LEASE BROCHURE

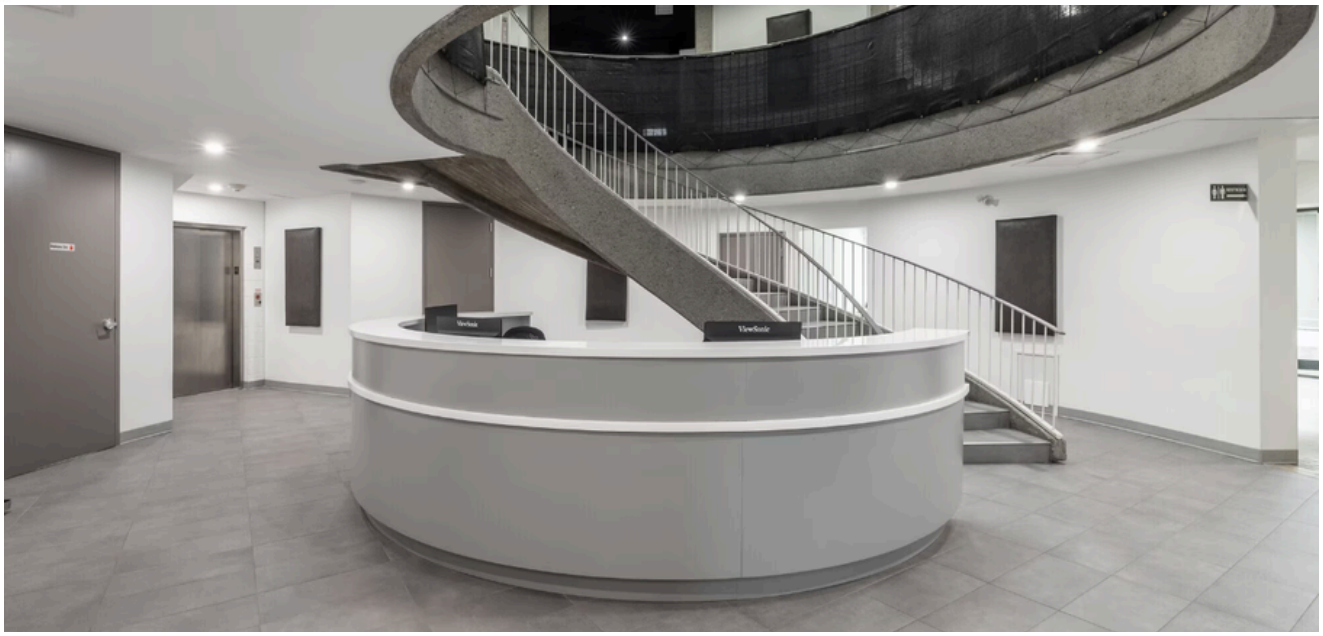
2300 CARLING AVENUE SUITES

ZINATI REALTY
COMMERCIAL BROKERAGE

2300 CARLING AVENUE

Ottawa, ON, K2B 7G1

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Medical/office suites for lease ranging from 540 SF to 1,444 SF. Suites may be combined up to the entire building footprint. Ideal for single practitioners or a satellite location. Located just off the intersection of Carling and Woodroffe Avenue, each suite offers a flexible layout with configurations that include private offices, open work areas, or a combination of both. This unique and iconic building provides a bright, welcoming reception area and a shared kitchen ideal for tenant collaboration. Accessible site with elevator access to the second floor, and the building can accommodate second level ramp access. Potential for a mobile trailer or loading bay access to the second level. High draw 3 PHASE / 600 AMP / 600 VOLT electrical power capacity. Across from Carlingwood Shopping Centre, with great access to Highway 417 and public transit, including the future Lincoln Fields LRT station. Ideal users include medical practitioners, health professionals, beauty and wellness users, physiotherapy or psychology practices, and other specialized service-based or office businesses seeking high-quality, professional space with flexible lease terms.

PROPERTY HIGHLIGHTS

- Highly accessible by transit
- Available Immediately
- Ideally situated 7.1km from Queensway Carleton Hospital and 6.5km from the Ottawa Hospital Civic Campus.
- Many walkable amenities
- Ample onsite parking

OFFERING SUMMARY	
Available SF:	11,600 SF (Approximately)
Net Rent:	$17.00 SF/yr (NNN)
Additional Rent:	$16.00 SF/yr (Approximately)
Zoning:	AM10

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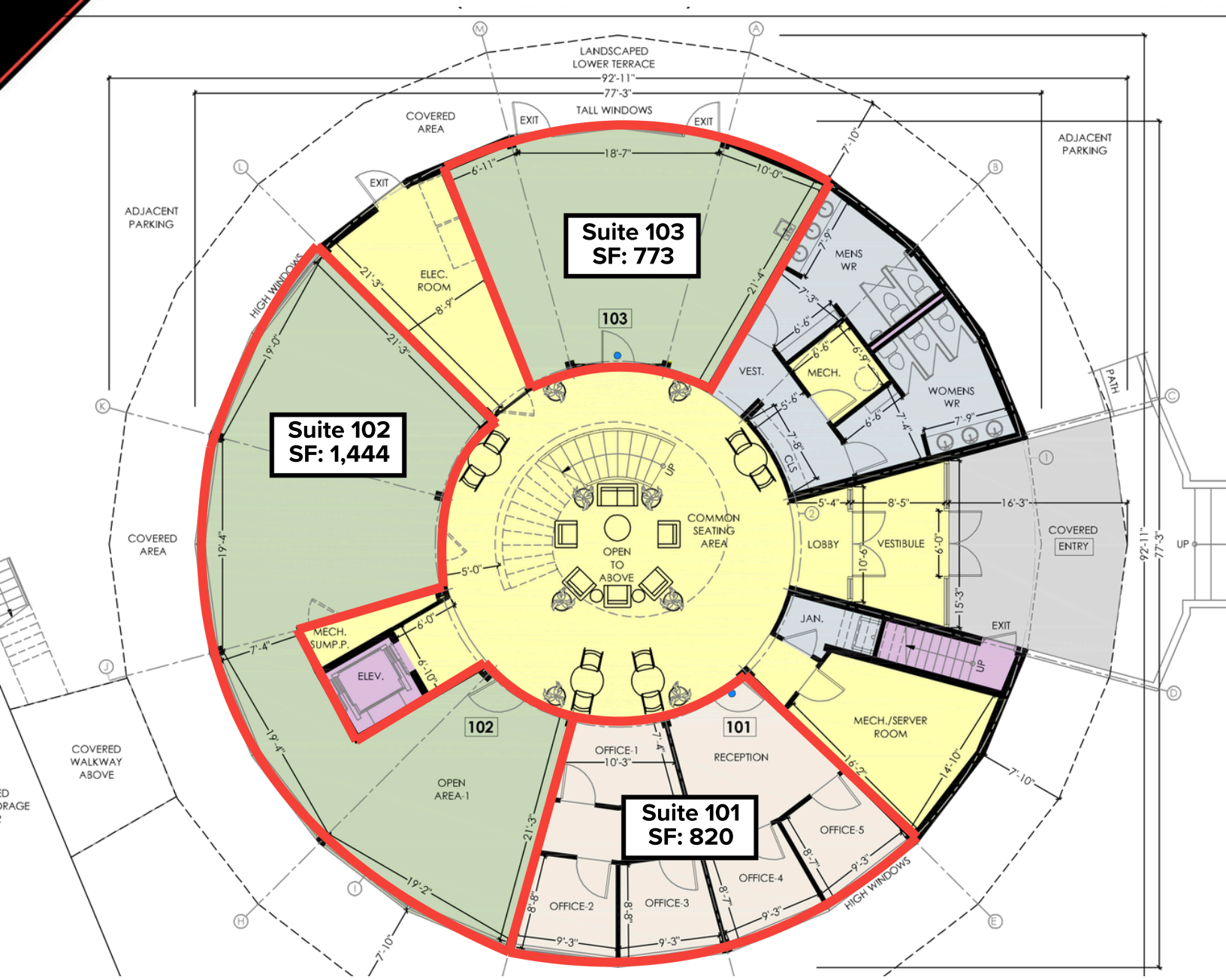
FLOOR PLANS

2300 CARLING AVENUE
FIRST FLOOR



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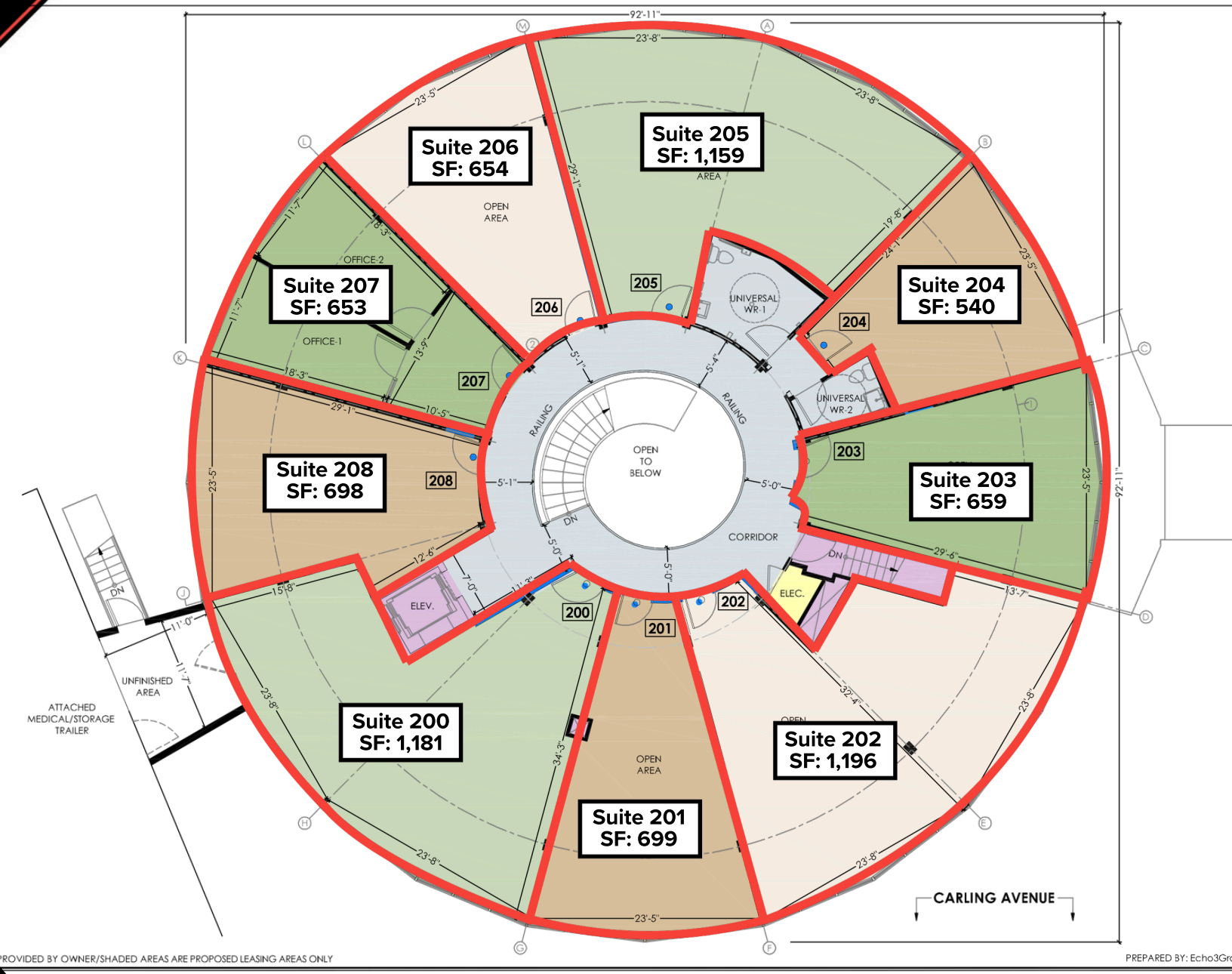
FLOOR PLANS

2300 CARLING AVENUE
SECOND FLOOR

2300 CARLING AVENUE, OTTAWA, ON
(PROPOSED AREA ANALYSIS PLAN)



PROVIDED BY OWNER/SHADED AREAS ARE PROPOSED LEASING AREAS ONLY

PREPARED BY: Echo3Gro

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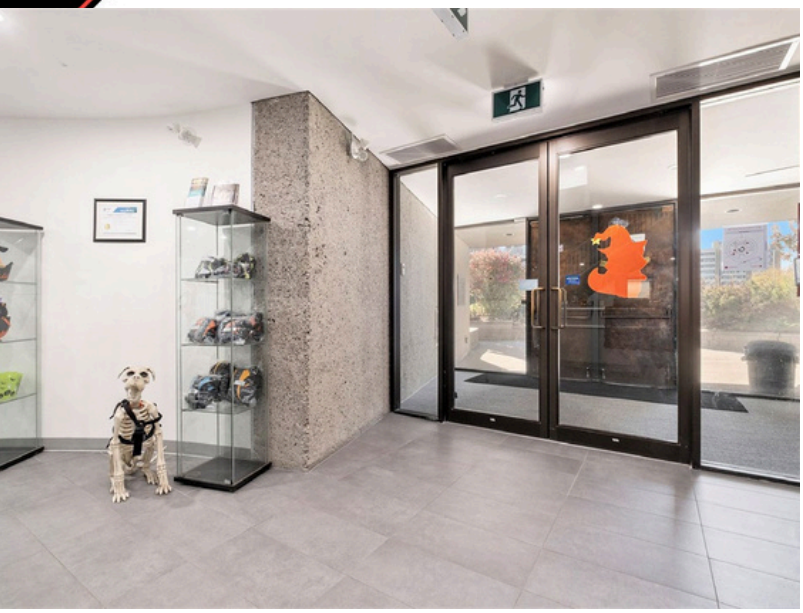
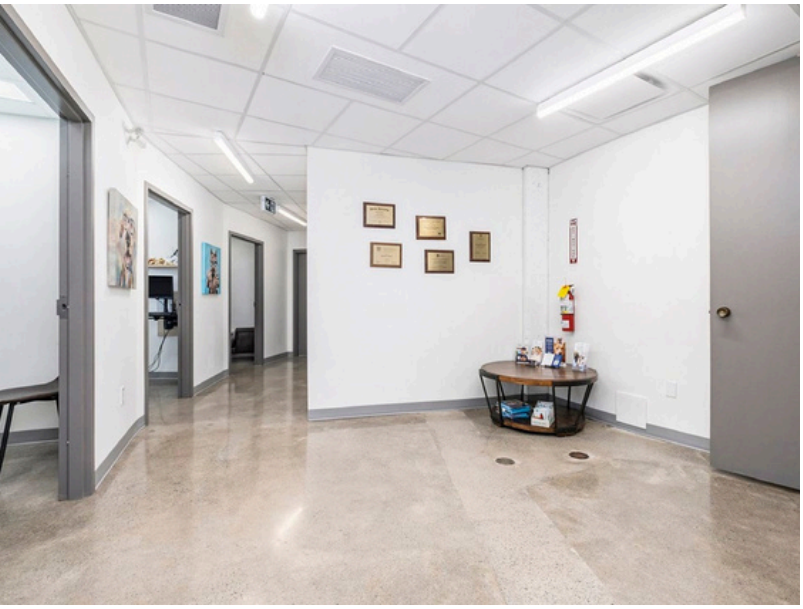
PHOTOS





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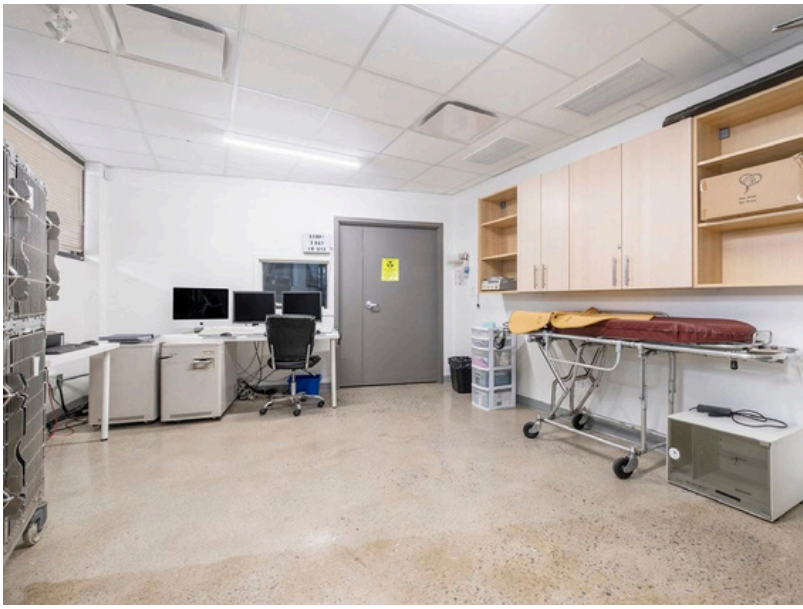

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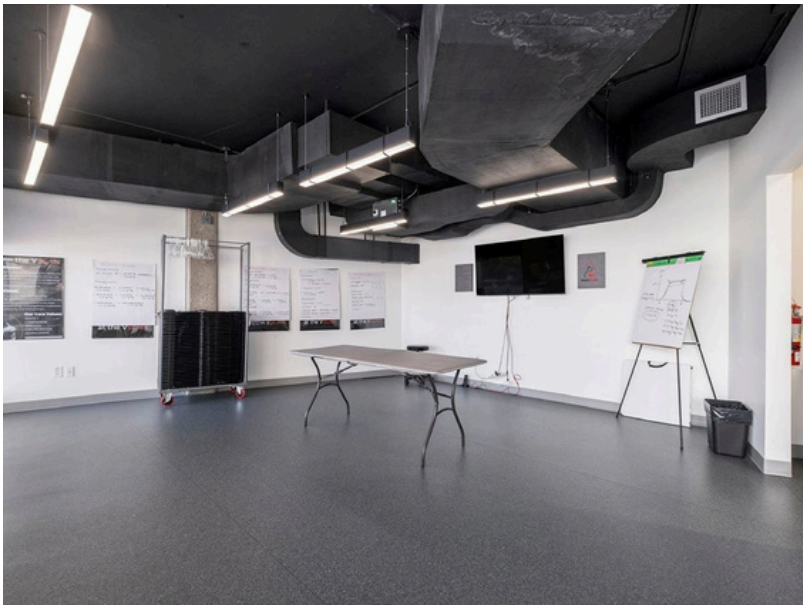

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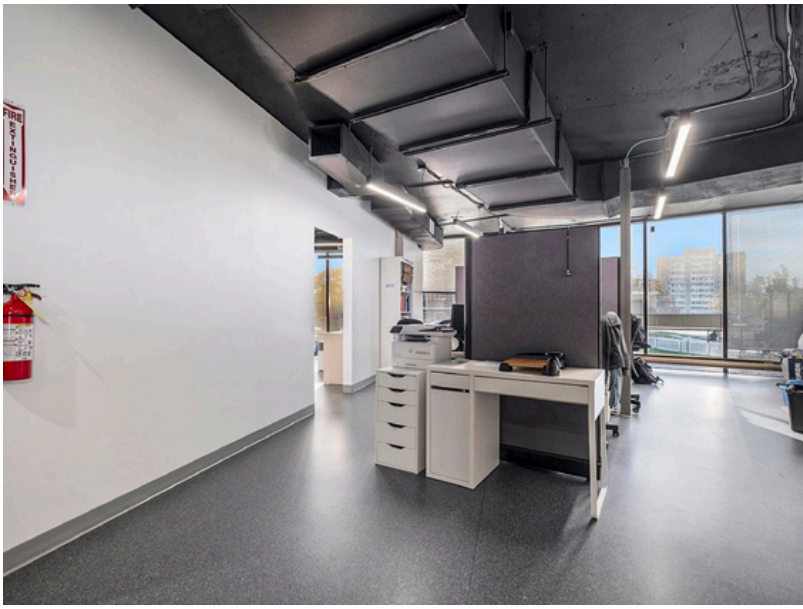

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RETAILER MAP

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TRUST
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For more information or to book a tour,
please contact one of the representatives below.

JOHN ZINATI
613-880-4106
john@zinatirealty.com

Zinati Realty Commercial Brokerage
92 Centrepointe Drive
Ottawa, ON, K2G 6B1
613-853-4106
info@zinatirealty.com

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