



Space Availability

+/- 1,200 sf to 1,500 sf

Occupancy

Immediately

Lease Term

Negotiable

Asking Net Rent

\$15.50 psf

\$35.00 psf unit 103 only**

Additional Rent (2025 estimate)

\$19.43 psf

\$15.00 psf + utilities unit 103 only**

Get more information

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Platinum member

Property Overview

Office space for lease

265 Carling Avenue, Ottawa, ON

Address: 265 Carling Avenue, Ottawa, ON
K1S 2E1

Location: Located directly northwest of the
intersection of Carling Avenue
and Bronson Avenue

Year Built: 1976

Building Size: 55,200 sf

Unit 103 ** 1,500 sf
(GF)

Unit 703 1,200 sf
(Built out)

Unit 706 1,350 sf
(Built out)

Parking: \$175 for underground and
surface

Key Highlights Prime office location
Amenity rich location
One minute drive to highway
417



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Gallery

Suite 703

Office space for lease

265 Carling Avenue, Ottawa, ON



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Gallery

Suite 706

Office space for lease

265 Carling Avenue, Ottawa, ON



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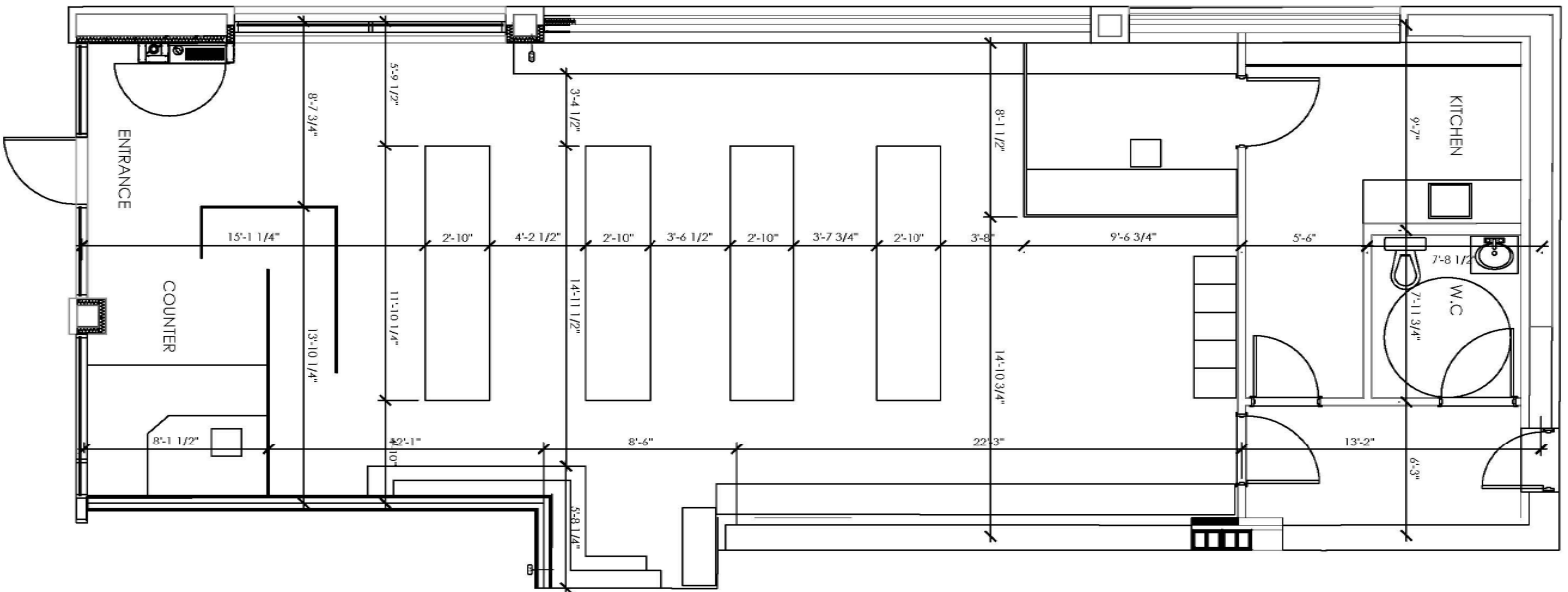
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Floor Plan

Office space for lease
265 Carling Avenue, Ottawa, ON

Unit103



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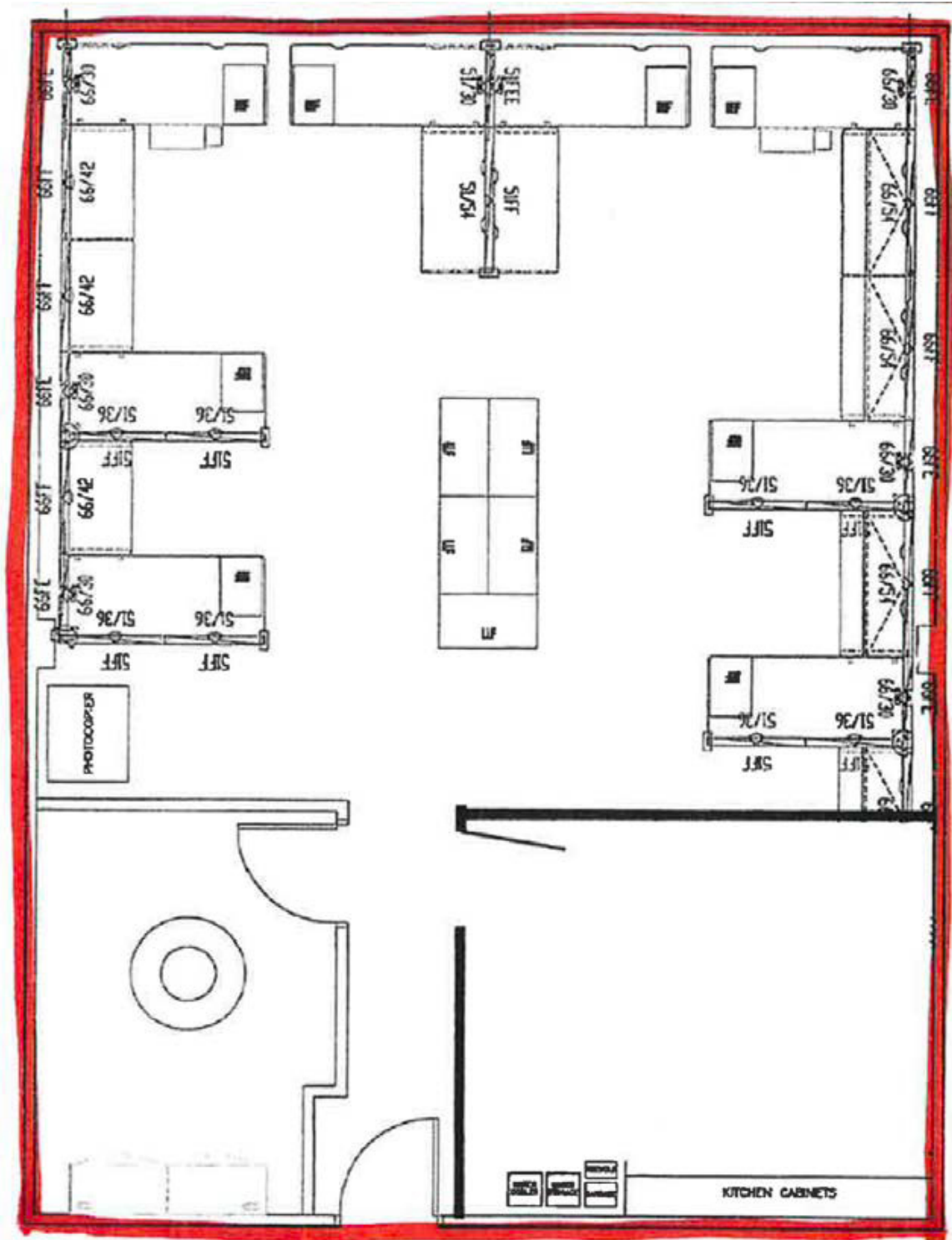
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Floor Plan

Unit 703

Office space for lease

265 Carling Avenue, Ottawa, ON



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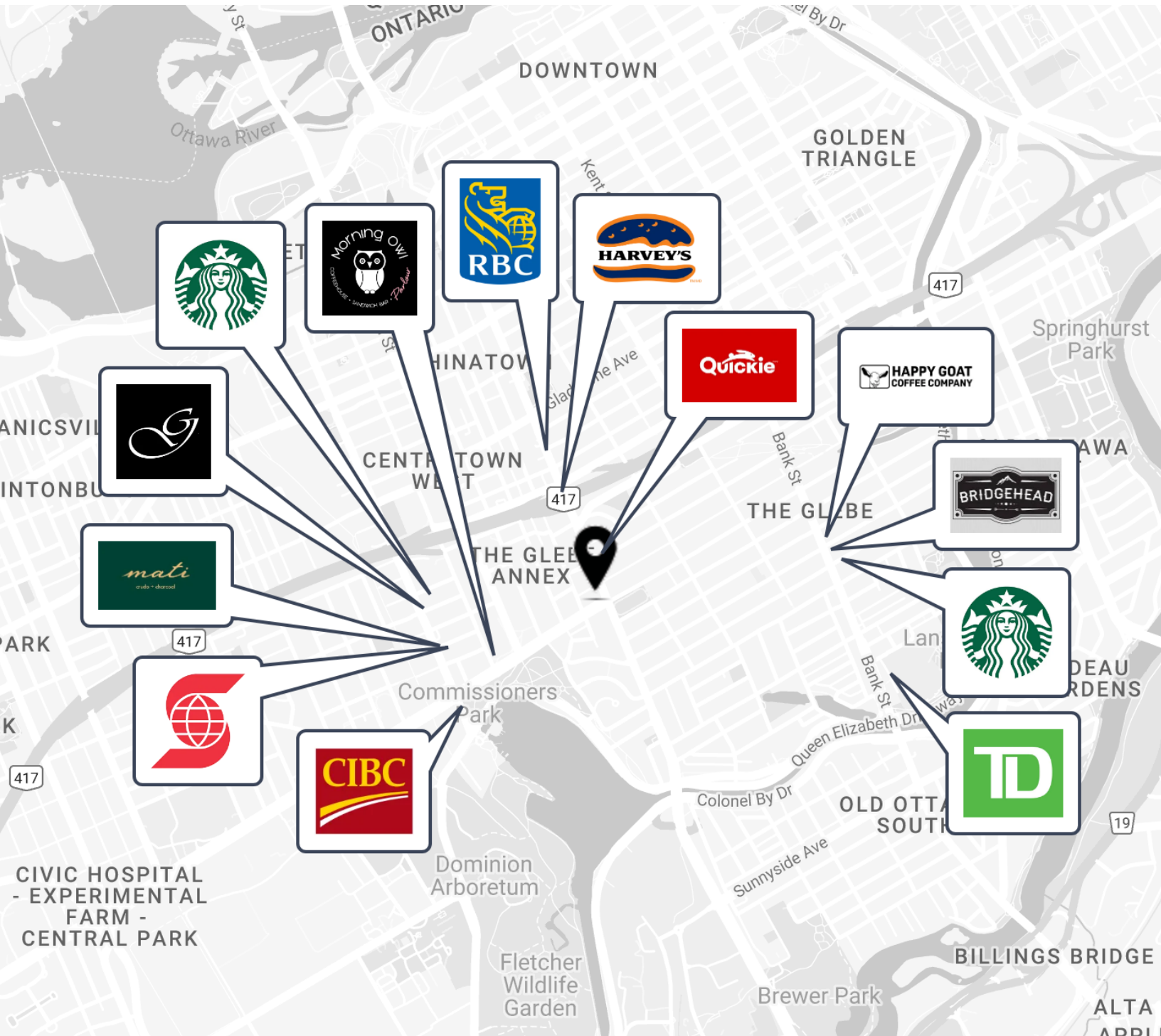
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Map

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Location Overview

Office space for lease 265 Carling Avenue, Ottawa, ON



Demographics
5km Radius



Total
Population

261,254



Average
Household Size

2.0



Average
Age

41.3



Average Household
Income

\$108,724.44



Annual Household
Expenditure

\$14,525,746

Travel Distances

Highway 417 11.9 km | 11 mins

Downtown, Ottawa 23.5 km | 22 mins

Nepean, Ottawa 19.4 km | 19 mins

Kanata, Ottawa 6.4 km | 10 mins

Ottawa International Airport 31.0 km | 26 mins



Bike Score

96



Walk Score

80



Transit Score

61

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