

FOR LEASE

383 WINONA AVENUE

Ottawa, ON K1Z 5H8



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 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF:	2,254 SF
Lease Rate:	\$20.00 SF/yr (NNN)
Additional Rent:	approx. \$18.70 PSF
Zoning:	TM

PROPERTY OVERVIEW

GROUND FLOOR retail space available for lease in the heart of Westboro Village. Minutes from the Westboro OC Transpo transit station. Many great amenities in the area including banks, restaurants, and specialty boutiques. Easy access to HWY 417 and the Sir John A. MacDonald Parkway. Seven (7) unreserved customer parking spaces included at front of building and Tenant parking available at rear of building at additional cost. Signage opportunity.

PROPERTY HIGHLIGHTS

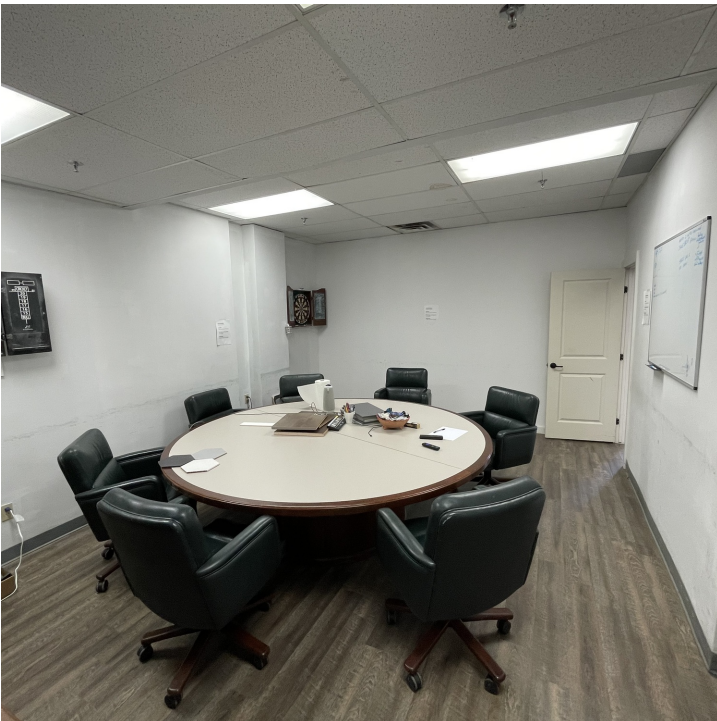
- Pylon signage available for Tenant use
- In-suite washroom
- Surrounded by many great amenities
- Utilities extra
- Available June 1st, 2025 (potential for earlier occupancy)

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Retailer Map



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