



### Space Availability

Suite 401: 2,176 sf

### Lease Term

December 30<sup>th</sup> 2026

### Asking Net Rent

Contact Listing Agent

### Additional Rent (2025 estimates)

\$18.80 psf

### Space Highlights

- Newly renovated exterior and common areas
- Bright and open floor plan, with high-end, modern finishes, two enclosed offices and a kitchenette
- Short walk to Tunney's Pasture LRT station
- Quick access to the Queensway
- High visibility and excellent transportation access for businesses
- Convenient parking available

## Get more information

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Platinum member

# Property Overview

## Office space for sublease 1306 Wellington Street West, Ottawa, ON

Address: 1306 Wellington St West,  
Ottawa, ON K1Y 3B2

Year Built: 1965

Building Area: 21,155 sf

Parking: Available

Rentable Area: 2,176 sf

Net Rent: Contact Listing Agents

Additional Rent: \$18.80 psf (2025)

### Key Highlights:

- Prime location in the highly sought-after Wellington West Village
- Landmark commercial space surrounded by local amenities
- Move-in ready with contemporary finishes
- Elevator access for easy accessibility
- Built out for immediate use
- Surrounded by ample neighbourhood amenities including restaurants, retailers, coffee shops, local service providers, and fitness studios – offering great convenience for employees



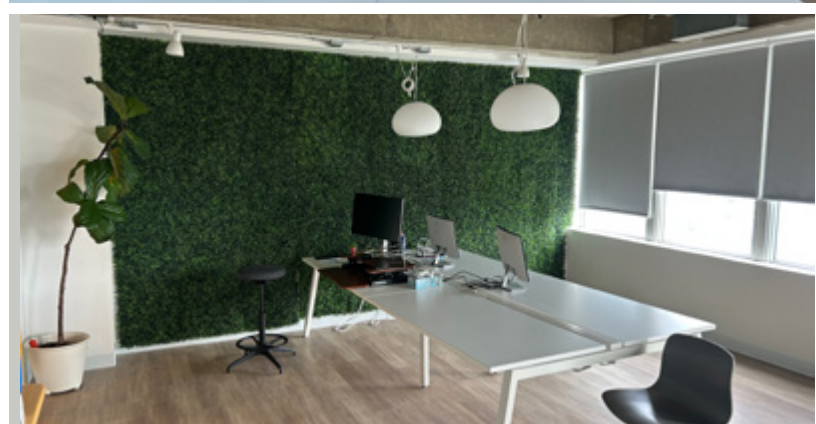
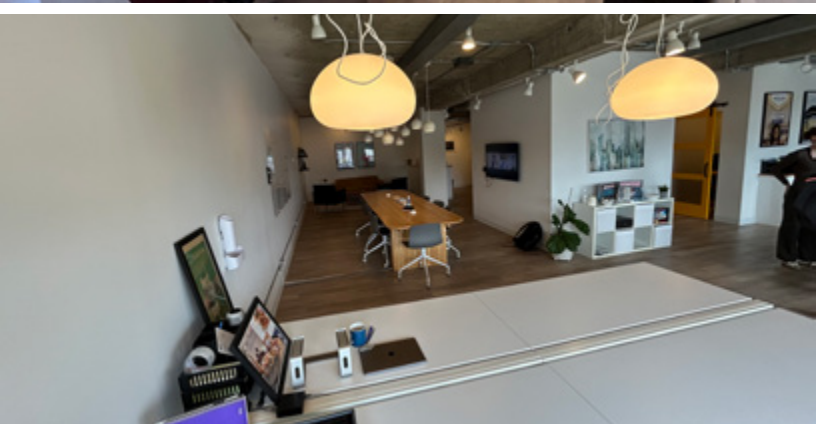
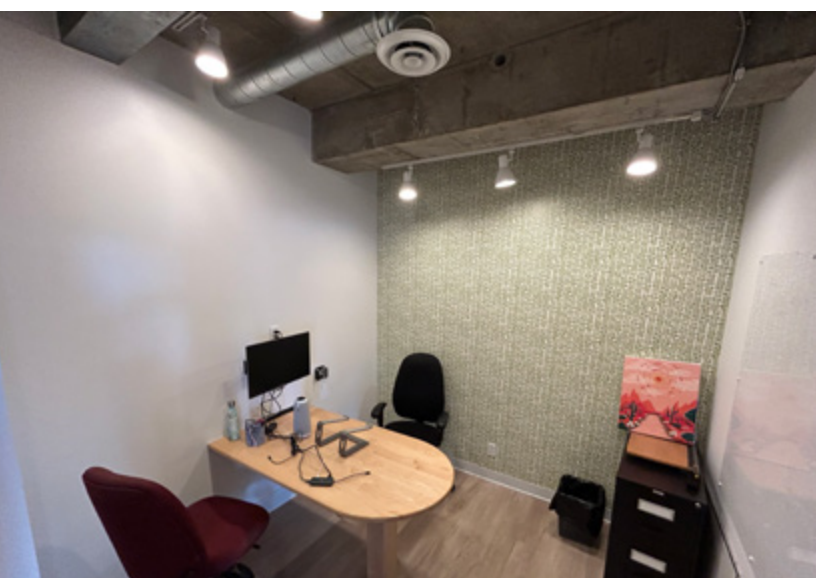
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# Gallery

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# Floorplan

## Office space for sublease 1306 Wellington Street West, Ottawa, ON

### Suite 401

2,176 sf of available space



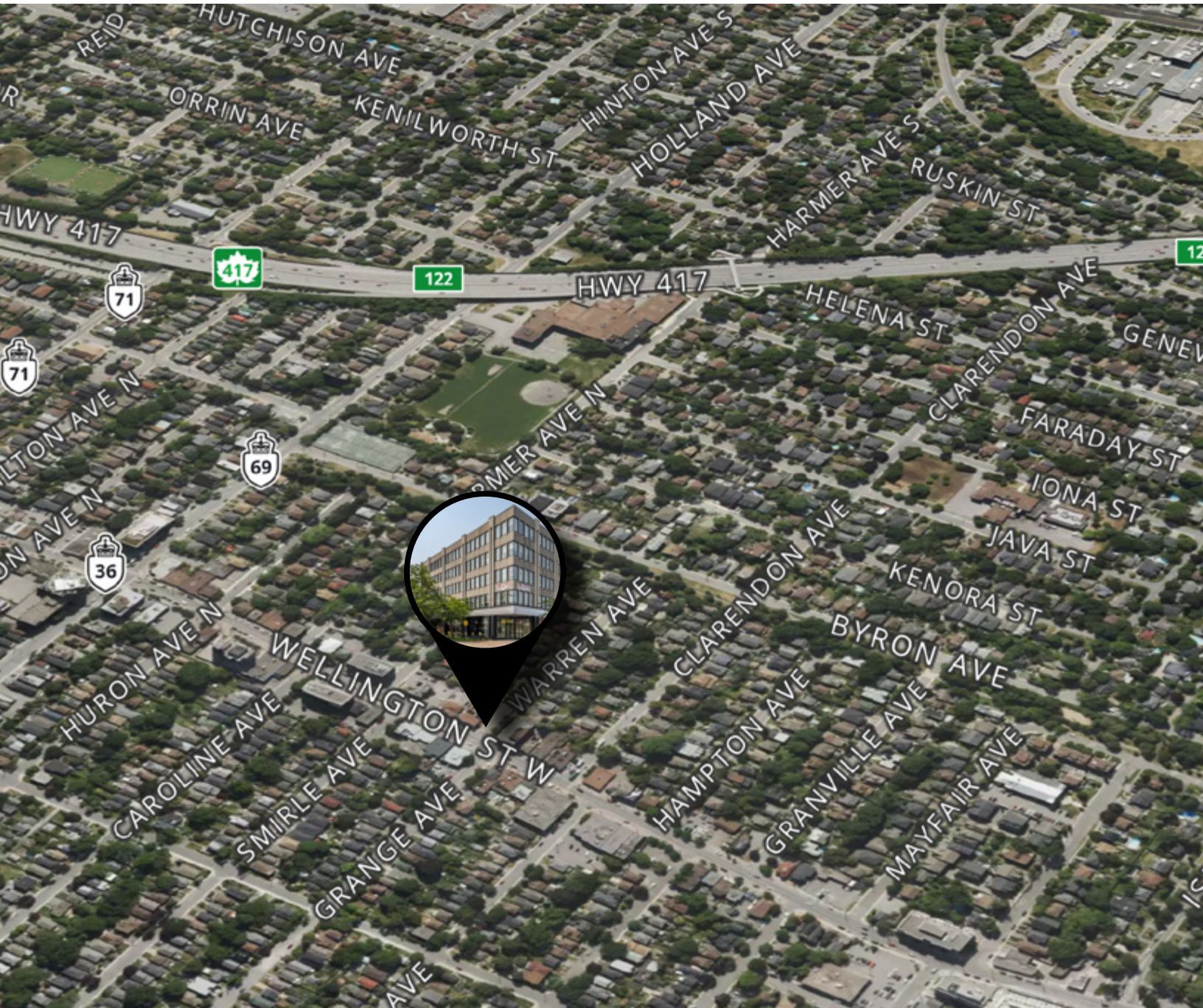
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# Map

## Office space for sublease 1306 Wellington Street West, Ottawa, ON



Located in the highly sought-after Wellington West Village, this prime commercial space offers a landmark location surrounded by local amenities

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