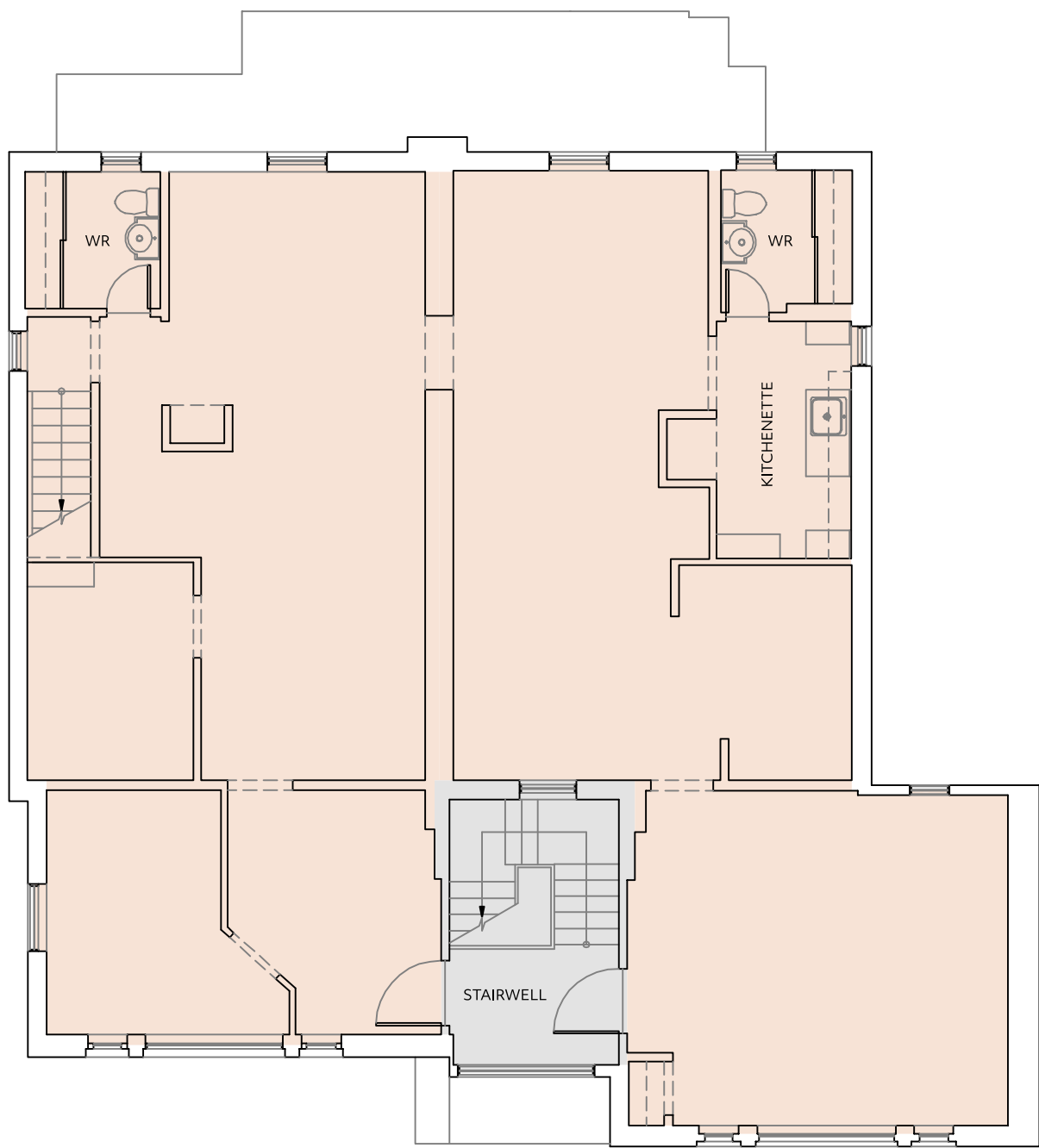


#### OFFICE

- |             |                          |                        |                          |               |
|-------------|--------------------------|------------------------|--------------------------|---------------|
| 1 STOFA     | 5 WINE RACK              | 9 WELLINGTON GASTROPUB | 13 PARLOUR               | 17 BRIDGEHEAD |
| 2 CAFFE MIO | 6 ANYTIME FITNESS        | 10 PARMA RAVIOLI       | 14 HILARY'S DRY CLEANERS | 18 JV STUDIOS |
| 3 RED SALON | 7 WELLINGTON DENTAL CARE | 11 HERB & SPICE GROCER | 15 SUSHI UMI             | 19 VICTOIRE   |
| 4 NICASTROS | 8 SUPPLY & DEMAND        | 12 OTTAWA BAGEL SHOP   | 16 LITTLE JO BERRY'S     |               |

# Layout & Floorplan

SUITE 300 | 1,609 SQ FT



FOR LEASE COMMON AREA



# Photos

ALL PHOTOS DEPICT SUITE 300 | 1,609 SQ FT



FOR MORE INFORMATION, PLEASE CONTACT  
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