



**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: 3,716 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**

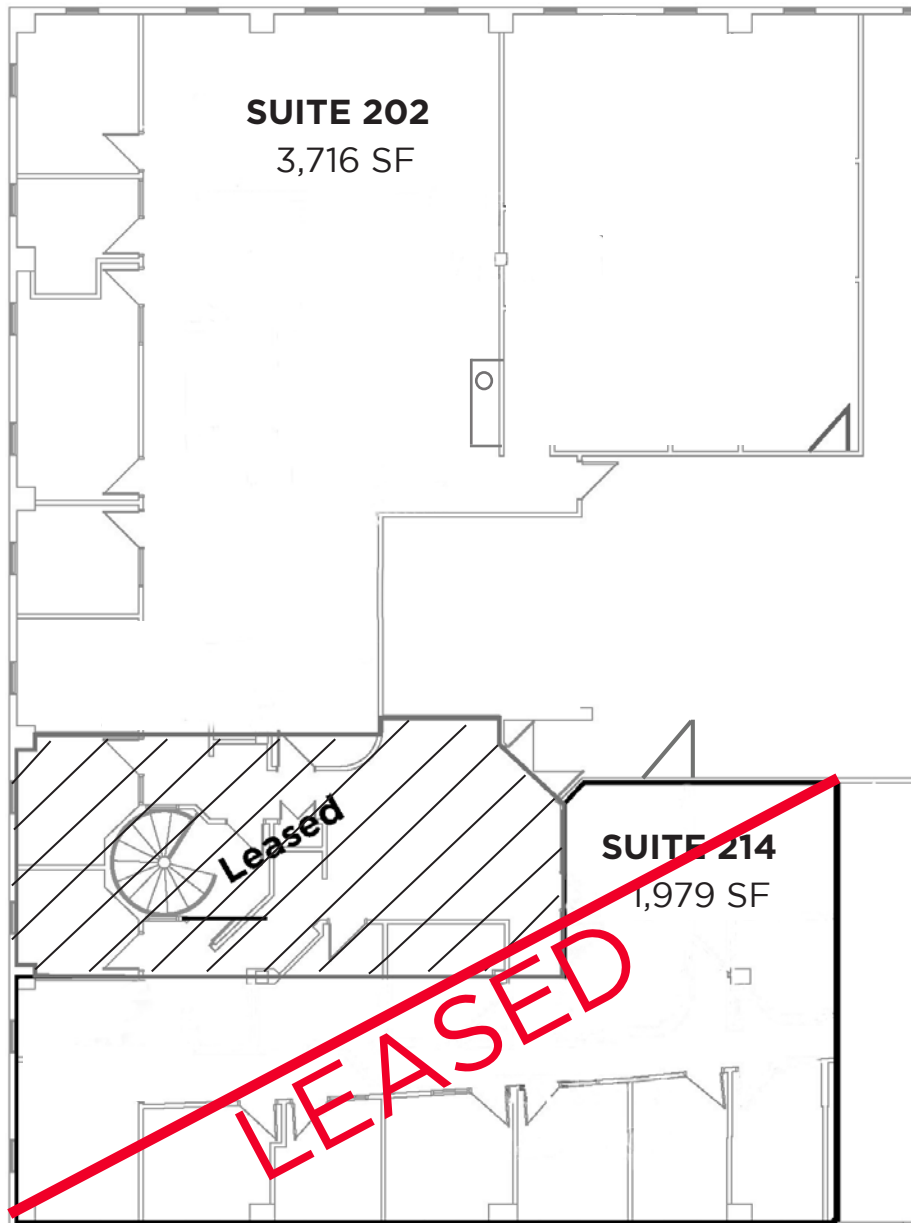


# BUILDING HIGHLIGHTS

- 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 - 3,716 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

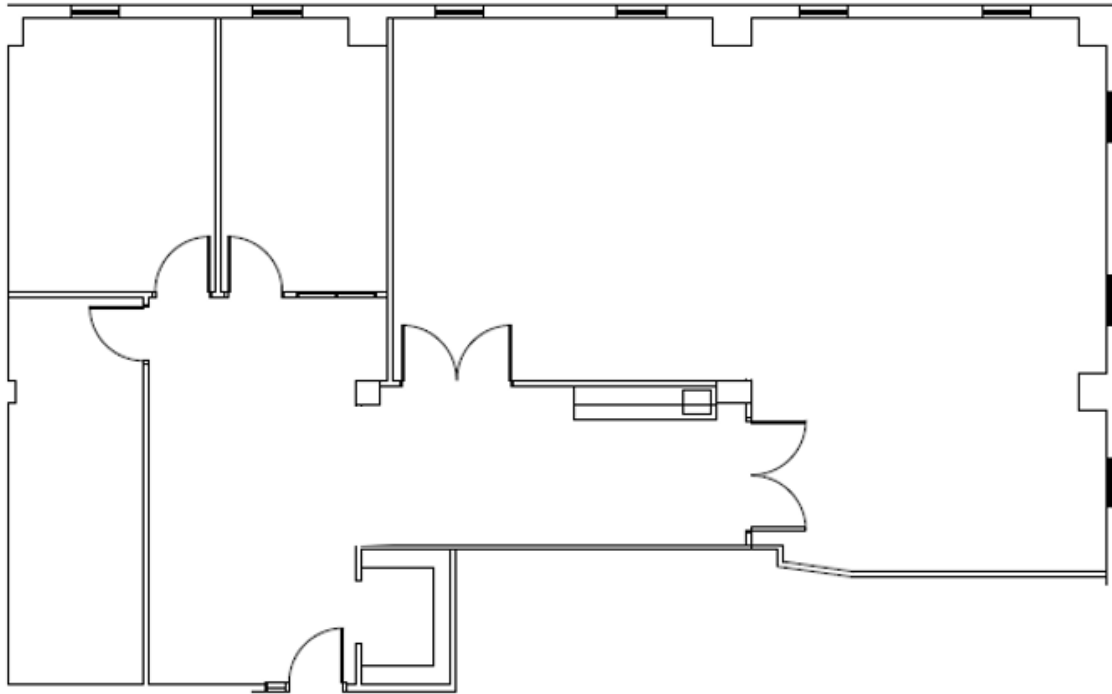
**Available**  
**Net Rent**

Immediately  
Contact Listing Broker

**Add'l Rent**

\$20.41 PSF/annum  
(est. 2023)

# FLOOR PLAN



## SUITE 300 - 2,270 SF

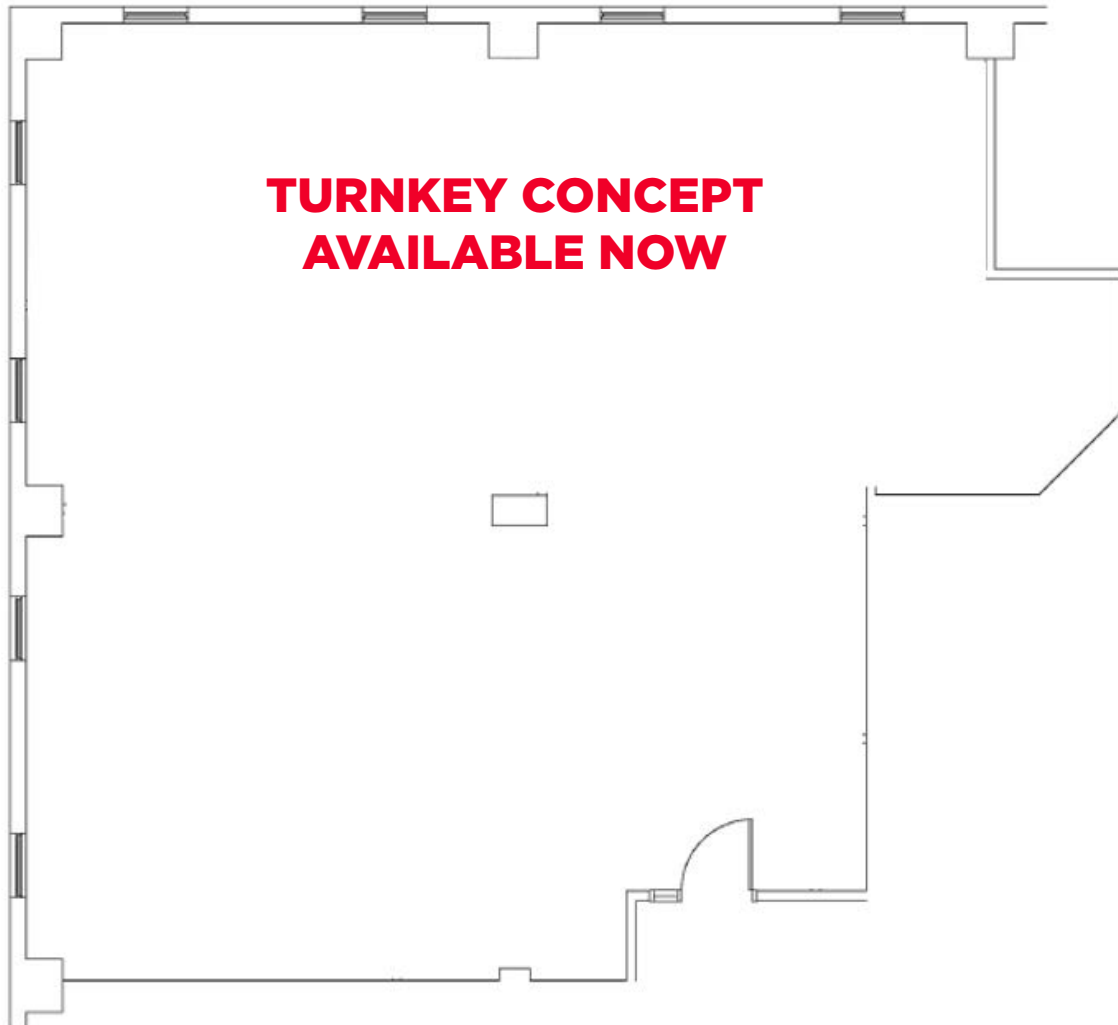
- Two (2) large offices
- Large open concept workstation area
- Kitchenette
- Storage/server room
- Reception area

**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

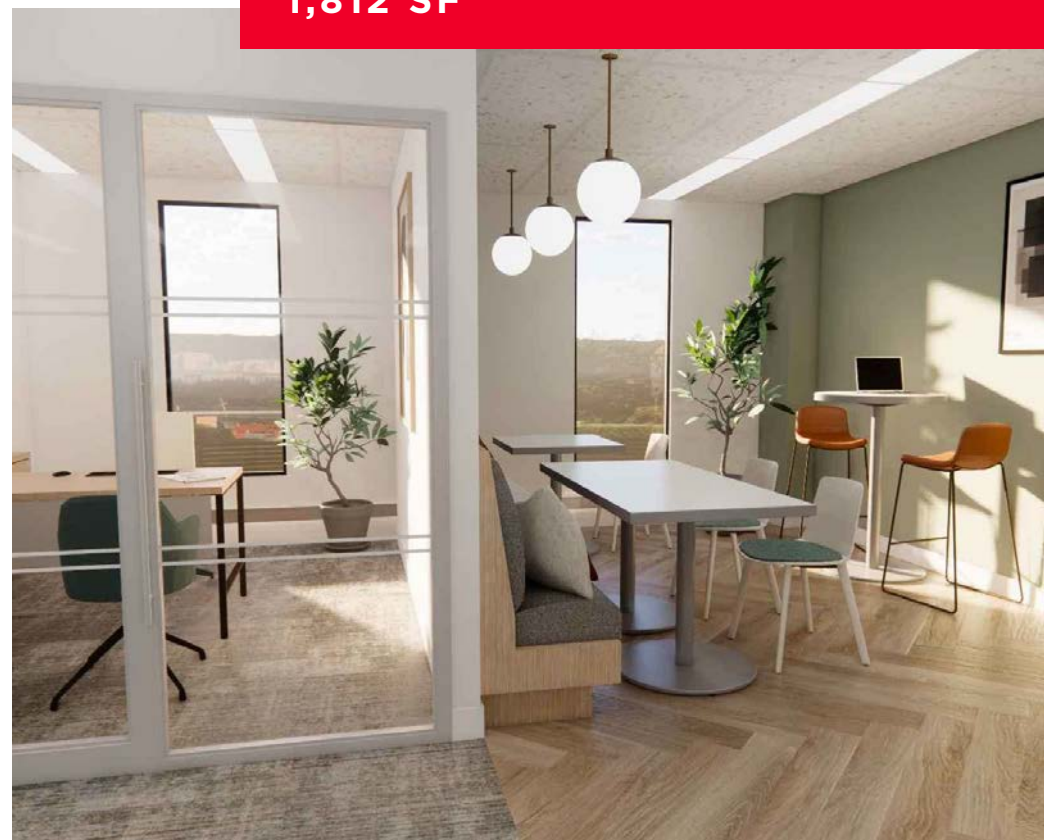
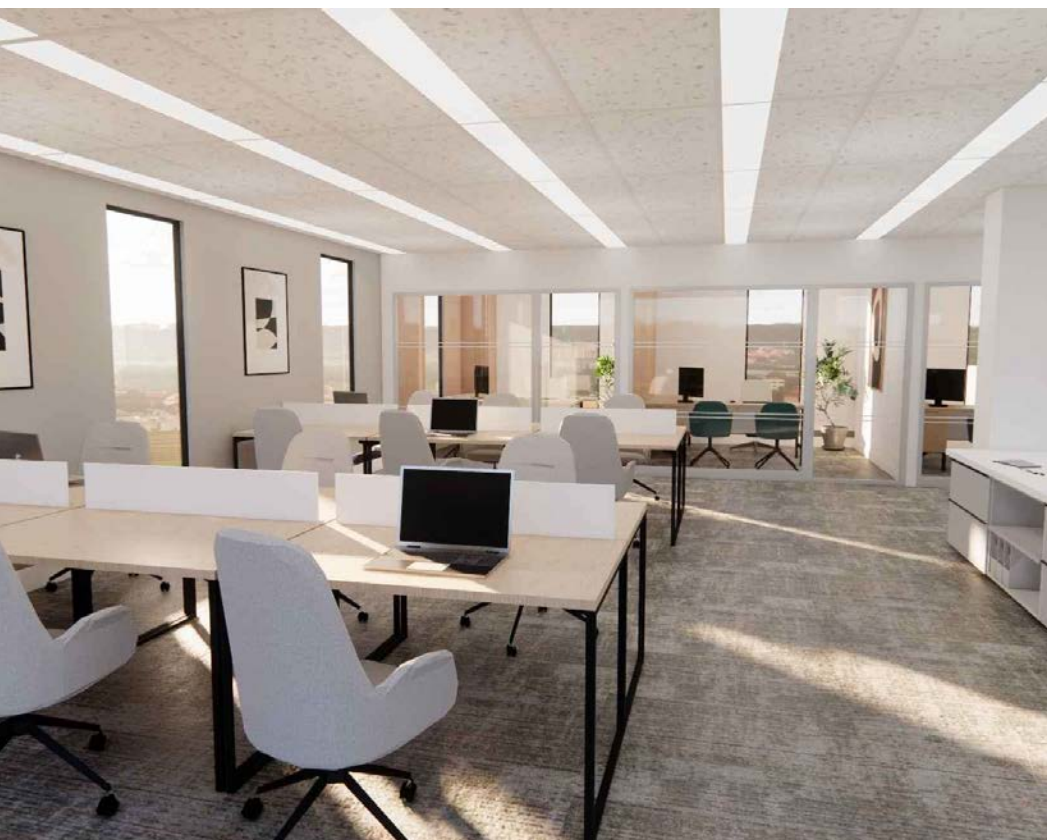
**Add'l Rent**

\$20.41 PSF/annum  
(est. 2023)

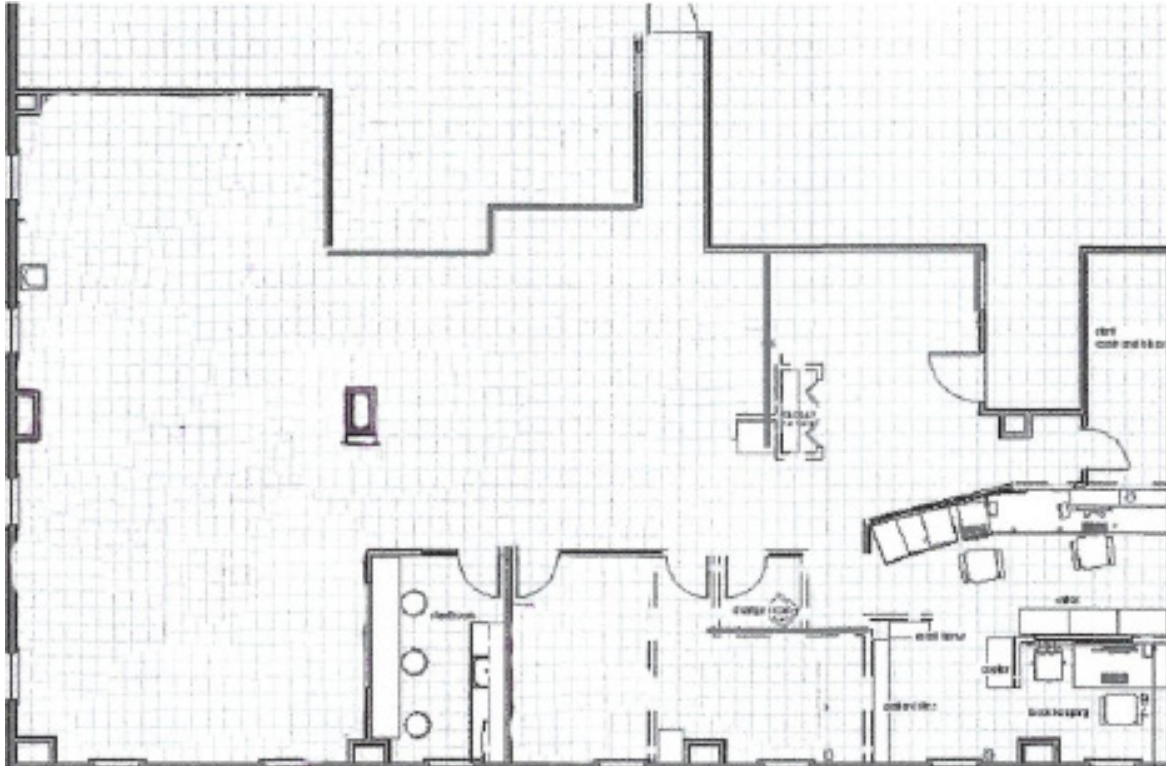




**SUITE 420—TURNKEY CONCEPT  
AVAILABLE NOW  
1,812 SF**



# 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



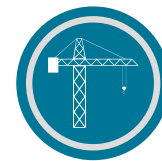
Holloway Lodging rendering;Source: <https://ottawacitizen.com/tag/holloway-lodging/>  
RioCan site rendering;Source: <https://www.cbc.ca/amp/1.3368082>



**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



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