

FOR LEASE

1306

Wellington St. West

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SUITE 401 | 2,176 SQ FT



**Huntington**  
PROPERTIES

# Key Facts

## 1306

2,176  
SQ FT AVAILABLE

### Wellington St. West

- **Bright and open floor plan**, with high-end, modern finishes, two enclosed offices and a kitchenette
- Surrounded by ample **neighbourhood amenities** including restaurants, retailers, coffee shops, local service providers, and fitness studios – offering great convenience for employees and clients
- Situated close to Tunney's Pasture LRT station and multiple bus routes, NCC pathways, and easy access to Queensway for **multiple transit options**
- **Parking available**

### MAP OF PROPERTY AREA

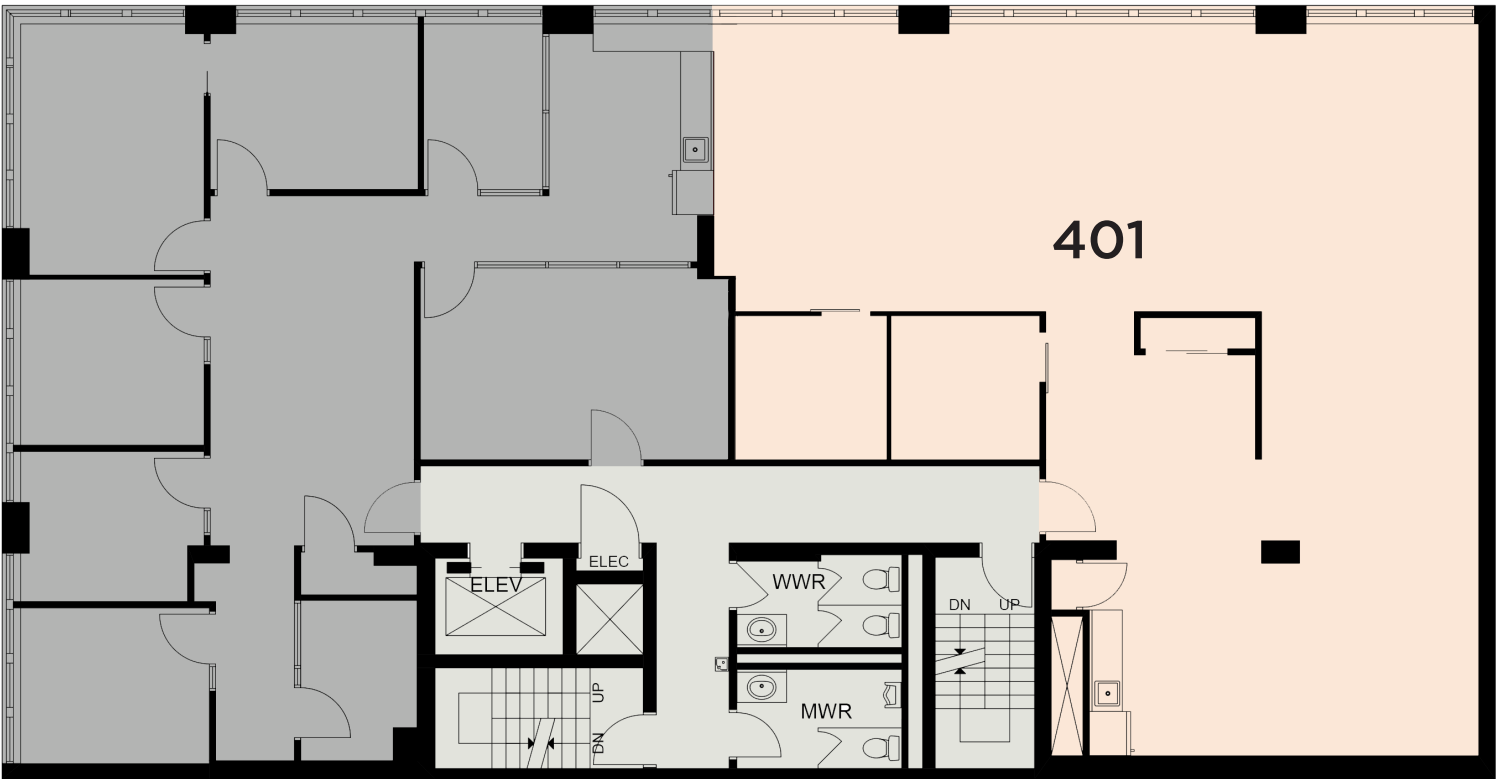


#### OFFICE

- |  |  |  |  |   |
|--|--|--|--|---|
|  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 WATSONS PHARMACY    |  15 SUSHI UMI             |  19 VICTOIRE   |
|  4 NICASTROS |  8 SUPPLY & DEMAND        |  12 OTTAWA BAGEL SHOP   |  16 LITTLE JO BERRY'S     |   |

# Layout & Floorplan

SUITE 401 | 2,176 SQ FT AVAILABLE



FOR LEASE    COMMON AREA    LEASED

# Photos

ALL PHOTOS DEPICT SUITE 401 | 2,176 SQ FT



FOR MORE INFORMATION, PLEASE CONTACT  
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