

# OFFICE SPACE FOR SUBLEASE

Westboro Connection, Mixed-use Community  
319 Mcrae Avenue, Westboro (Ottawa)

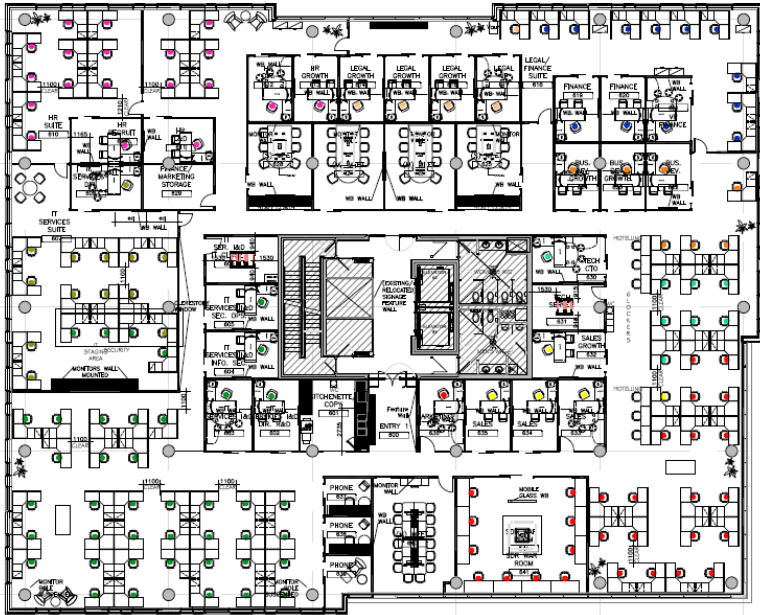
**2 FULL FLOORS**  
***“FULLY FURNISHED”***

Availability on the 6<sup>th</sup> & 7<sup>th</sup> Floors  
Floor 6—20,530 sq.ft.  
Floor 7—16,965 sq.ft.

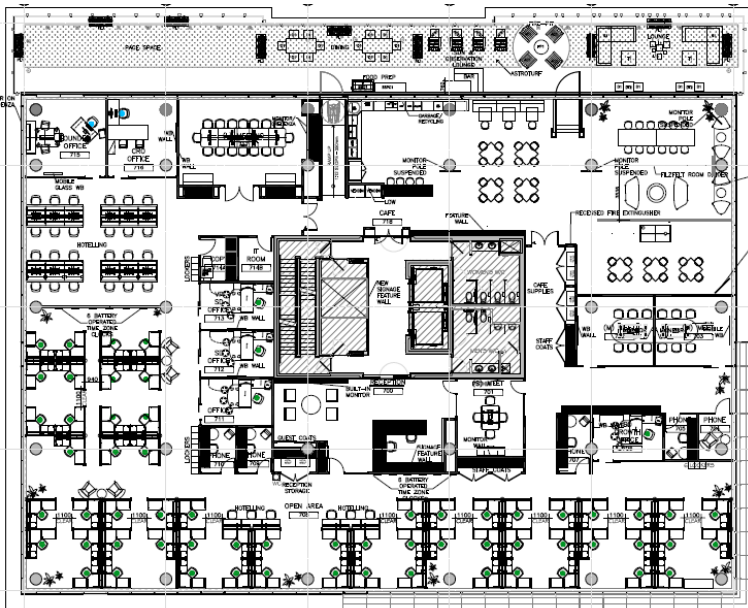
 **CUSHMAN &  
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Ottawa

# PROPERTY FEATURES

*BONUS AREA*—exterior roof top patio overlooking the Ottawa River and Downtown Ottawa. Each floor is fully furnished. The 6th floor contains a “kitchenette”. The 7th floor has a beautifully appointed full kitchen. For a total of 37,495 sq.ft. Additional space within the building may also be available.



6th Floor

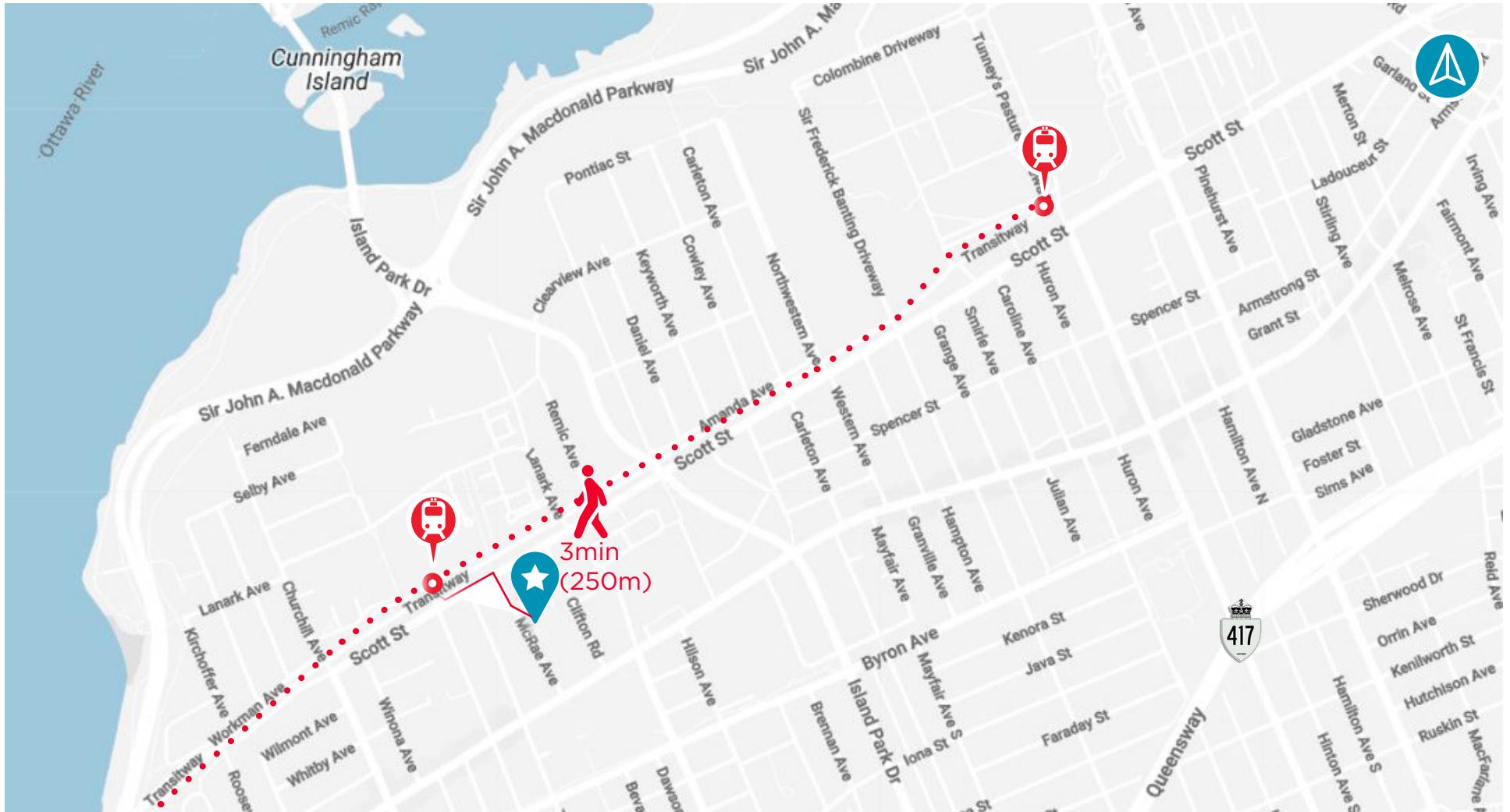


7th Floor

<b>Building:</b>	100,000 sq.ft. of Class A office space (LEED Silver designed)
<b>Year Built:</b>	2016
<b>Parking</b>	2/1,000 sq.ft. leased
<b>Space Available:</b>	Floor 6—20,530 sq.ft. Floor 7—16,965 sq.ft.
<b>Sublease Term:</b>	May 31, 2026
<b>Available Date:</b>	Immediately
<b>Lease Rate:</b>	Please contact Listing Agent
<b>Additional Rent:</b>	\$18.95 (2023 est.)



# LOCATION



## PEDESTRIAN LINK TO THE WESTBORO O-TRAIN STATION

Located in the heart of Westboro—Farm Boy, Bridgehead Coffee, banking, deli services, and daycare all located within the Westboro Connection complex.



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