



## Office Space for Lease | Wellington Village

**Price:** \$14.00/sf

**OPC:** \$20.60/sf

Suite 100 - 1,787 sf

Suite 102 - 2,207 sf

Suite 200 - 4,021 sf

CONTACT:

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**Darren Clare**

Director, Leasing & Investment Sales  
Sales Representative

Two office suites available in the heart of trendy Wellington Village, on the corner of Ross Avenue and Wellington Street West. This is the perfect location for businesses desiring a lively and convenient location that is easy to access by car and public transportation, with parking available on site.

Wellington Street west and neighbouring Hintonburg are popular evening destinations for dining, entertainment, and cultural events. Home to many independent shops, unique eateries, and beautiful galleries.

- Elevator access
- Walkable neighbourhood, close to all amenities
- Great transit options
- Walk to Tunney's Pasture O Train (LRT)
- Parking available on-site



SUITE 200



## HIGHLIGHTS

- Spacious, well-lit offices with elevator access
- Surrounded by top choice amenities
- Walk Score of 94, "Walker's Paradise"
- 5 minute drive to Highway 417 going east and west
- Parking on-site
- Transit Score of 80, "Excellent"
  - Routes 11, 16, and 153 stop at the door
  - Short walk to Tunney's Pasture Station (LRT)

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