

**Space Availability**

202 = +/- 2,854 sf

**Occupancy**

Suite 202 is available April 2026

**Lease Term**

Negotiable

**Net Rent**

\$14.00 psf

**Additional Rent (2026 estimate)**

\$14.67 psf

**Space Highlights**

- Building features include elevator, handicap parking spot, free onsite parking, bike rack and building access system
- Second floor space consists of a mix of traditional offices with in-suite kitchenettes and open area for work stations
- Personal trainer on site, walking distance to transit and retail amenities. Easy access to Highway 417
- Common showers recently renovated in the building
- Pylon signage available

**David A. MacLeod**

Sales Representative,  
Vice-President  
D +1 613 696 2764

**Giorgio DiNardo**

Sales Representative,  
Vice-President  
D +1 613 696 2763

**Liam Kunderinger-Markhauser**

Sales Representative,  
Associate  
D +1 613 696 2731



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# Property Overview

## Office space for lease

4043 Carling Avenue, Ottawa, ON

Address: 4043 Carling Avenue

Location: Kanata North Business Park

Zoning: IG6 - General Industrial Zone

Year Built: 2001

Available space: Suite 202 2,854 sf

Parking: 3:1,000 sf



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D +1 613 696 2763  
giorgio.dinardo@avisonyoung.com

**Liam Kundering-Markhauser**  
Sales Representative, Associate  
D +1 613 696 2731  
liam.markhauser@avisonyoung.com

Avison Young Commercial Real Estate (Ontario) Inc., Brokerage | 45 O'Connor Street, Suite 800 | Ottawa, ON K1P 1A4 | 613 567 2680

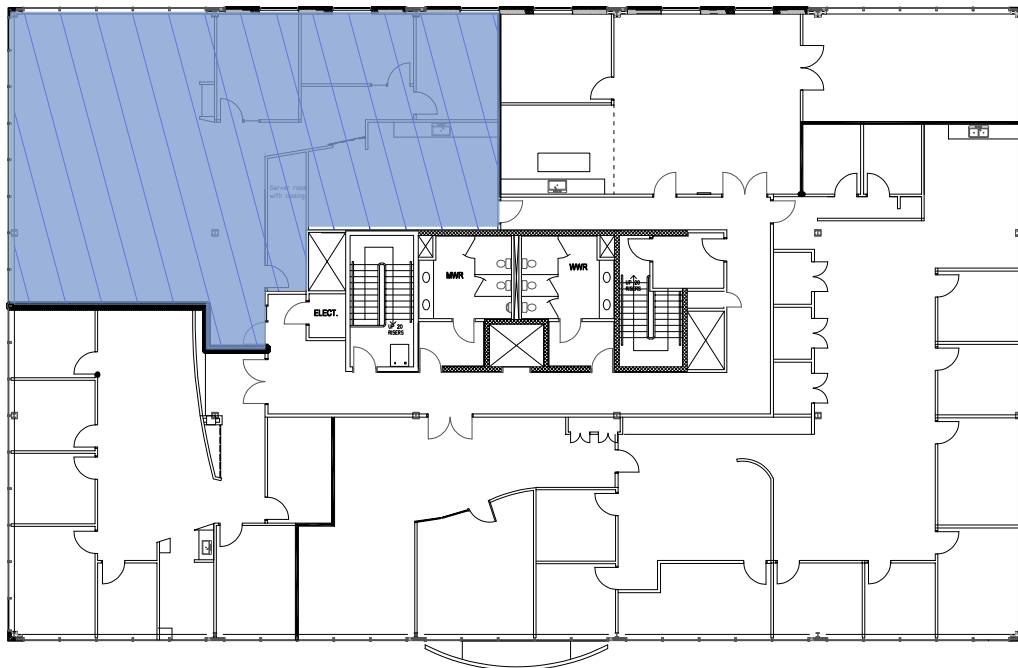
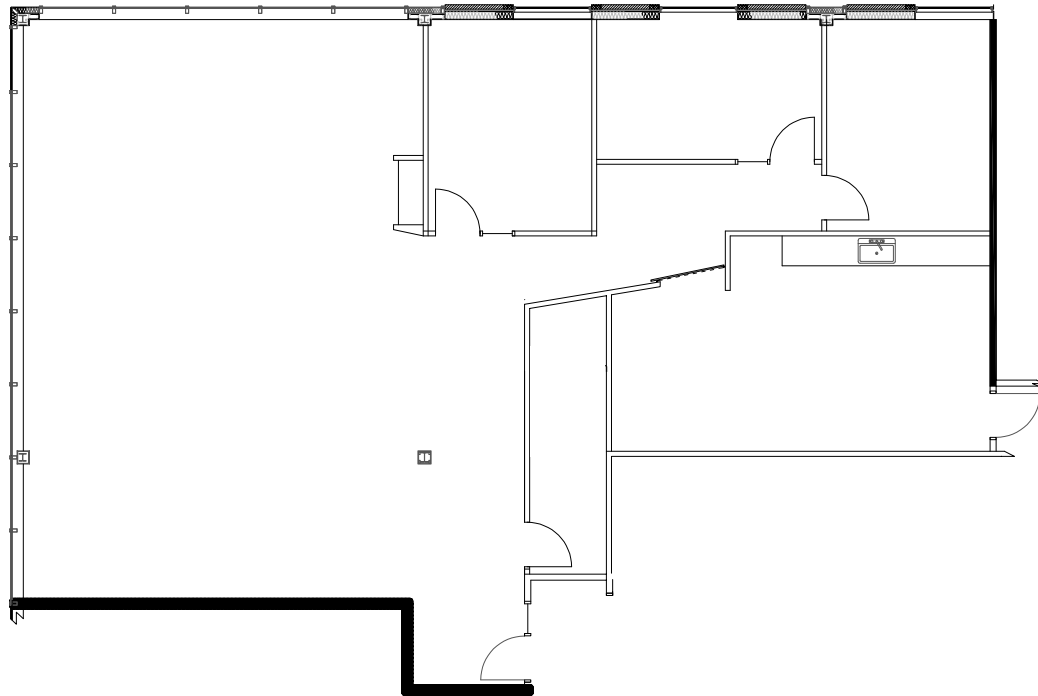
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# Floor Plan

## Office space for lease

4043 Carling Avenue, Ottawa, ON

**Suite 202 | 2,854 sf**



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# Map

## Office space for lease

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### Demographics 5km Radius



Total  
Population

**55,833**



Average  
Household Size

**2.9**



Average  
Age

**40**



Average Household  
Income

**\$157,532**



Average Household  
Expenditure

**\$127,844**

### Travel Distances

|                              |                   |
|------------------------------|-------------------|
| Highway 417                  | 2.6 km   3 mins   |
| Highway 416                  | 8.9 km   7 mins   |
| Downtown, Ottawa             | 23.1 km   19 mins |
| University of Ottawa         | 24.3 km   18 mins |
| Carleton University          | 25.4 km   21 mins |
| VIA Rail Train Station       | 25.8 km   21 mins |
| Ottawa International Airport | 31.1 km   25 mins |



**Bike Score**

**63**



**Walk Score**

**31**



**Transit Score**

**39**

### Get more information

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[avisonyoung.ca](http://avisonyoung.ca)



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