

FOR LEASE

290 PICTON AVENUE

Ottawa, ON K1Z 8P8



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92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF:	194 - 4,438 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Additional Rent:	approx. \$13.28 PSF

PROPERTY OVERVIEW

Second floor (walk-up) and lower level office space available for lease in the heart of Westboro Village just minutes from the Westboro OC Transpo transit station. Many great amenities within walking distance in the area including banks, restaurants, and specialty boutiques. Easy access to HWY 417 and the Sir John A. MacDonald Parkway. Parking available at additional cost.

PROPERTY HIGHLIGHTS

- Access to common kitchenette (suite 205A)
- In-suite kitchenette (suite 201 & 206)
- Parking (1 : 450 SF) available at additional cost (approx. \$150.00/month per space)
- Great amenities right outside your doorstep
- Suite 201 and 206 can be combined for a total of 4,438 SF
- Utilities included



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201	Available	2,712 SF	NNN	\$18.00 SF/yr	Additional Rent approx. \$13.28 PSF + HST. Available December 1st, 2024 (opportunity for earlier occupancy)
Suite 202	-	439 SF	NNN	\$18.00 SF/yr	LEASED!
Suite 205A	Available	194 SF	NNN	\$18.00 SF/yr	Additional Rent approx. \$13.28 PSF + HST.
Suite 206	Available	1,726 SF	NNN	\$18.00 SF/yr	Additional Rent approx. \$13.28 PSF + HST. Available June 1st, 2024. (opportunity for earlier occupancy)
Suite 201 & 206	Available	4,438 SF	NNN	\$18.00 SF/yr	Additional Rent approx. \$13.28 PSF + HST. Contact Listing Broker for Occupancy Date.



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Additional Photos - Suite 206



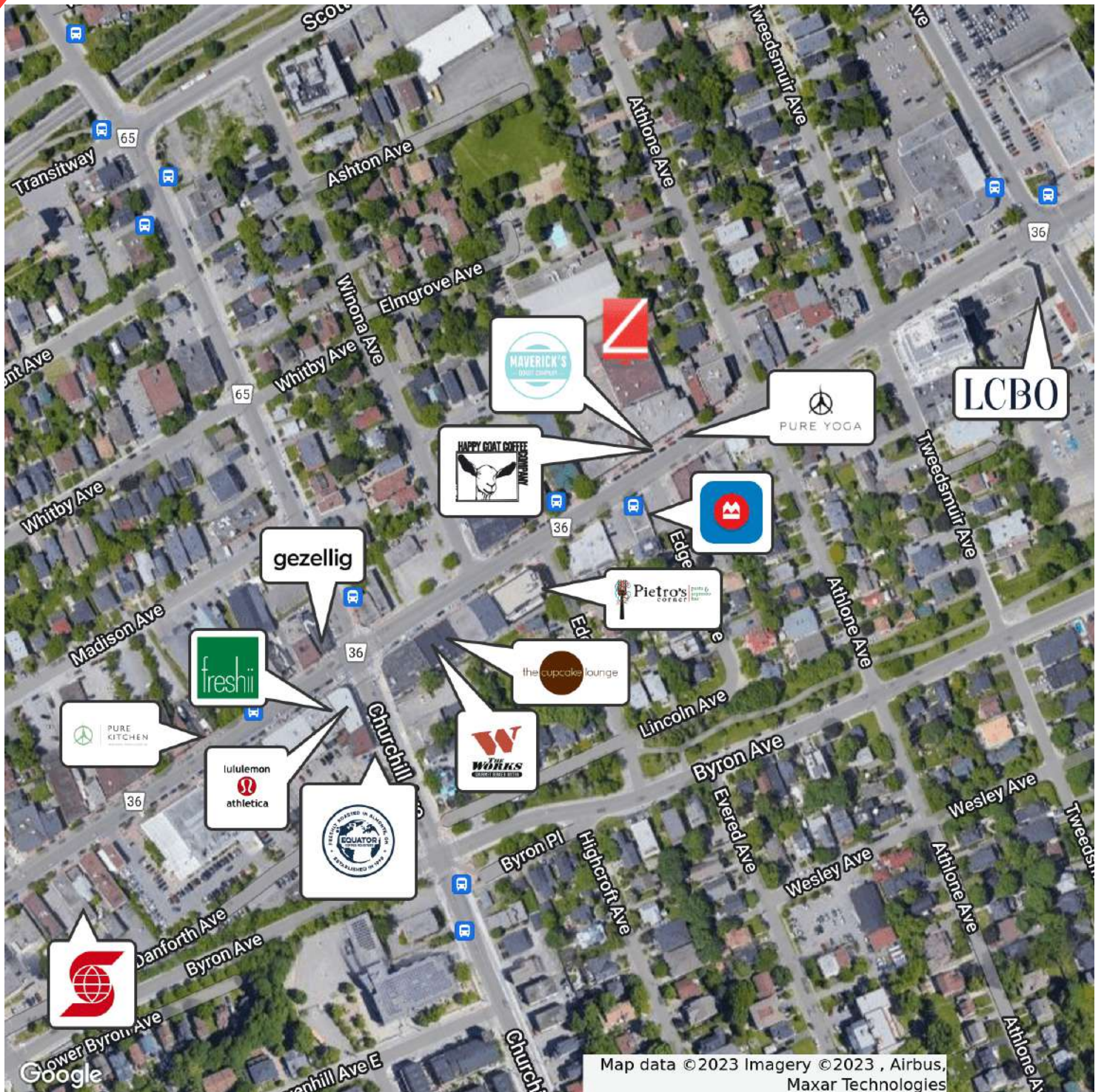
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Retailer Map



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