

FOR LEASE | RETAIL SPACE

1320 WELLINGTON STREET WEST, OTTAWA, ON



PROPERTY HIGHLIGHTS:

- ±1,600 SF end-cap unit in Wellington Village
- Highly visible street front location
- Average daily traffic counts of 10,000 vehicles on Wellington Street West
- Nearby retailers and services include Petit Bills' Bistro, Ottawa Bagel Shop, Parma Ravioli, Anytime Fitness, Massage Addict and more
- Rental rates starting at \$40-42 PSF NNN
- Additional rent estimated at \$21.87 PSF (2026)
- Available March 1, 2026

EXCLUSIVELY LISTED BY:

Marcus & Millichap
Real Estate Investment Services Canada Inc., Brokerage

CANDICE LERNER-FRY

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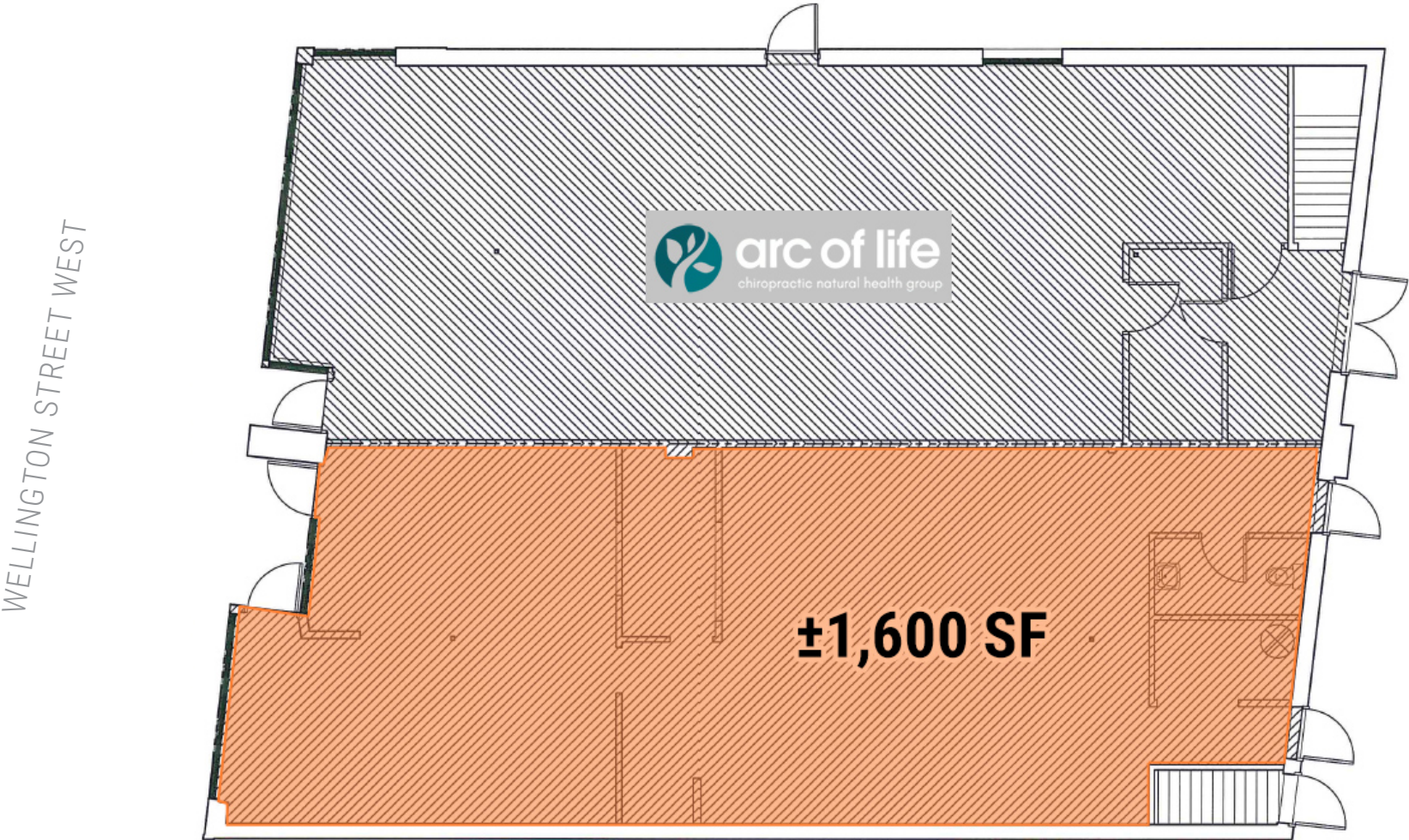
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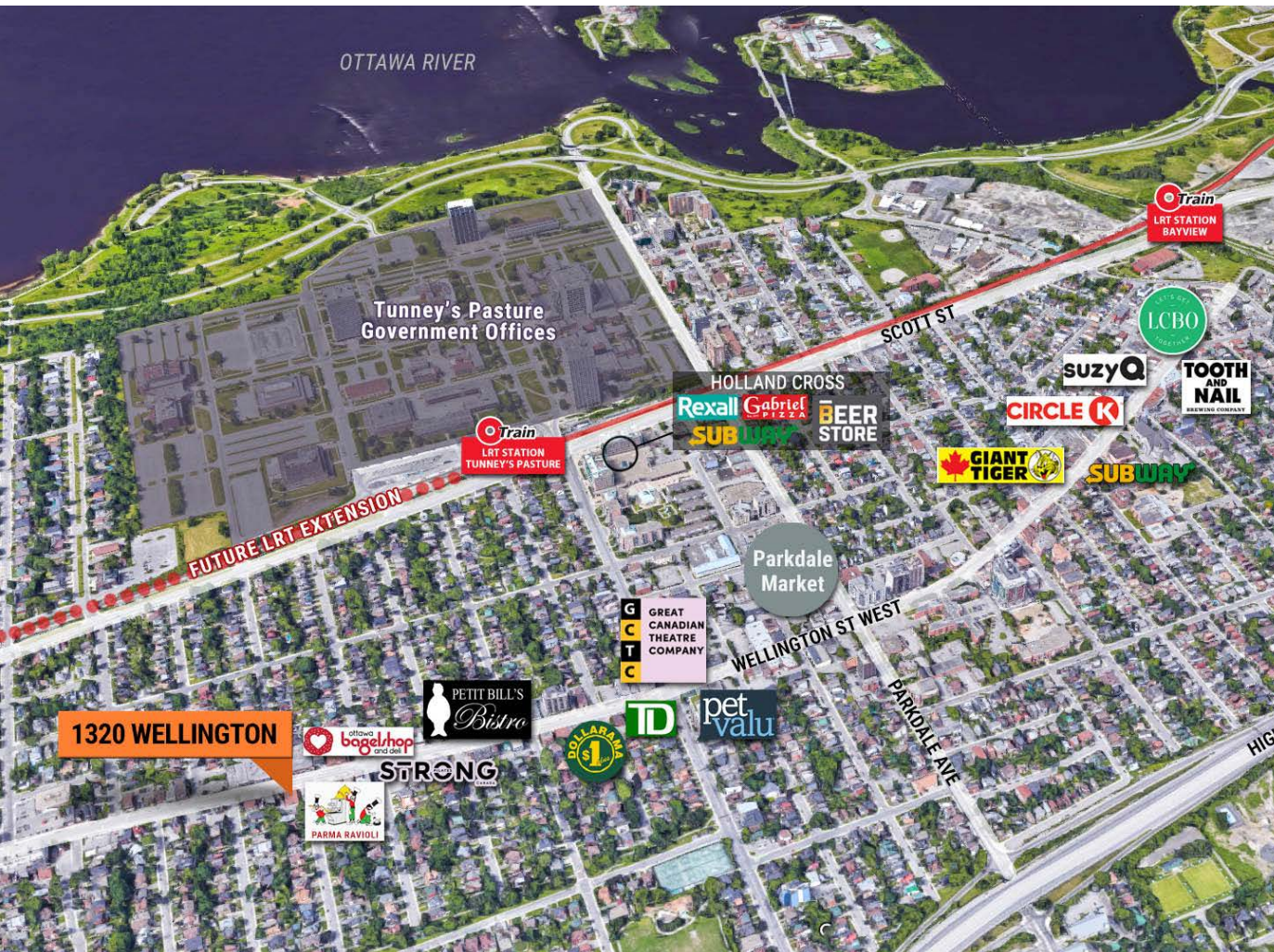
FLOOR PLAN



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AERIAL VIEW OF NEIGHBOURHOOD



SNAPSHOT OF AREA

Wellington Village lies between Parkdale Avenue and Island Park Drive, with Wellington Street West being the central commercial hub running through it. Tree-lined streets, red brick facades, verandas, and a friendly atmosphere have helped turn this area into one of Ottawa's trendiest family-oriented neighbourhoods.

Newer condominium developments complement the original working class homes that have been progressively renovated and improved in value. This affluent neighbourhood features trendy boutiques, gourmet shops, and destination locations, such as the Parkdale Market and the Great Canadian Theatre Company. Most amenities are within walking distance, with plenty of park and green spaces for all residents to enjoy. Tunney's Pasture, a 121-acre area that is exclusively developed for federal government buildings, is located approximately one kilometre north of Wellington Street. With approximately 13,000 employees at Tunney's Pasture and an explosion of new business and residential development in recent years, Wellington Village has evolved into an upscale food and shopping district, taking influence from nearby Westboro.