

1335 CARLING AVENUE



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

AVAILABILITIES

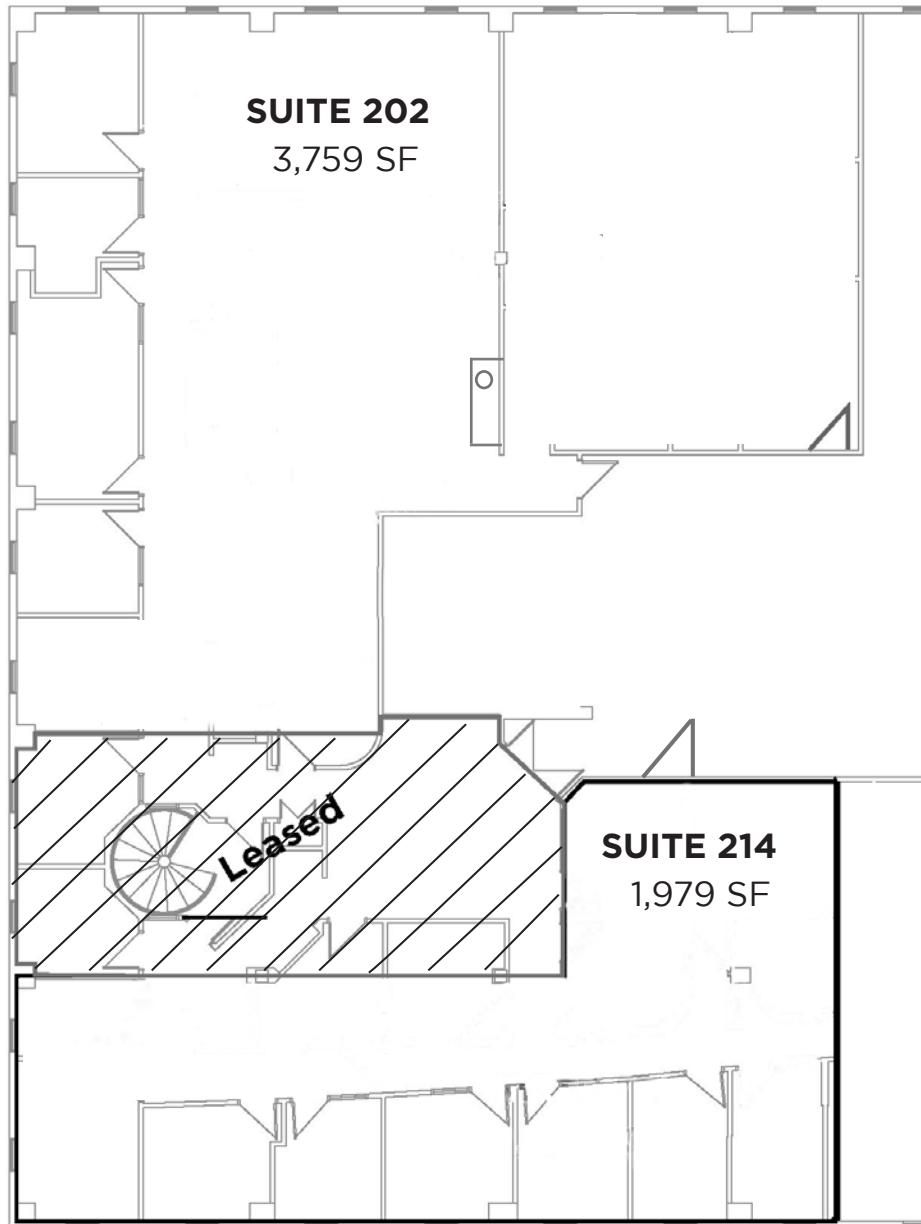
- Suite 202: 3,759 SF
- Suite 214: 1,979 SF
- Suite 300: 2,270 SF
- Suite 420: 1,812 SF (FULL TURNKEY CONCEPT AVAILABLE NOW)
- Suite 602: 2,767 SF
- Suite 608: 1,381 SF NEW

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

- Five (5) Offices, Open concept

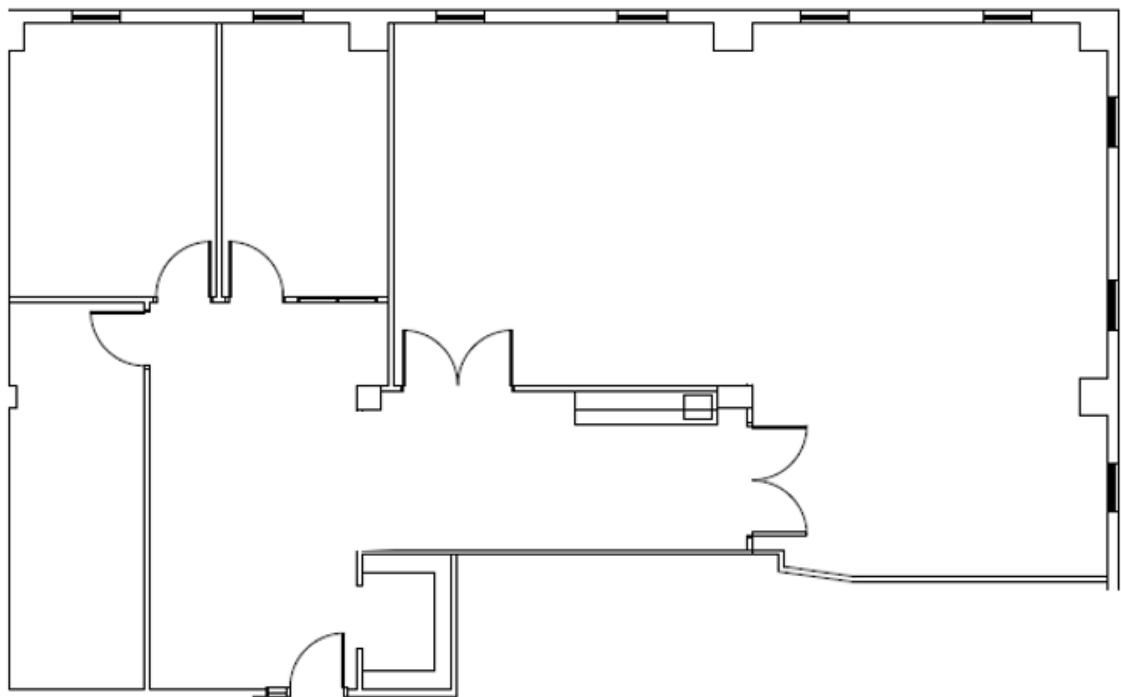
Available

Net Rent

Add'l Rent

Immediately
Contact Listing Broker
\$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

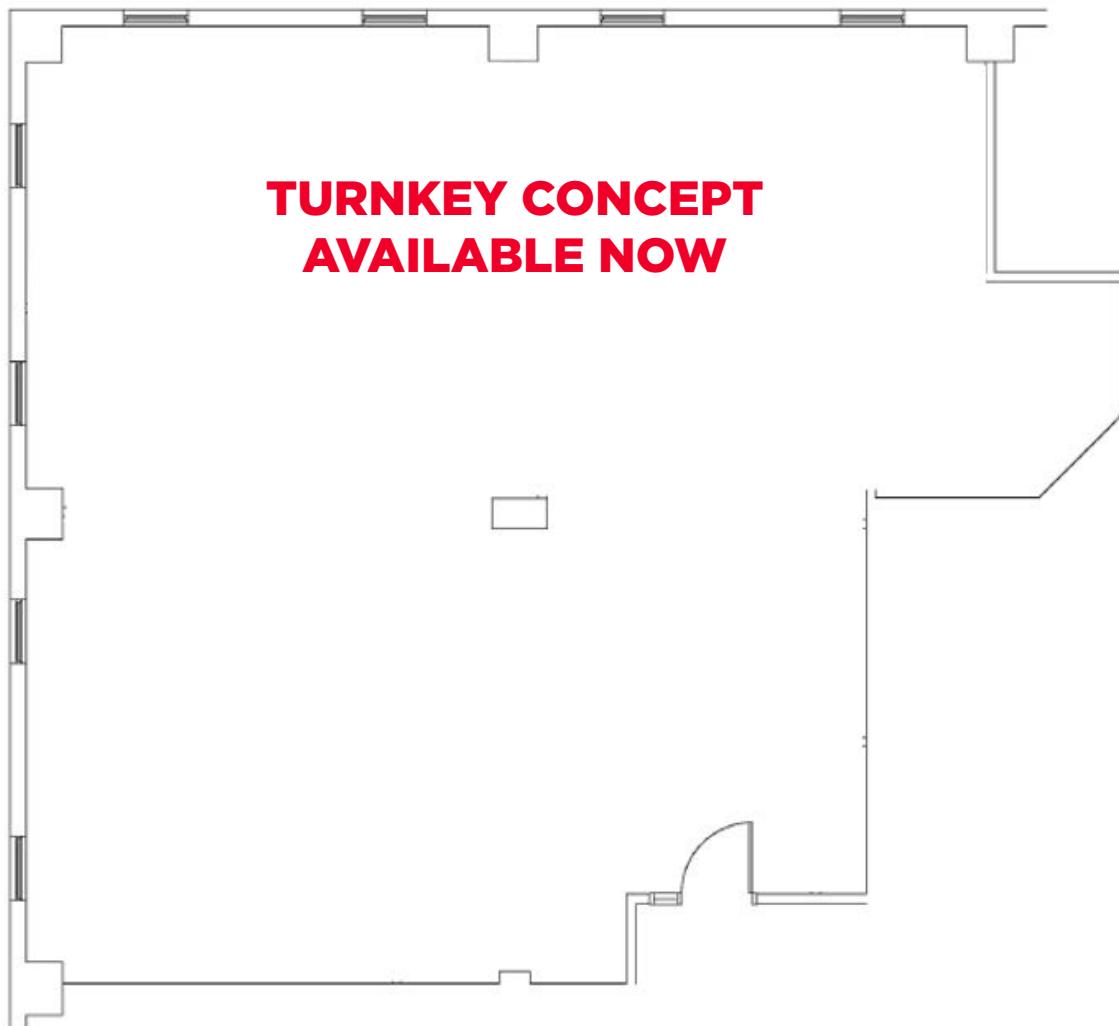
Available

Net Rent

Add'l Rent

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

FLOOR PLAN



**TURNKEY CONCEPT
AVAILABLE NOW**

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
Contact Listing Broker

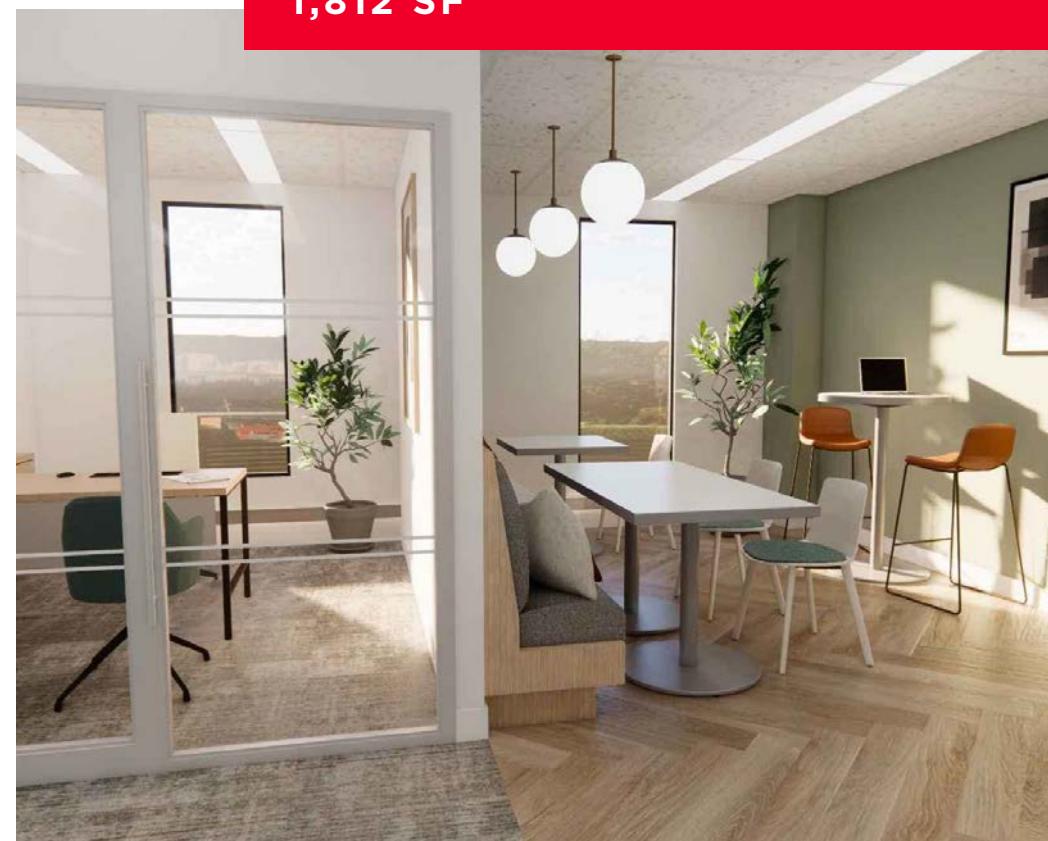
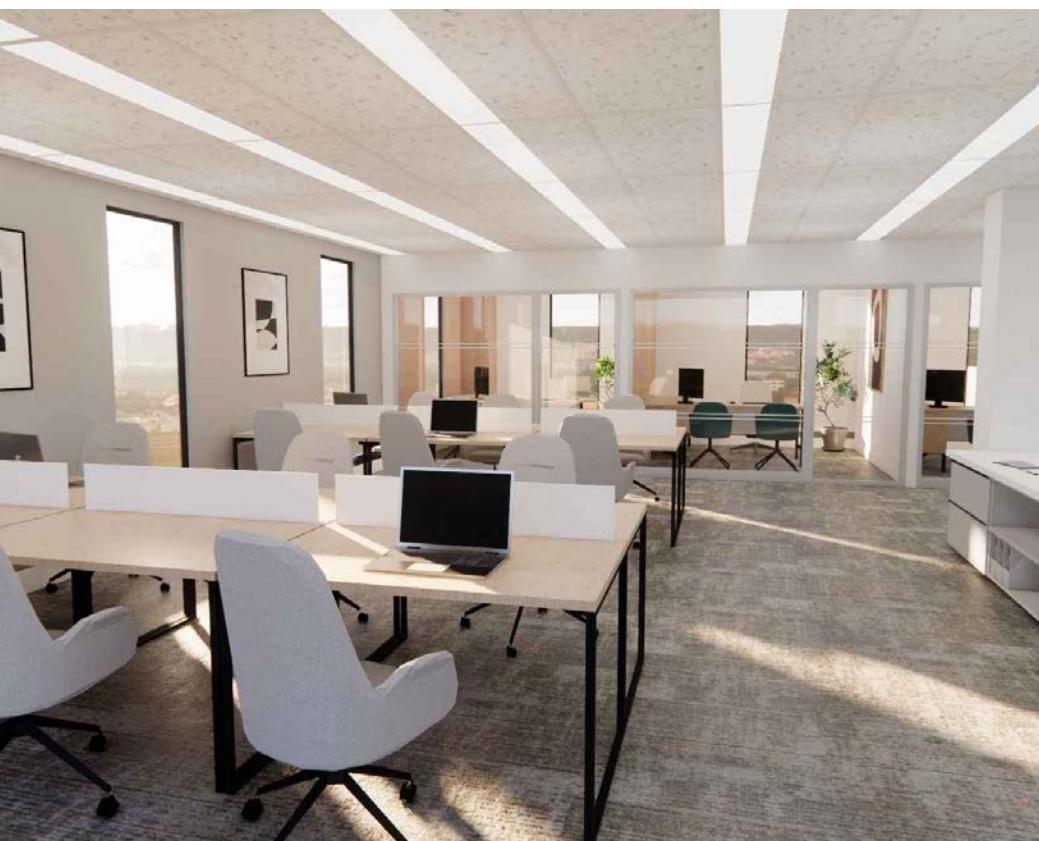
Net Rent

\$20.41 PSF/annum
(est. 2023)

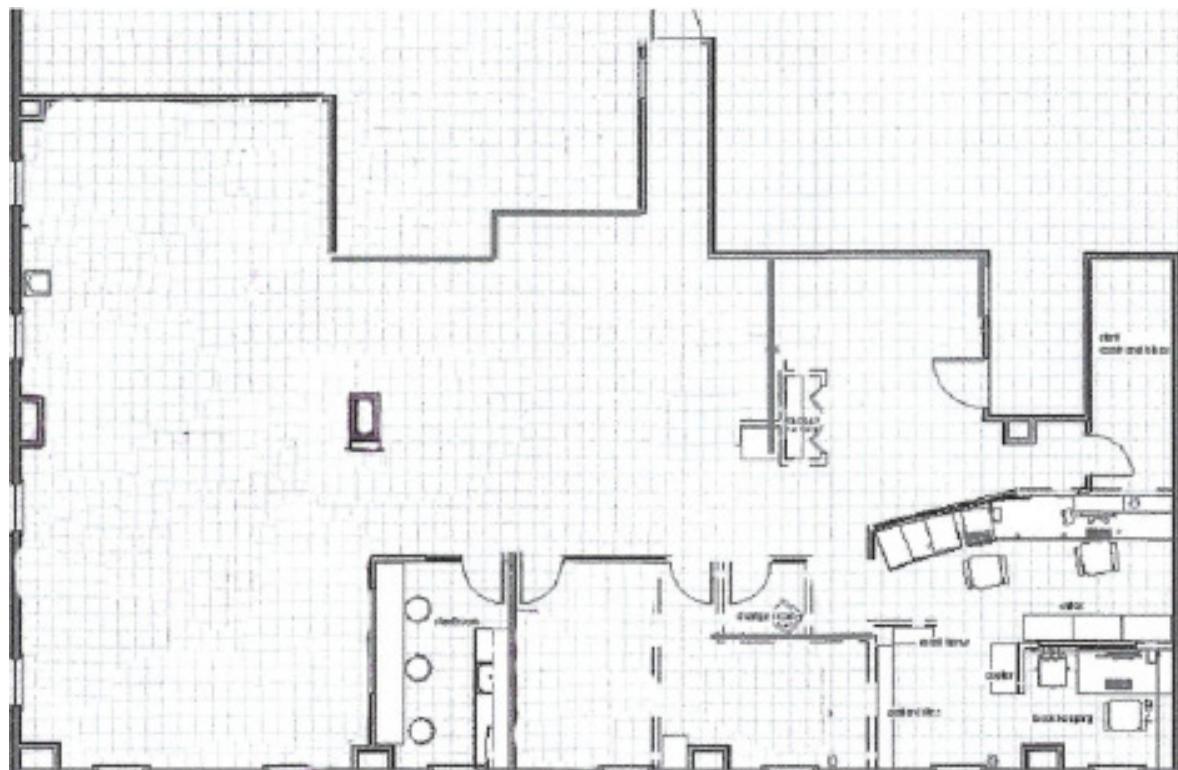
Add'l Rent



**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

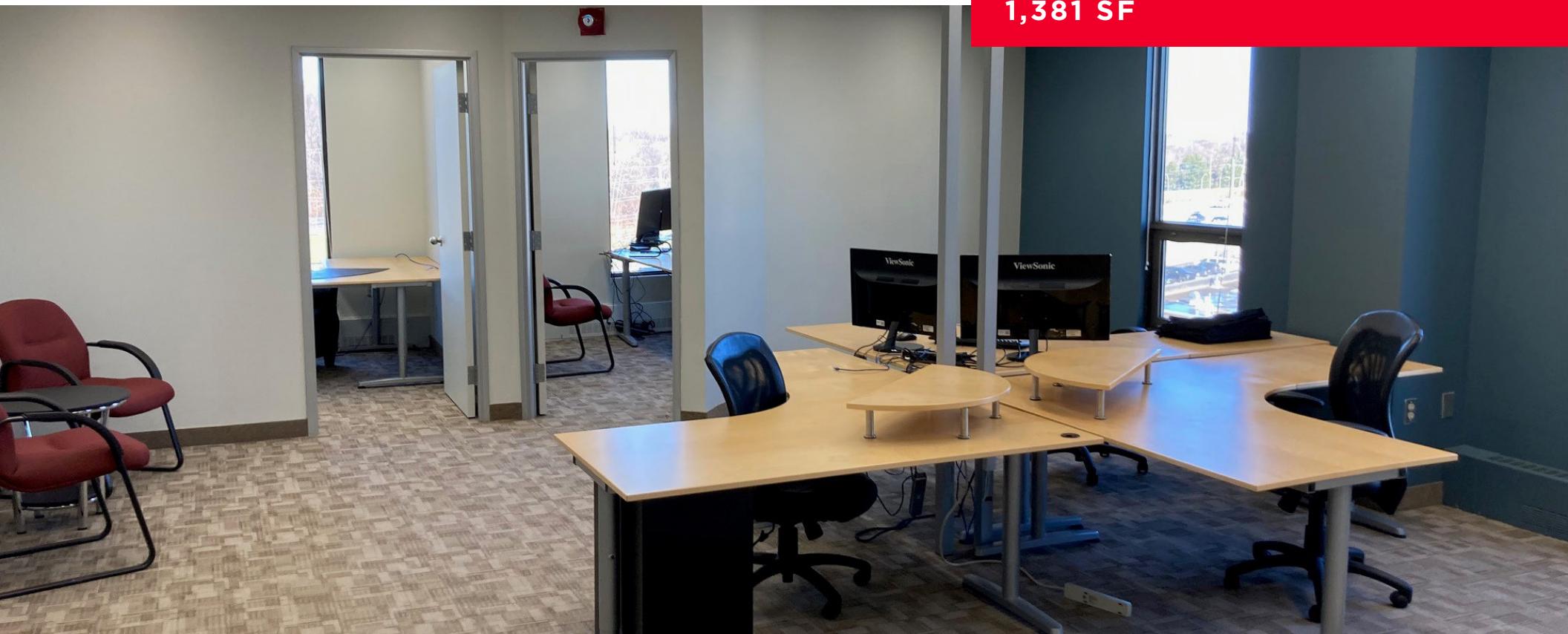
Net Rent

Add'l Rent

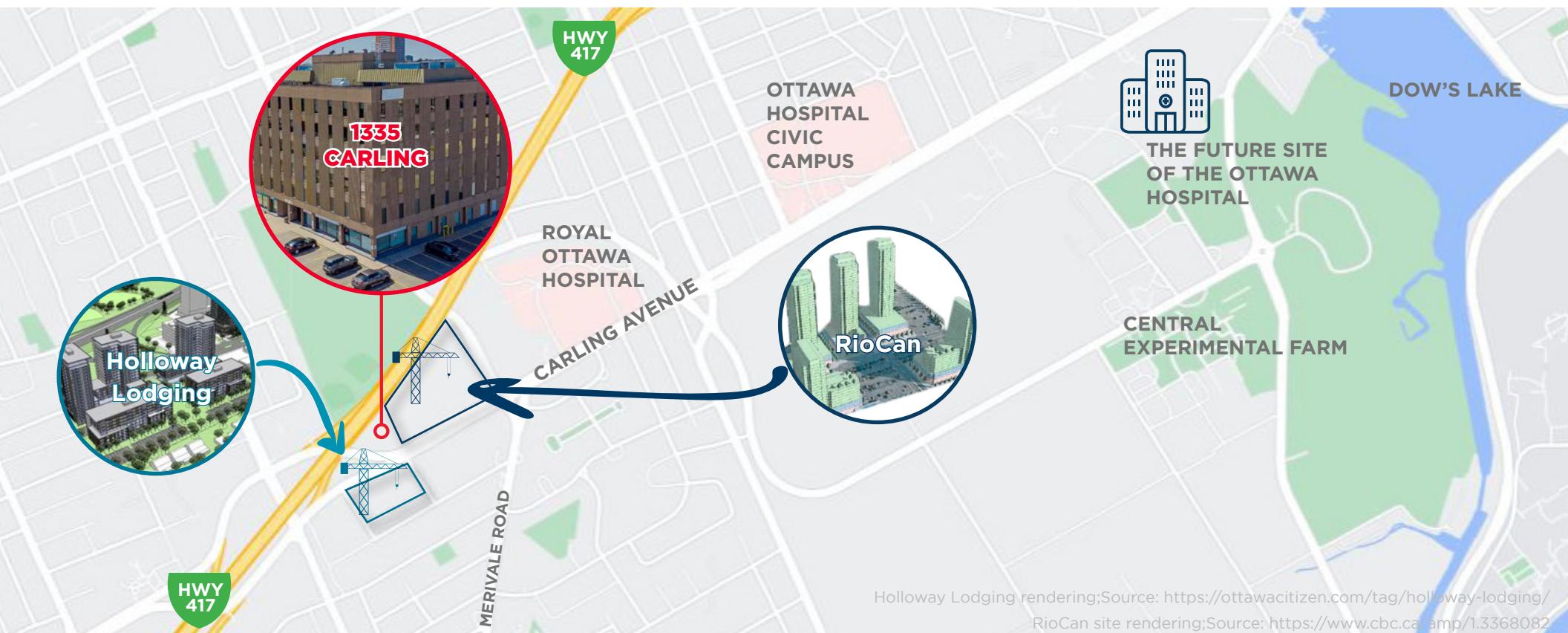
Immediately
Contact Listing Broker
\$20.41 PSF/annum
(est. 2023)



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



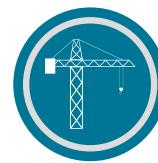
CURRENTLY THERE ARE TWO SIGNIFICANT REDEVELOPMENT RESIDENTIAL/COMMERCIAL PROJECTS UNDERWAY IN THE IMMEDIATE VICINITY OF 1335 CARLING WHICH WILL SEE MORE THAN “2,100 NEW RESIDENTIAL UNITS” UPON COMPLETION



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

*Brokerage, Independently Owned & Operated /
A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield Ottawa. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

