

Integrity. Dedication. Professionalism.
OFFICE SPACE FOR LEASE

411 Roosevelt Avenue, Ottawa



Office Space for Lease | Westboro

Excellent opportunity to establish your business in Westboro, one of Ottawa's most highly sought-after neighbourhoods. Modern office building with plenty of natural light and a beautifully appointed lobby that creates an atmosphere of professional elegance. Premiere location on the corner of Richmond Road offers convenient access to amenities and public transit.

Trendy, highly walkable area with a bakery, coffee shop, pharmacy, and a range of restaurants on your doorstep. Close to Westboro Station with a bus stop at the door. Quick access to HWY 417, the Parkway, and other major thoroughfares.

Price: \$17.50/sf
OPC: \$21.19/sf

Suite 200 - 3,048 sf
Suite 305 - 2,819 sf
Suite 309 - 2,141 sf } 4,960 sf
contiguous

CONTACT:
613-759-8383
leasing@districtrealty.com

Darren Clare
Director, Leasing & Investment Sales
Sales Representative



Google Earth

District Realty Corporation Brokerage
districtrealty.com

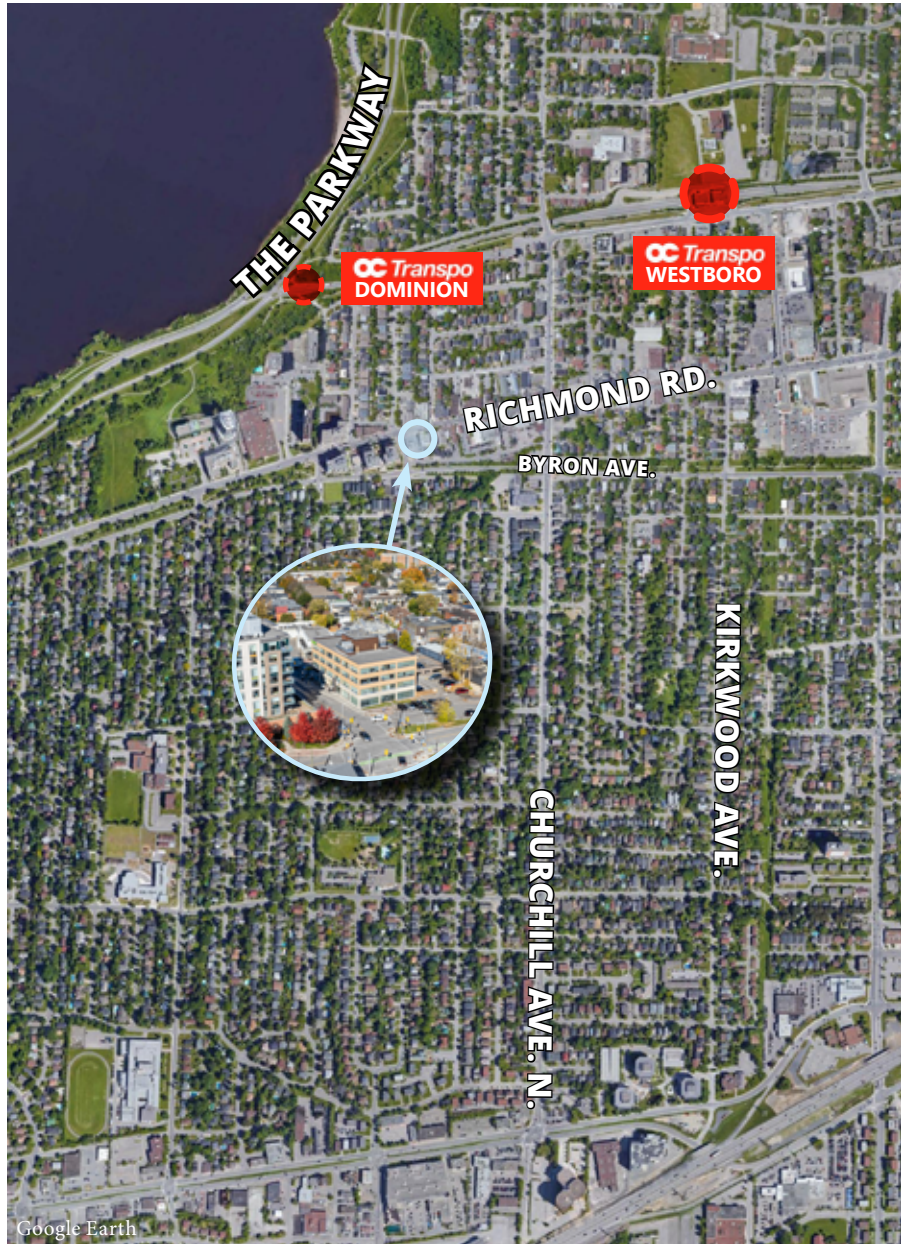
1 411 Roosevelt Avenue

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective Purchasers/Tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.



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HIGHLIGHTS

- Sunny corner suites
- Modern building with well-appointed common areas
- Trendy, highly walkable neighbourhood
- Easy access to amenities and public transit
- Close to HWY 417, the Parkway and major thoroughfares
- Parking Ratio: 1/663 sf
 - Cost: Indoor - \$120/month + HST
 - Outdoor - \$ 85/month + HST

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2

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