



**CUSHMAN &
WAKEFIELD**

Ottawa

1335 CARLING AVENUE

Phase 1
Rhythm by
RioCan

Future Phase 2 & 3
Westgate Residential/
Commercial Development by
RioCan

1335
CARLING

Phase 1
Residential/Commercial
Development by Holloway
Lodging

Phase 2
Residential/Commercial
Development by Holloway
Lodging

OFFICE SPACE FOR LEASE, IN THE “CENTRE” OF MAJOR RESIDENTIAL/COMMERCIAL DEVELOPMENTS AVAILABILITIES

Suite 202: 3,759 SF

Suite 214: 1,979 SF **LEASED**

Suite 300: 2,270 SF

Suite 420: 1,812 SF (FULL TURNKEY CONCEPT AVAILABLE NOW)

Suite 602: 2,767 SF

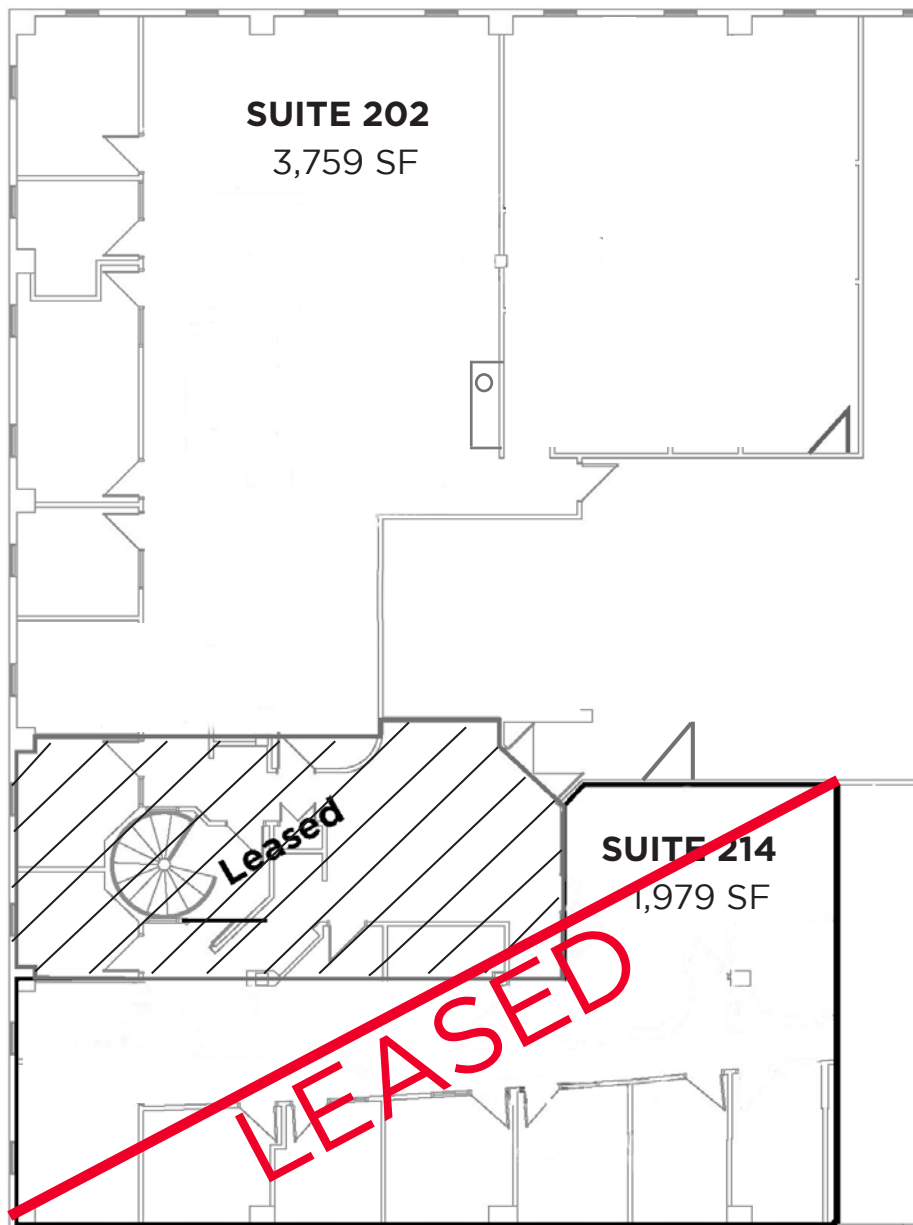
Suite 608: 1,381 SF **NEW**

BUILDING HIGHLIGHTS

- Building ideal for medical & dental practices, and professional service offices
- Full Service Café located on the ground floor
- OC Transpo route 81 bus stops located adjacent and across the street
- FREE on-site parking
- Building Common Area Modernization currently underway by the Landlord
- 5 Minutes to Westboro & Island Park Drive Neighbourhoods
- 10 Minutes to the Glebe & the Downtown Core



FLOOR PLAN



SUITE 202 - 3,759 SF

- Three (3) offices, one (1) meeting room, kitchenette and open concept area with abundant natural light.

SUITE 214 - 1,979 SF **LEASED**

- Five (5) Offices, Open concept

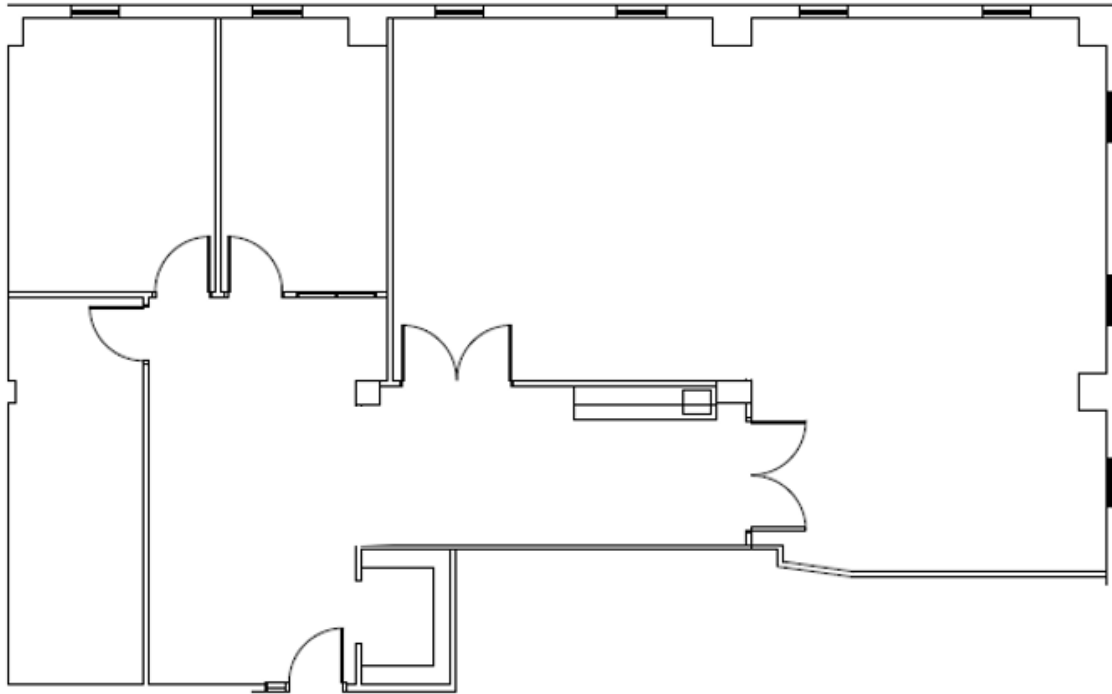
Available
Net Rent

Immediately
Contact Listing Broker

Add'l Rent

\$20.41 PSF/annum
(est. 2023)

FLOOR PLAN



SUITE 300 - 2,270 SF

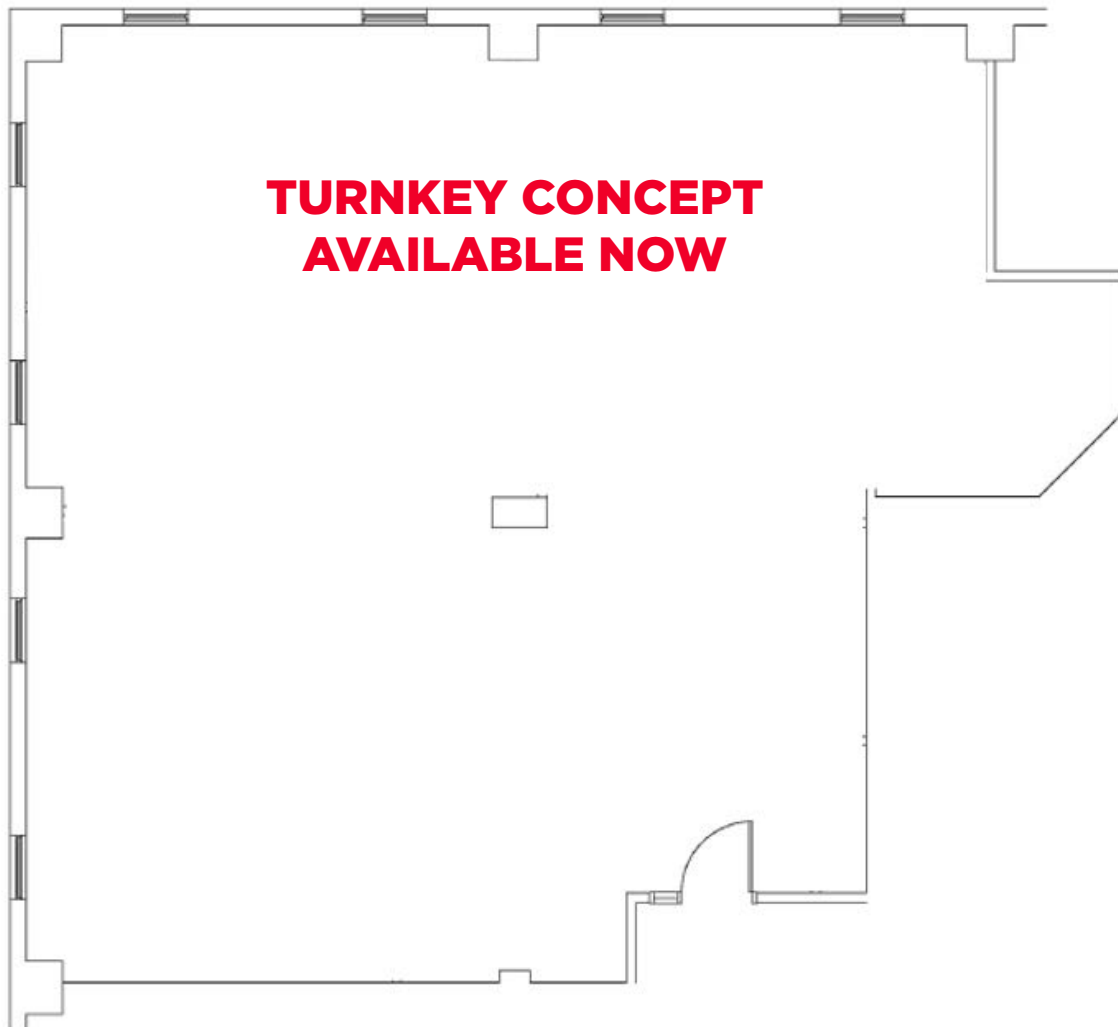
- Two (2) large offices
- Large open concept workstation area
- Kitchenette
- Storage/server room
- Reception area

Available
Net Rent

Add'l Rent

Immediately
Contact Listing Broker
\$20.41 PSF/annum
(est. 2023)

FLOOR PLAN



SUITE 420 - 1,812 SF

- Open concept space
- Ready for tenant improvements
- Abundant natural light
- New carpet tile and paint
- Plumbing pipes capped in kitchenette area

Available

Immediately

Net Rent

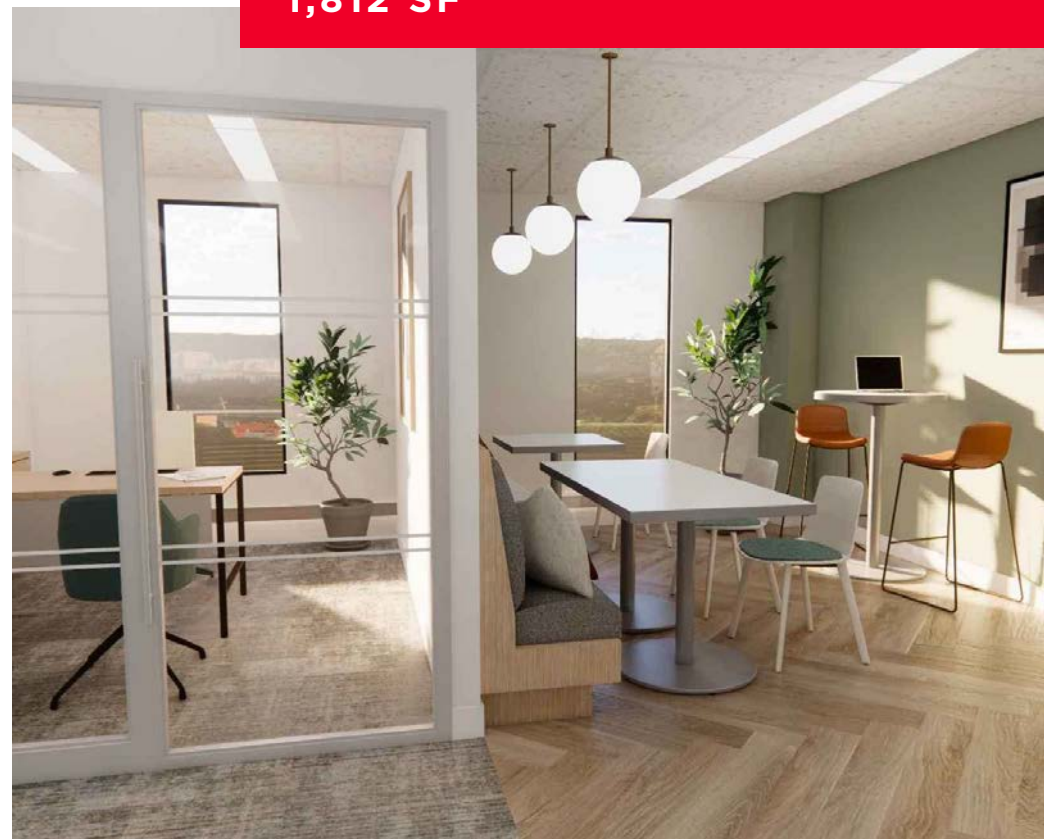
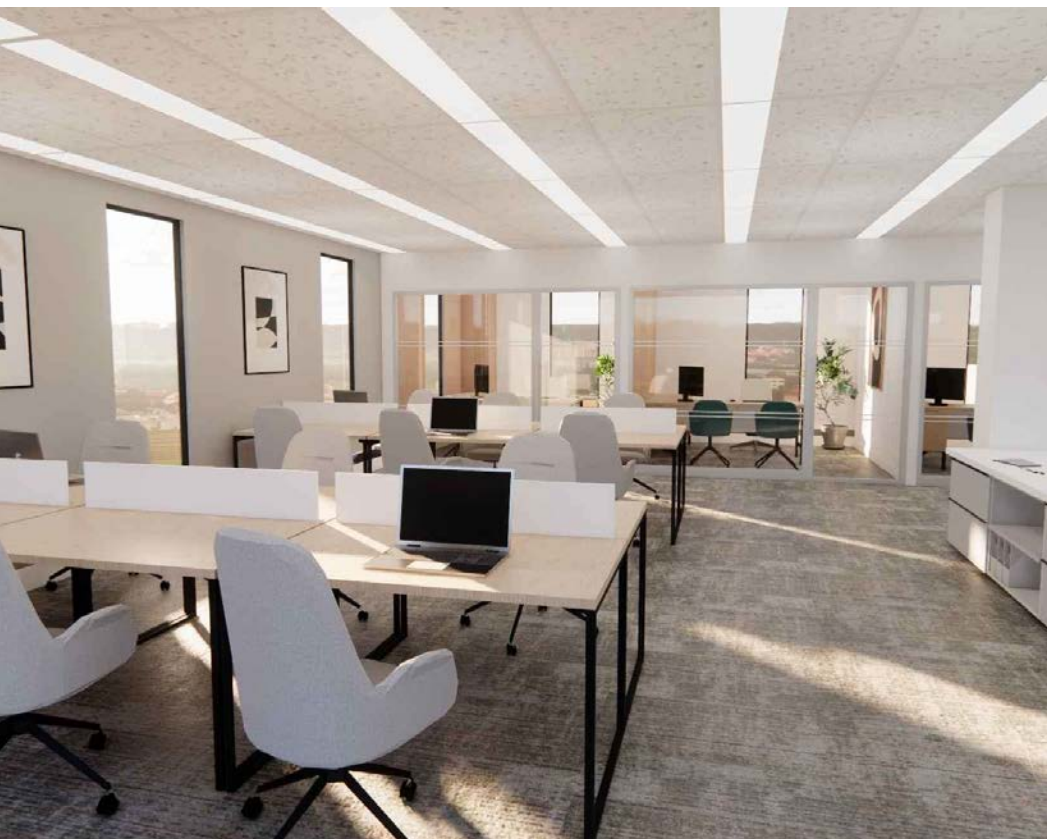
Contact Listing Broker

Add'l Rent

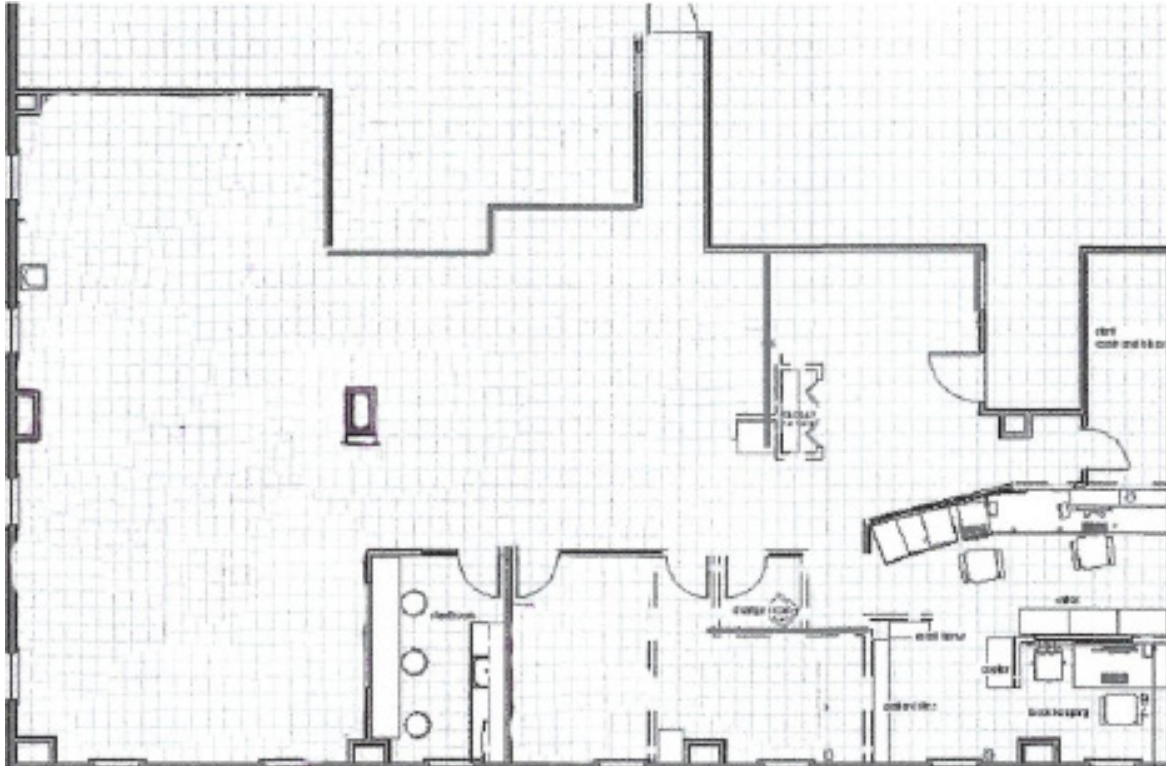
\$20.41 PSF/annum
(est. 2023)



**SUITE 420—TURNKEY CONCEPT
AVAILABLE NOW
1,812 SF**



FLOOR PLAN



SUITE 602 - 2,767 SF

- Top floor of the building offers abundant natural light
- Two (2) offices, large open concept area, kitchen, reception/admin area, waiting area, change room, storage room.

Available
Net Rent

Add'l Rent

Immediately
Contact Listing Broker
\$20.41 PSF/annum
(est. 2023)

FLOOR PLAN



SUITE 608 - 1,381 SF

- Top Floor with great views and plenty of natural light
- Two (2) Offices, Boardroom, Kitchenette, Open concept workstation area, Server closet

**Available
Net Rent**

Add'l Rent

Immediately
Contact Listing Broker
\$20.41 PSF/annum
(est. 2023)



**SUITE 608
AVAILABLE NOW
1,381 SF**



CURRENTLY THERE ARE TWO SIGNIFICANT REDEVELOPMENT RESIDENTIAL/COMMERCIAL PROJECTS UNDERWAY IN THE IMMEDIATE VICINTY OF 1335 CARLING WHICH WILL SEE MORE THAN “2,100 NEW RESIDENTIAL UNITS” UPON COMPLETION



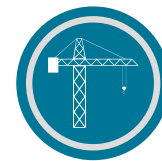
Holloway Lodging rendering;Source: <https://ottawacitizen.com/tag/holloway-lodging/>
RioCan site rendering;Source: <https://www.cbc.ca/amp/1.3368082>



RHYTHM
RIOCAN RESIDENTIAL
TOWER, PHASE 1
OF THE WESTGATE
REDEVELOPMENT



PHASE 2-3 (FUTURE)
RIOCAN REDEVELOPMENT
OF WESTGATE MALL TO
RESIDENTIAL COMPLEX



HOLLOWAY LODGING
PHASE 1 RESIDENTIAL/
COMMERCIAL DEVELOPMENT
UNDER CONSTRUCTION &
FUTURE PHASE 2 RESIDENTIAL/
COMMERCIAL DEVELOPMENT

- Rhythm, RioCan's new premium rental residence will be comprised of 213 suites and 2 retail units.
- RioCan plans to redevelop the entire nine-acre Westgate site in a multi-phased project that calls for almost 730,000 square feet of residential property with nearly 1,200 units as well as about 88,000 square feet of retail space
- The redevelopment of Holloway Lodging's Travel Lodge Hotel will add four high-rise residential towers across the street and 900 units upon site completion

CONTACT INFO

Alain Desmarais
Executive Vice President
Broker of Record
+ 1 613 780 1566
adesmarais@cwottawa.com

Peter Rywak
Senior Sales Representative
Office Leasing
+ 1 613 780 1573
prywak@cwottawa.com

Madisson Carnochan
Sales Representative
+ 1 613 780 1583
mcarnochan@cwottawa.com



55 Metcalfe Street
Suite 400
Ottawa, ON
K1P 6L5

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