



## Office Space for Lease in Ottawa West | Wellington Village

**Price:** \$14.00/sf

**OPC:** \$20.68/sf

Suite 202 - approx. 1,776 sf

CONTACT:  
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**Darren Clare**

Director, Leasing & Investment Sales  
Sales Representative

One suite remaining on Wellington Street West in Hintonburg, a vibrant and convenient location in Ottawa West.

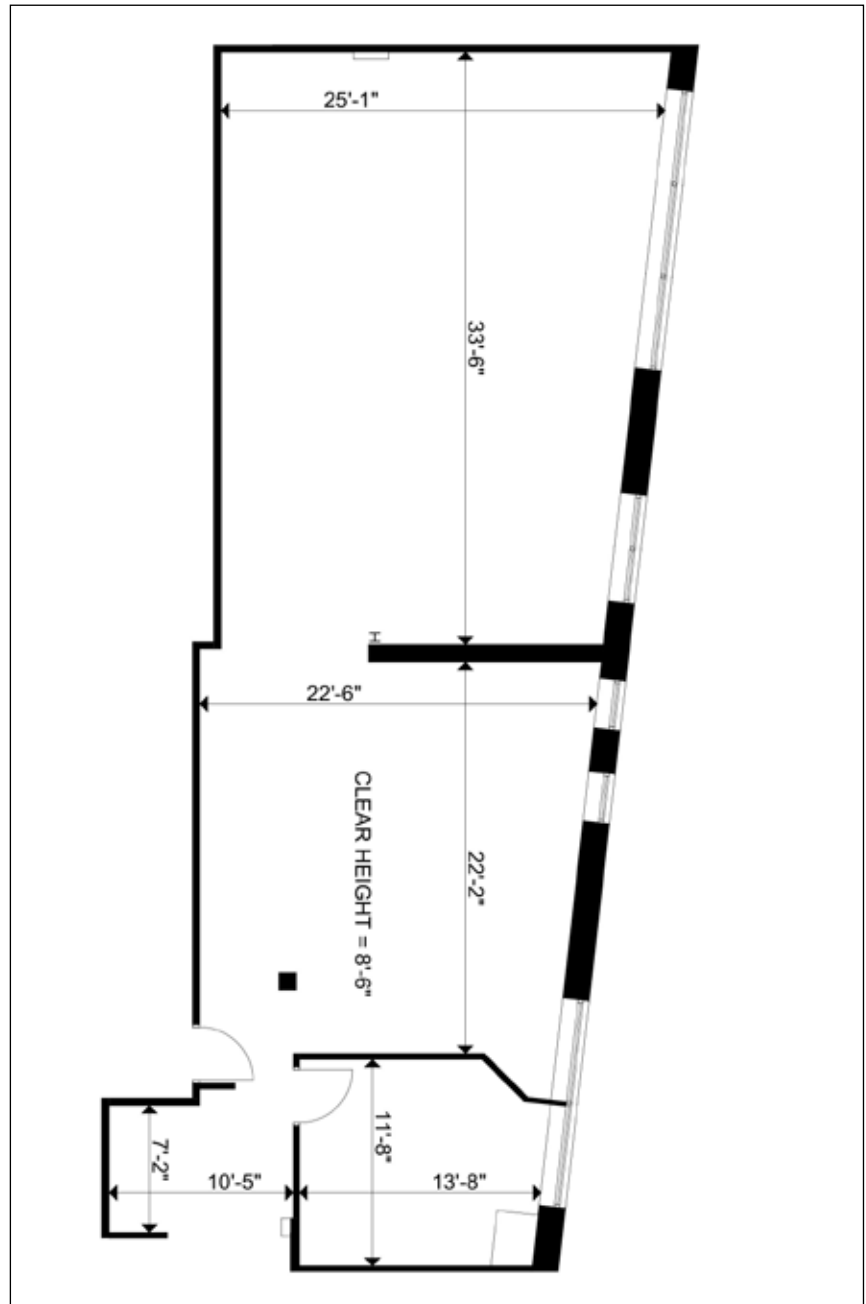
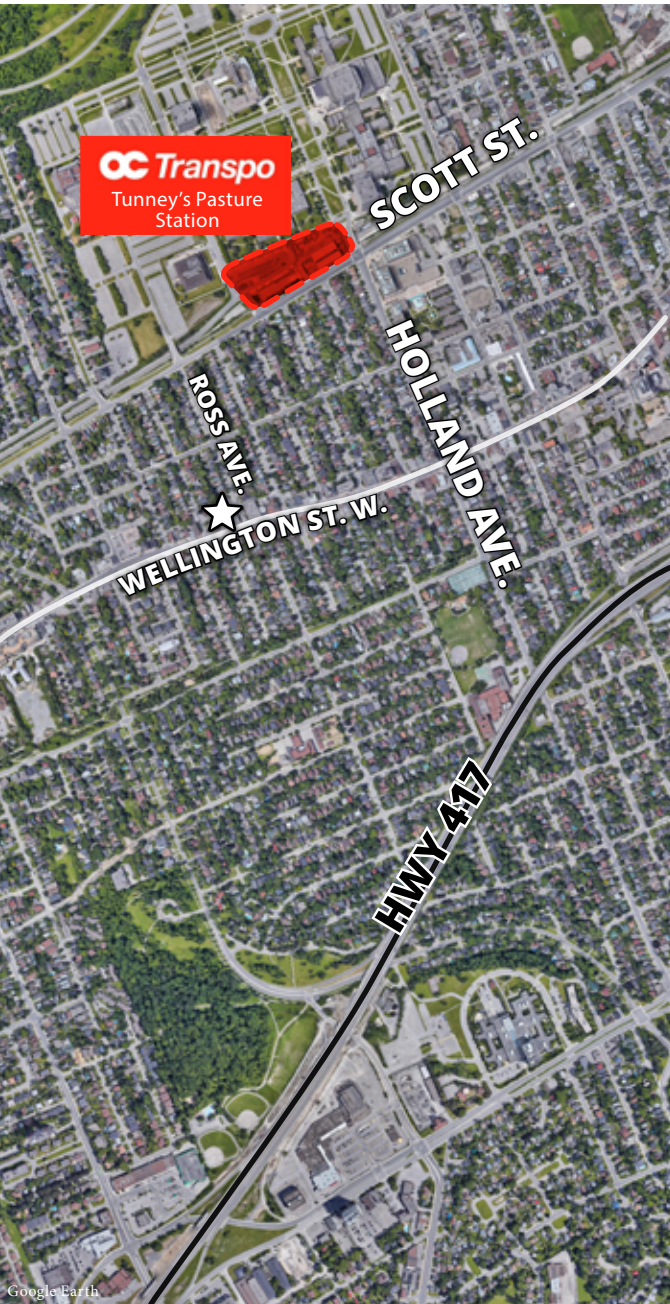
This second floor office is currently in raw condition, ready to be customized to meet your exact needs. The layout features an open plan with one private office. Daily cleaning and utilities included.

### Highlights

- A short walk to Tunney's Pasture Station (LRT) and easy access to HWY 417
- On-site parking for tenants
- Great lunch spots, coffee shops, and essential services all within walking distance







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## HIGHLIGHTS

- Trendy Hintonburg location
- Bike friendly and highly walkable area
- Easy access to HWY 417 with parking on-site
- Bus stop for route 11
- 10 minute walk to Tunney's Pasture Station