

FOR LEASE - COMMERCIAL PROPERTY  
495 RICHMOND RD



Commercial Opportunity- Westboro, Ottawa

## 495 Richmond Rd. 2,388sf of office/medical space available

This seven-story office building is located in the sought-after Westboro Village neighbourhood and offers quick and easy access to public transit, only yards away from two transit stops, Highway 417 and only minutes from the downtown core. The views of the Ottawa River and the Gatineau Hills are breathtaking!

Surrounded by retail shopping, fantastic restaurants and the NCC parkland, offering a full complement of outdoor activities and underground parking.

Unit B100 at 2,388sf is available for immediate occupancy, offering the possibility of an office space, or dental/medical space with several windows offering natural light.

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Regional Group  
1737 Woodward Drive, 2<sup>nd</sup>  
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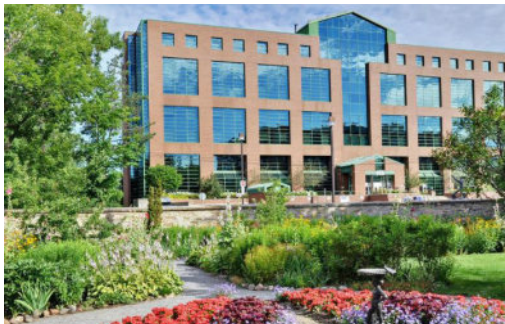
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## Property Highlights

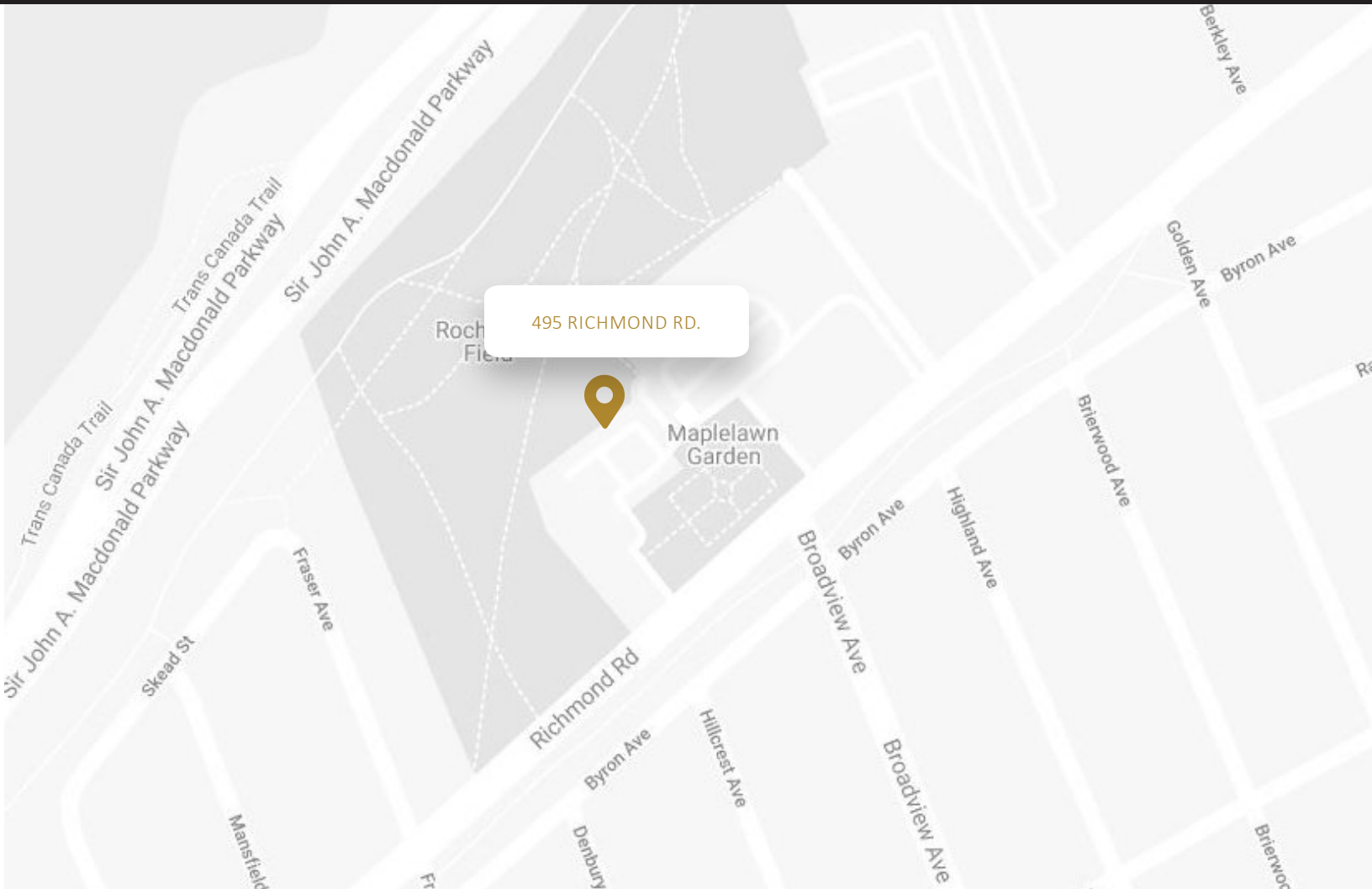
- Stylish building with a brick and glass facade
- Large stylish lobby with elevators
- Well maintained building
- Easy and quick access to downtown
- Sought after neighbourhood
- Strong tenant base
- Shared common washrooms



## Availability & Rates

Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
Unit B100	2,388	\$14.00	\$20.49	Immediate

TI Allowance – Negotiable

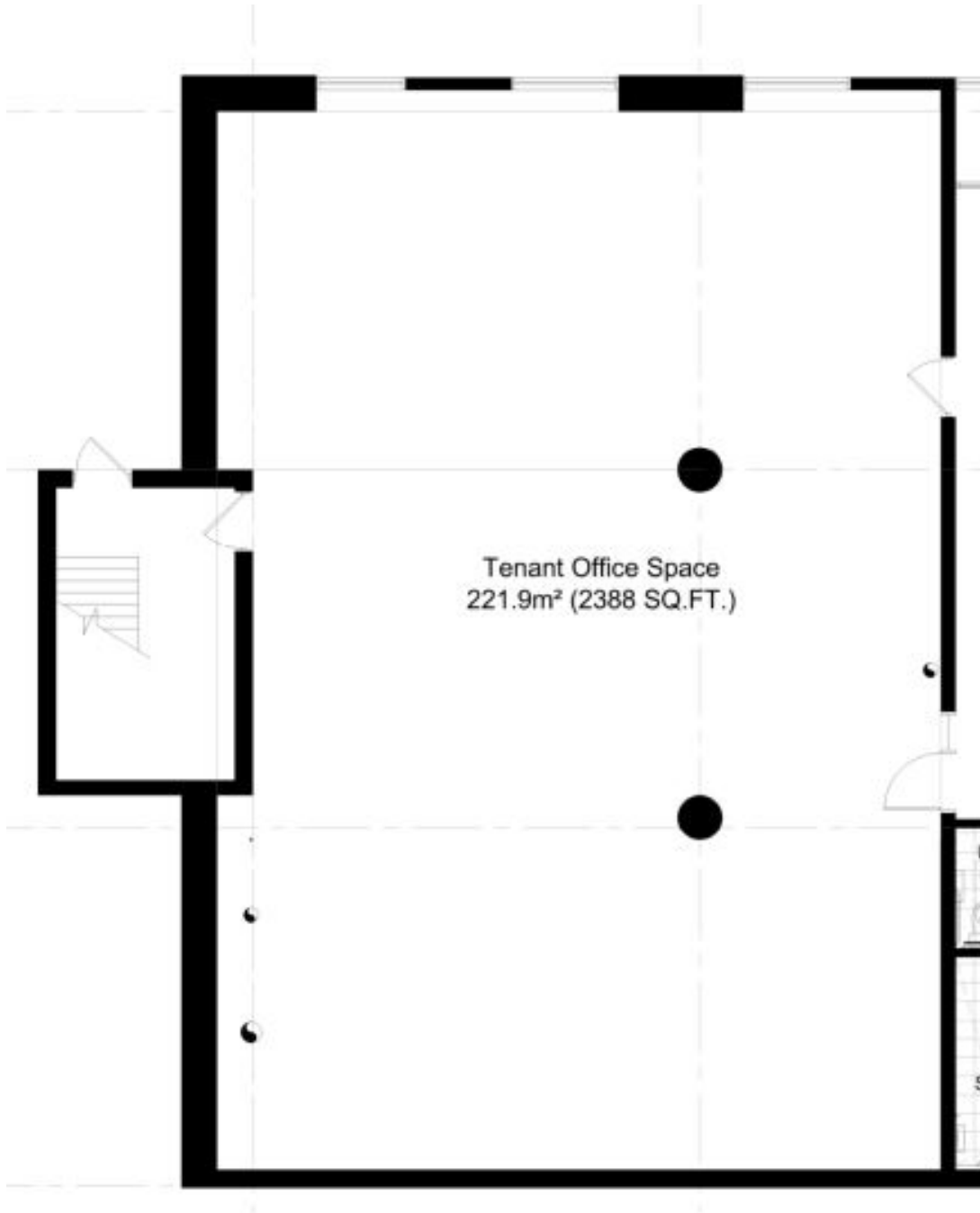


## Property Specifications

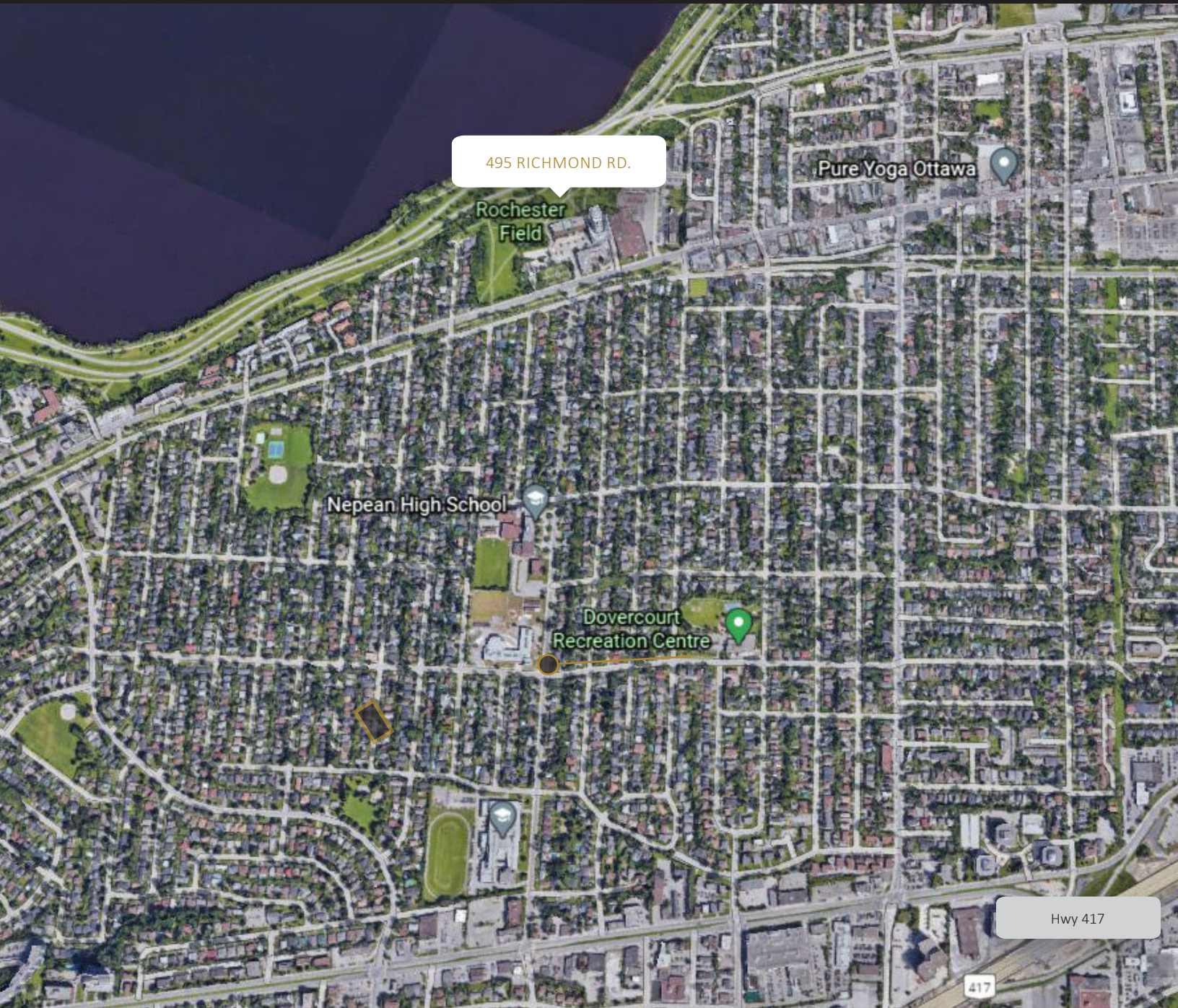
Construction	Masonry
Ceiling Height	8'
Loading facilities	No
Air Conditioning	Yes
Heat	Heat Pump
Sprinklered	Yes
Elevator	Yes
Parking Spots	245 Surface and underground parking spaces
Seperately Metered	Yes

## Unit B100

2,388sf







## Contact us

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