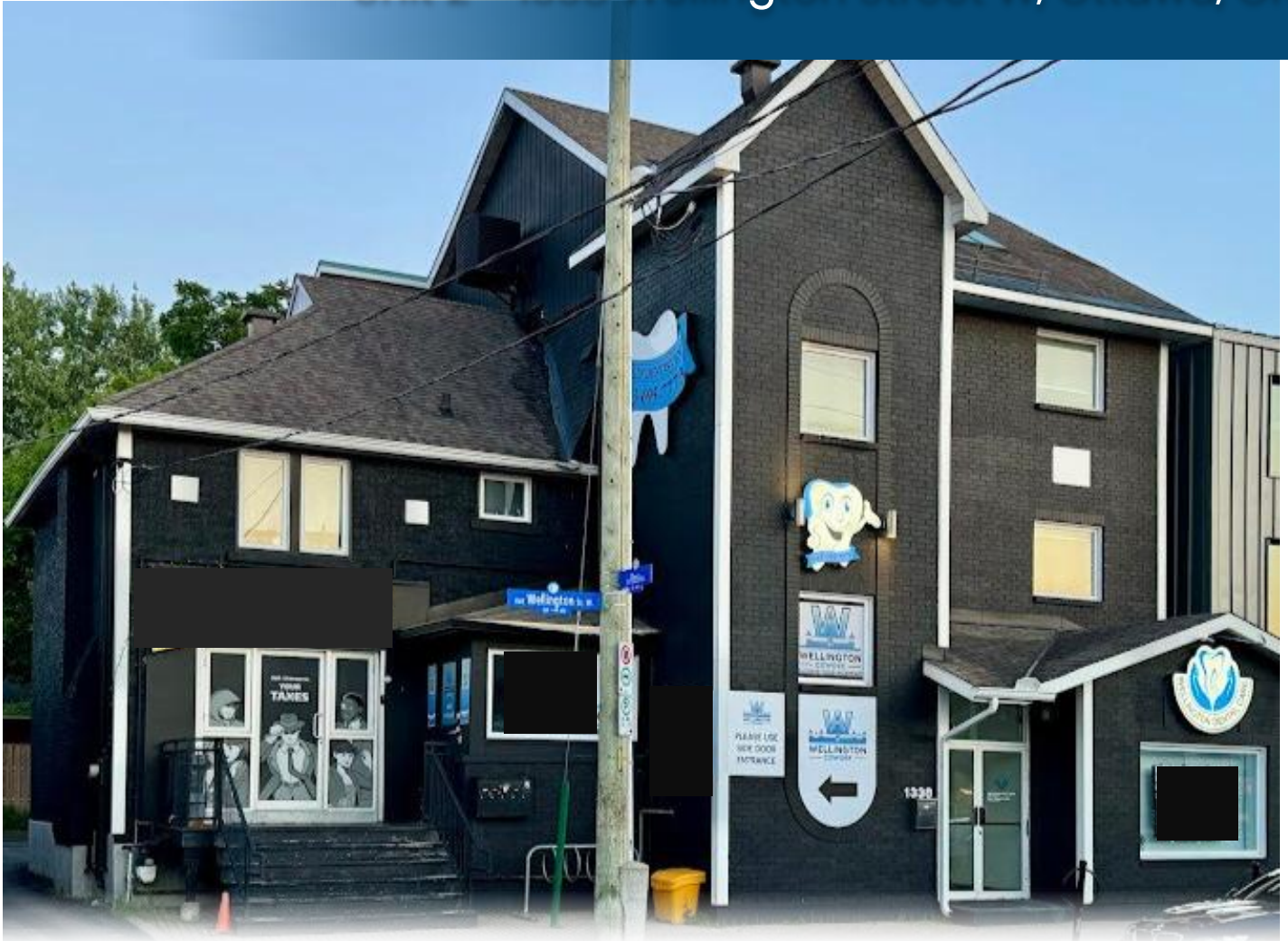


Approximately 1,600 SF of
Prime Office Space

FOR LEASE

Unit 2 – 1338 Wellington Street W, Ottawa, ON



Philip Zunder President | Broker of Record
613.725.7170 | pzunder@cdnglobal.com

Ben Zunder Vice President | Sales Representative
613.913.8858 | bzunder@cdnglobal.com

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PROPERTY DETAILS



THE OFFERING

This turnkey second floor office space in Wellington Village is designed for teams seeking privacy, community, and a seamless move-in. The layout includes three private offices, a premium office with balcony, an interior office for focused work or wellness use, a bright open workspace, kitchen and two bathrooms. Fully furnished with sit/stand desks, ergonomic chairs, and a modern, non-corporate aesthetic. Technology features ultra-fast fiber Wi-Fi, smart digital access and security cameras throughout. Ideal for teams of 5-12 in agencies, studios, consulting, or wellness-adjacent businesses, the office offers easy client access and nearby managed parking. All-inclusive at \$4,000/month, it's a cost-effective, ideal alternative to traditional office space with zero build-out required.

PROPERTY OVERVIEW

Address	Unit 2 - 1338 Wellington Street W, Ottawa, Ontario, K1Y 3B7
Area	1,600 SF (approx.)
Rent	\$4,000 (gross)
Possession	Immediately
Parking	Nearby options available

INTERIOR FEATURES



LOCATION

Situated on Wellington St W, this unit is ideally located in the busy Wellington neighborhood footsteps away from many great restaurants and retail stores. The area is a short drive to Bayview Station and close to major commercial hubs, making it a strategic location for businesses seeking convenience and accessibility.



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