

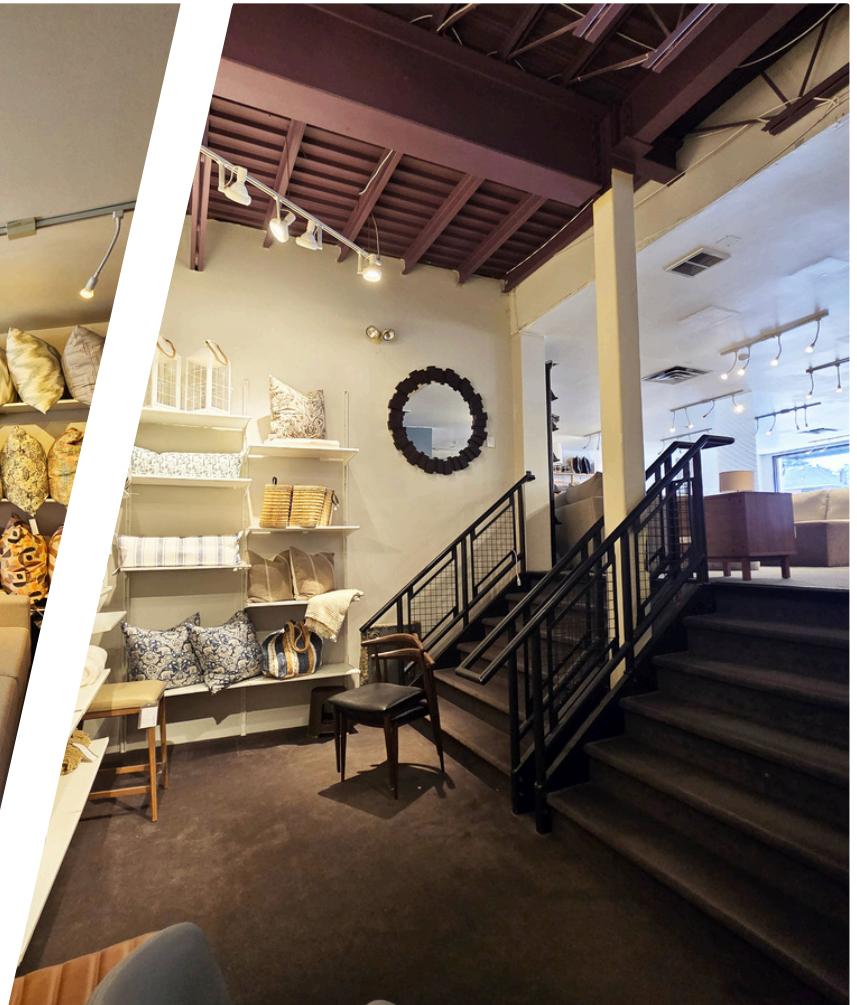
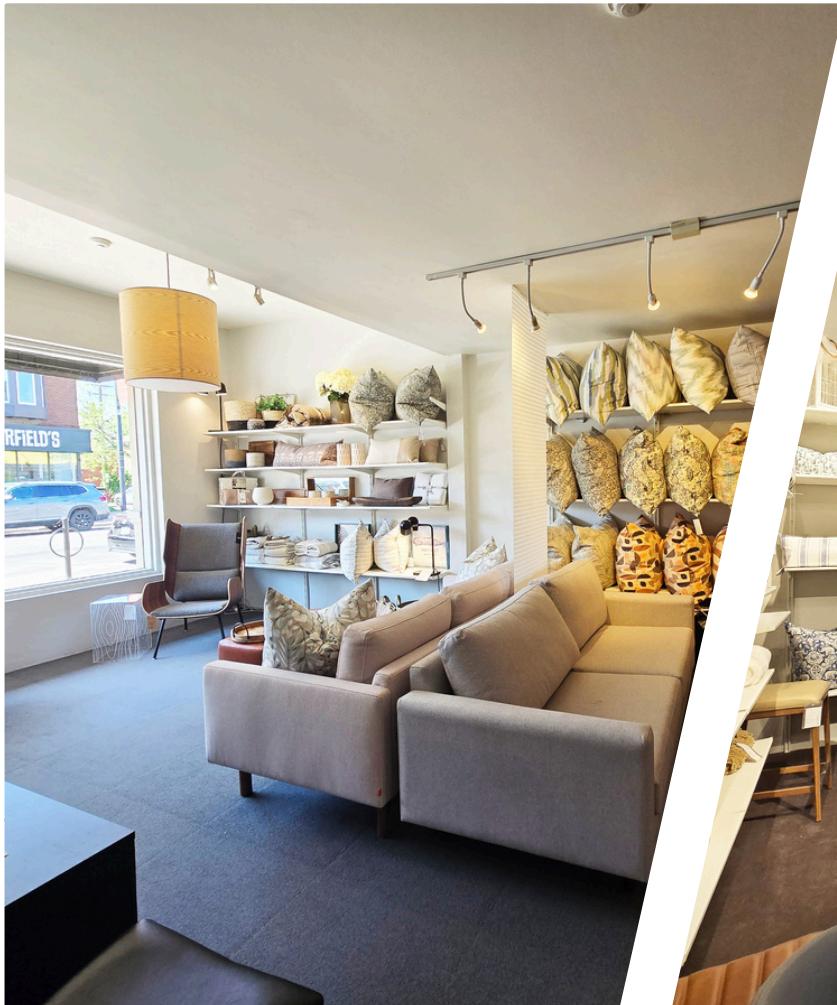
FOR LEASE



1301 Wellington St. W.
OTTAWA, ONTARIO



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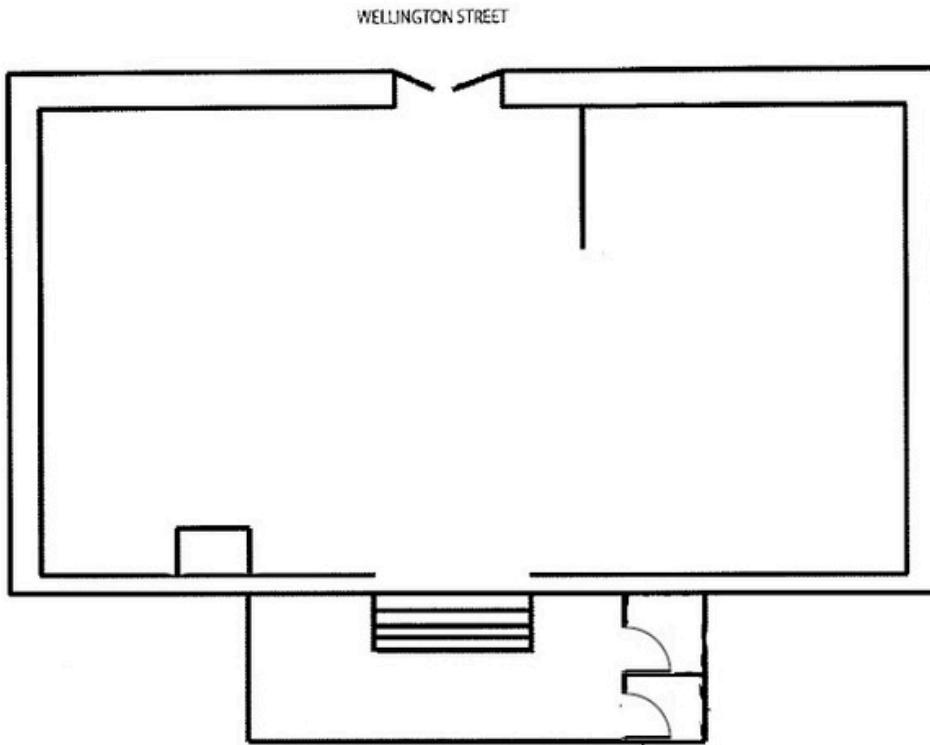
THE PROPERTIES GROUP MANAGEMENT LTD.
236 Metcalfe Street, Ottawa, ON K2P 1R3

(613) 369-5635 / leasing@prppgrp.com
www.thepropertiesgroup.ca



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~2,068 square feet of gross leasable area



THE ATTACHED DRAWING PROVIDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON. THE LANDLORD SHALL NOT BE HELD RESPONSIBLE FOR THE PURPOSE OF THE TENANT'S WORK AND SPACE PLANNING.

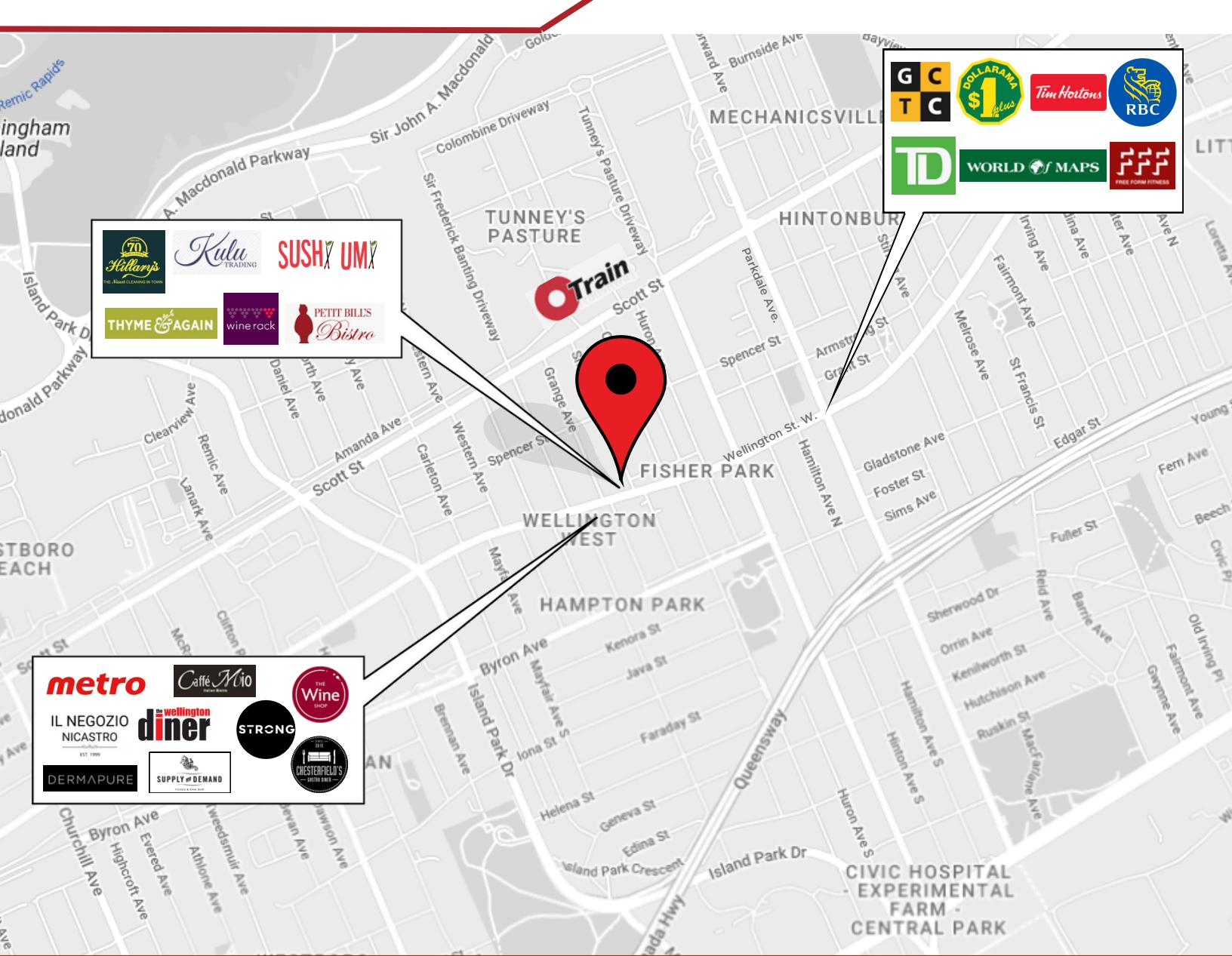
UNIT HIGHLIGHTS

- **Prime Location:** In the heart of Wellington Village, surrounded by shops, cafés, and restaurants. Busy pedestrian area with excellent exposure to both local residents and visitors.
- **High Visibility:** Approximately 40+ ft. of street-level frontage with large display windows.
- **Spacious Layout:** ~2,068 sq. ft. showroom with the potential to lease an additional lower level unit of ~3,845 sq. ft. for showroom or storage space.
- **Available:** May 1, 2026
- **Flexible Use:** Ideal for retail, gallery, or specialty showroom.



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LOCATION

- Close proximity to Tunney's Pasture O-Train station.
- Close proximity to Hwy. 417 Parkdale exit.

Information contained herein has been obtained from sources that we deem to be reliable but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

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