

FOR LEASE

1335 CARLING AVENUE

Ottawa, ON K1Z 8N8



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OFFERING SUMMARY

Available SF: 1,245 SF

Lease Rate: \$17.00 SF/yr (NNN)

Additional Rent: approx. \$20.46 PSF

PROPERTY OVERVIEW

Well located office space available for lease in Ottawa's Central West suburban market. Suite 203 (approx. 1,245 SF) offers a blank canvas in base building condition, ready for your fit up, and features a large open office with sidelights. Quick access to HWY 417 allows for fast access to Downtown Ottawa and the surrounding areas by car or public transit.

PROPERTY HIGHLIGHTS

- Onsite parking available (2:1000 SF)
- Full service café on ground floor
- Elevator access
- Utilities included (including in-suite cleaning)
- Highly visible from HWY 417 (East & West bound lanes)
- Easy access to public transit

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Photos - Suite 202



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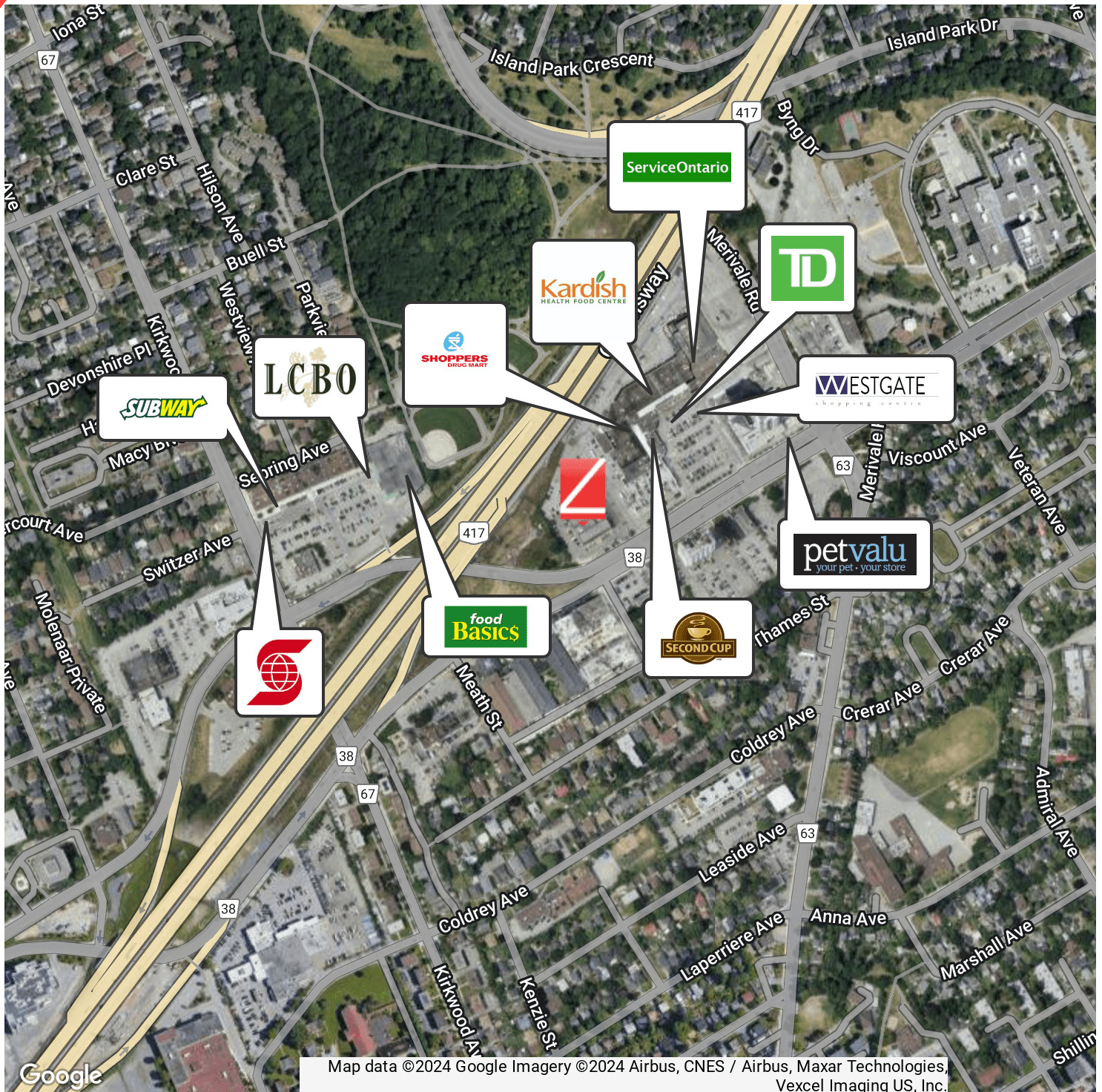
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Retailer Map



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