

FOR LEASE

1335 CARLING AVENUE

Ottawa, ON K1Z 8N8



JOHN ZINATI
+1(613)880.4106
john@zinatirealty.com

LIZ POWELL
+1(613)915.5496
liz@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF:	1,041 - 3,832 SF
Lease Rate:	\$17.00 SF/yr (NNN)
Additional Rent:	approx. \$20.71 PSF

PROPERTY OVERVIEW

Well located office space available for lease in Ottawa's Central West suburban market. Suite 202 (approx. 3,832 SF) offers a blank canvas in base building condition, ready for your fit up, and features five (5) enclosed offices with sidelights, open workspace, and kitchenette including dishwasher and space for a full sized refrigerator. Suite 313 (approx. 2,329 SF) features a large open reception area, 5 operating rooms with 3 having a separate waiting area, clerical room, staff room with lockers, and 2 washrooms. Suite 415 (approx. 1,041 SF) features a reception area, 1 enclosed office, storage room, and an open work space with large windows. Suite 550 (approx. 1,226 SF) features an open concept reception area, and four (4) enclosed offices. Common washrooms throughout the building have been recently updated. 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 (3:1000 SF)
- Full service café on ground floor
- Elevator access
- Utilities included (including in-suite cleaning)
- Highly visible from HWY 417 (East & West bound lanes)

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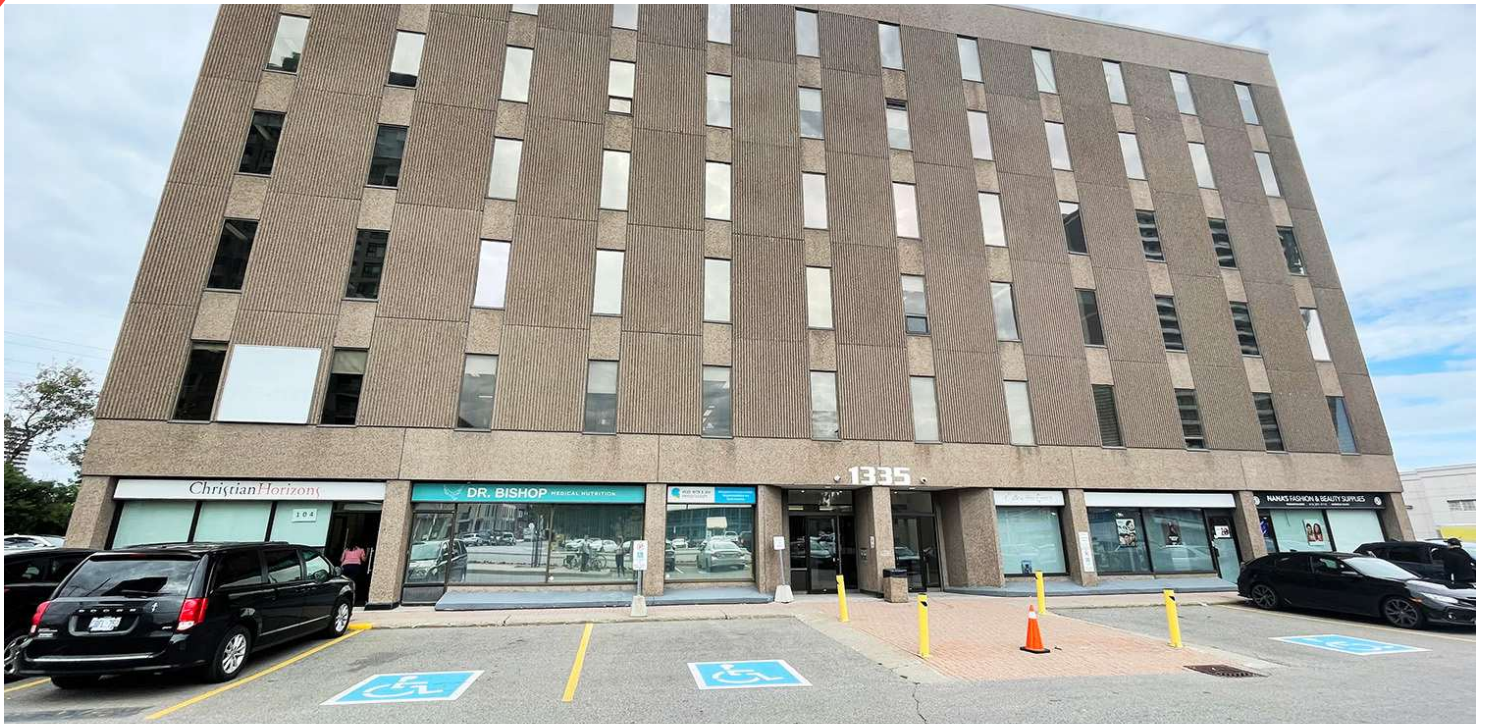
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 202	Available	3,832 SF	NNN	\$17.00 SF/yr	Additional rent approx. \$20.71 PSF.
Suite 313	Available	2,329 SF	NNN	\$17.00 SF/yr	Additional rent approx. \$20.71 PSF. Available October 1, 2025.
Suite 415	Available	1,041 SF	NNN	\$17.00 SF/yr	Additional rent approx. \$20.71 PSF. Available November 1, 2025.
Suite 550	Available	1,226 SF	NNN	\$17.00 SF/yr	Additional rent approx. \$20.71 PSF. Available November 1, 2025.

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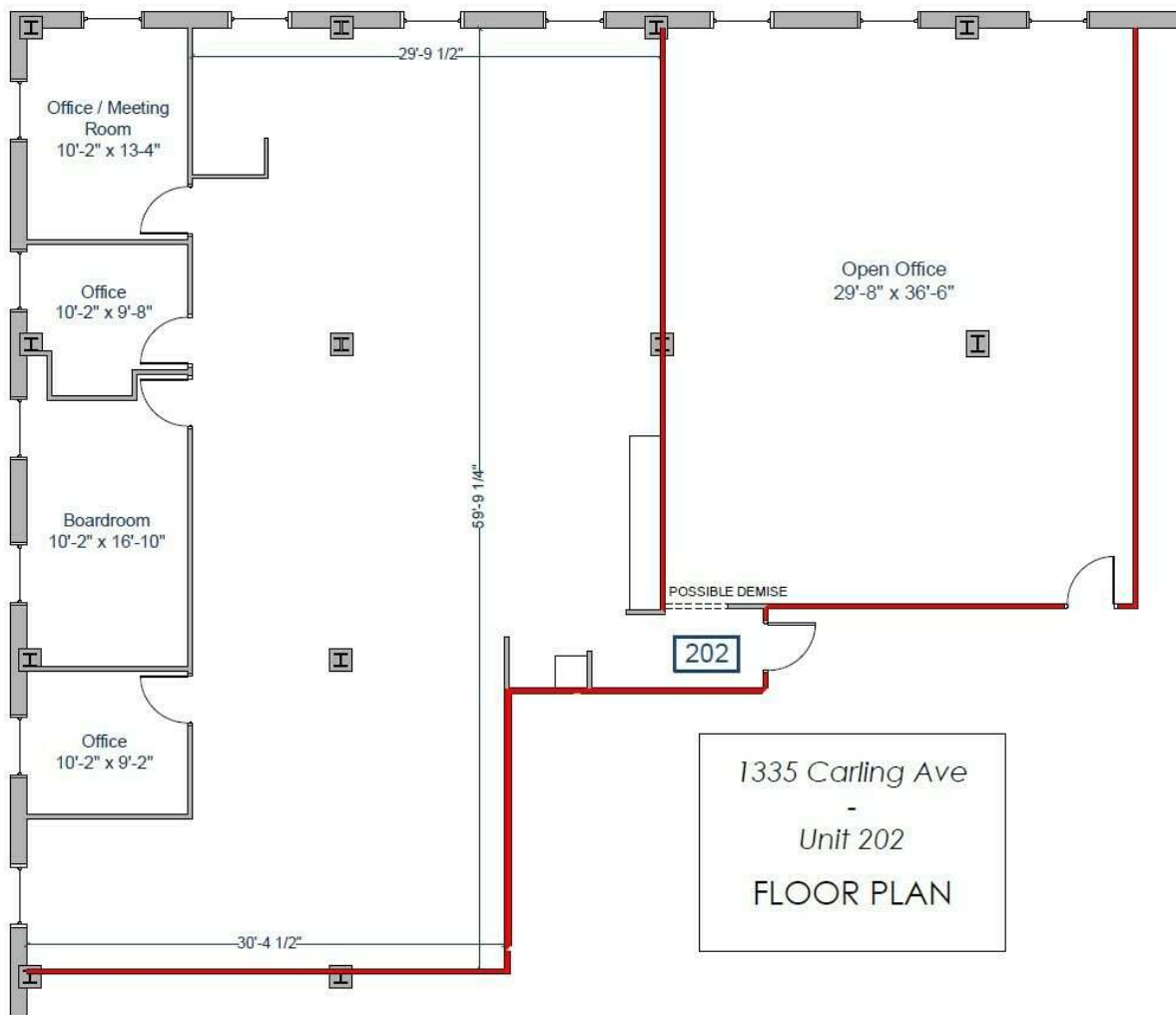
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Floor Plan - Suite 202



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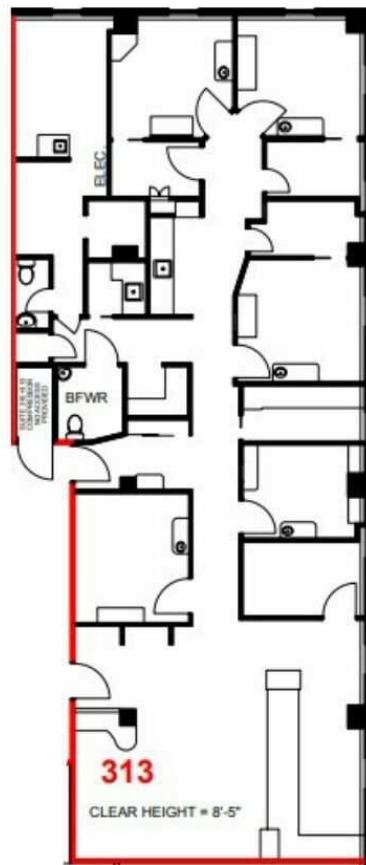
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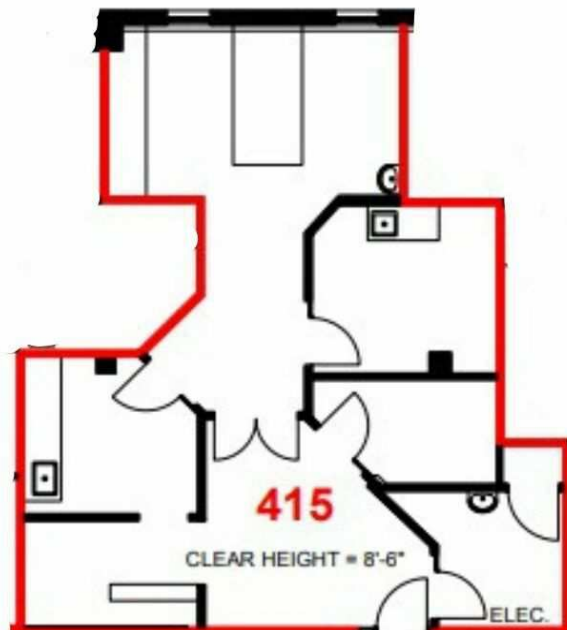
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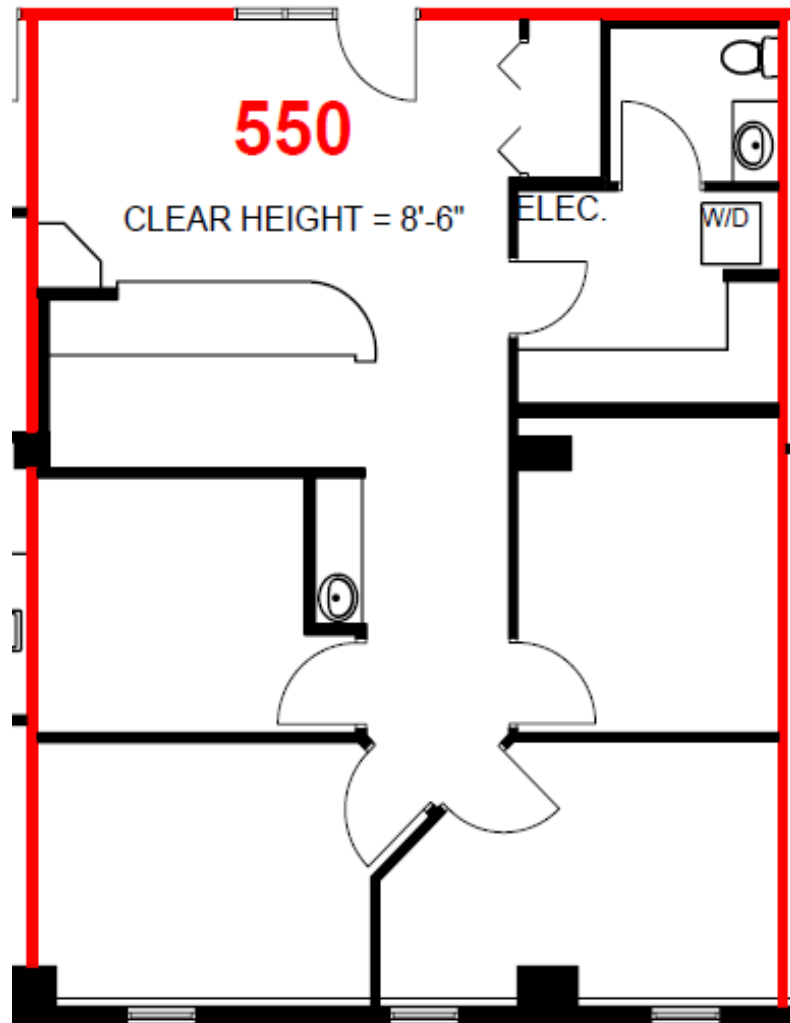
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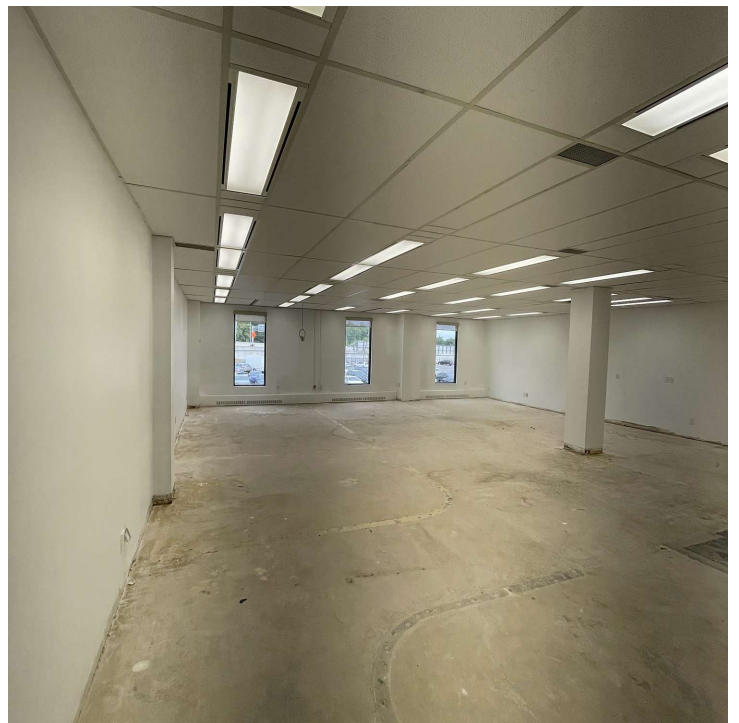
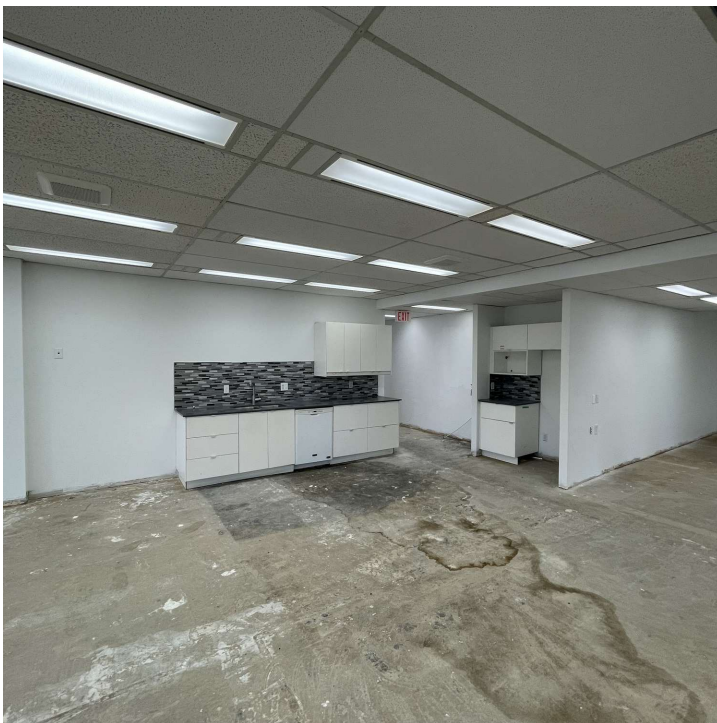
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Photos - Suite 202



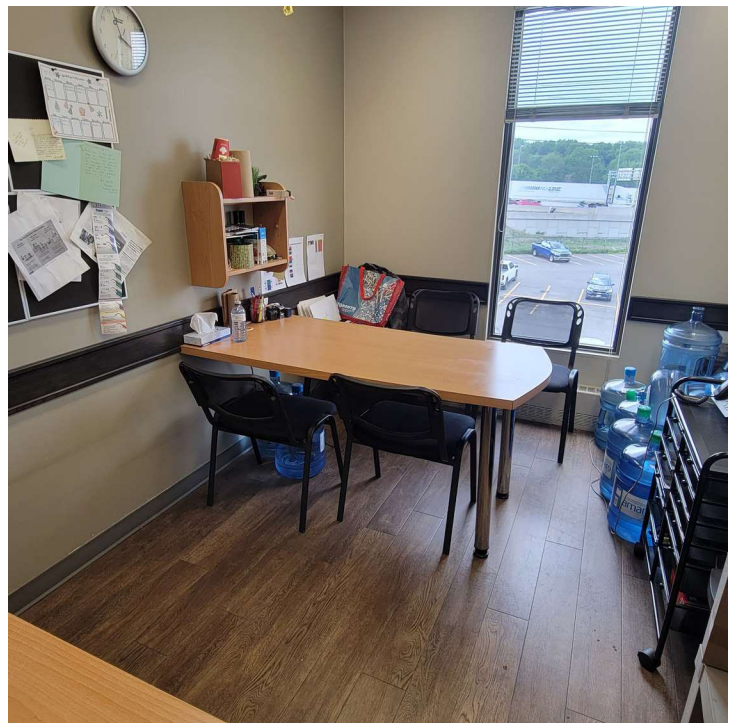
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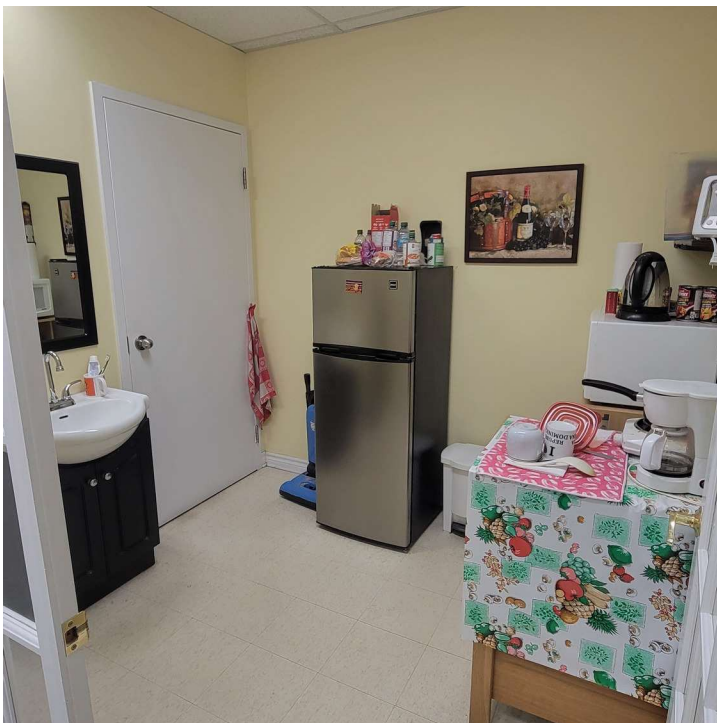
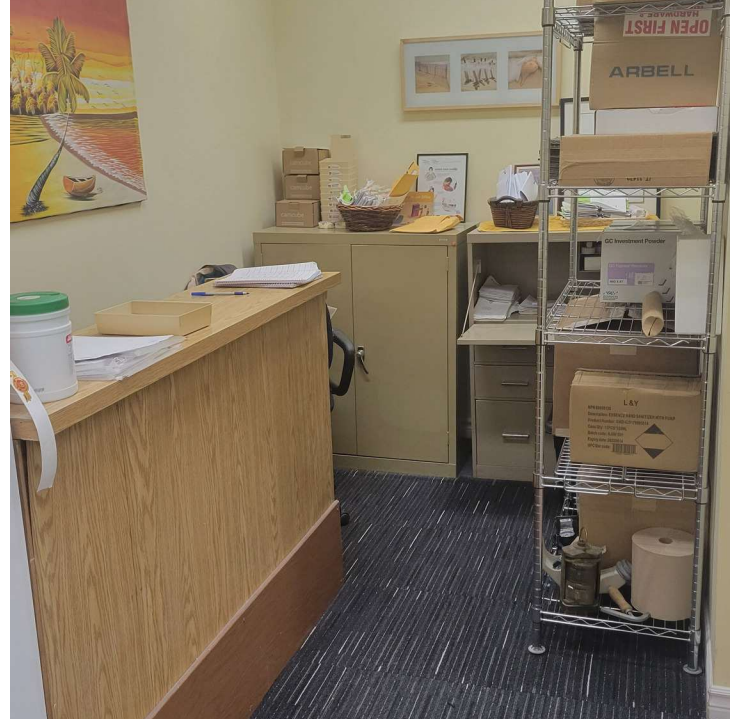
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Photos - Suite 415



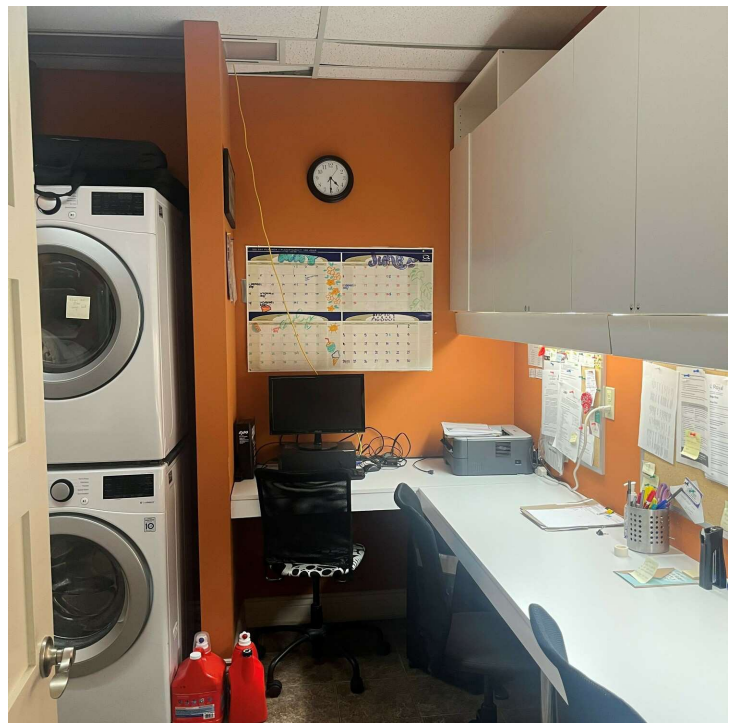
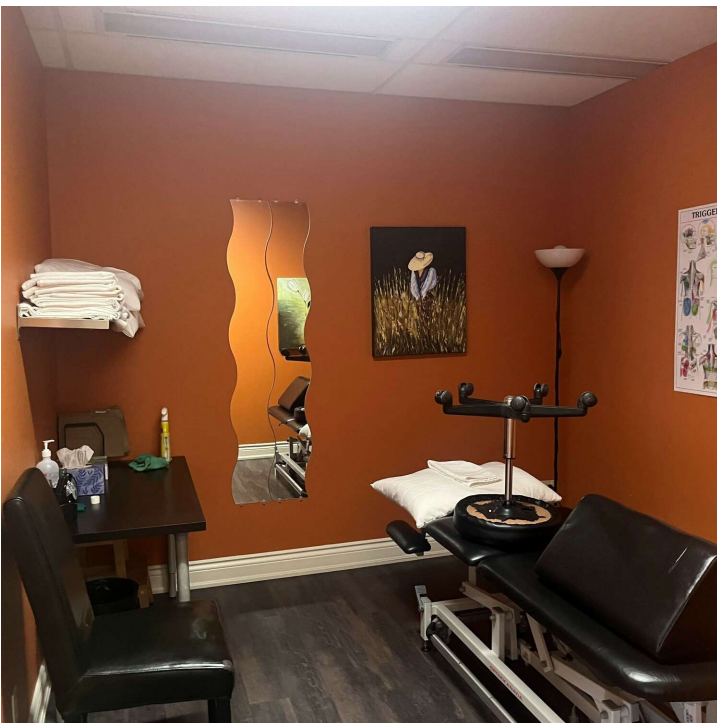
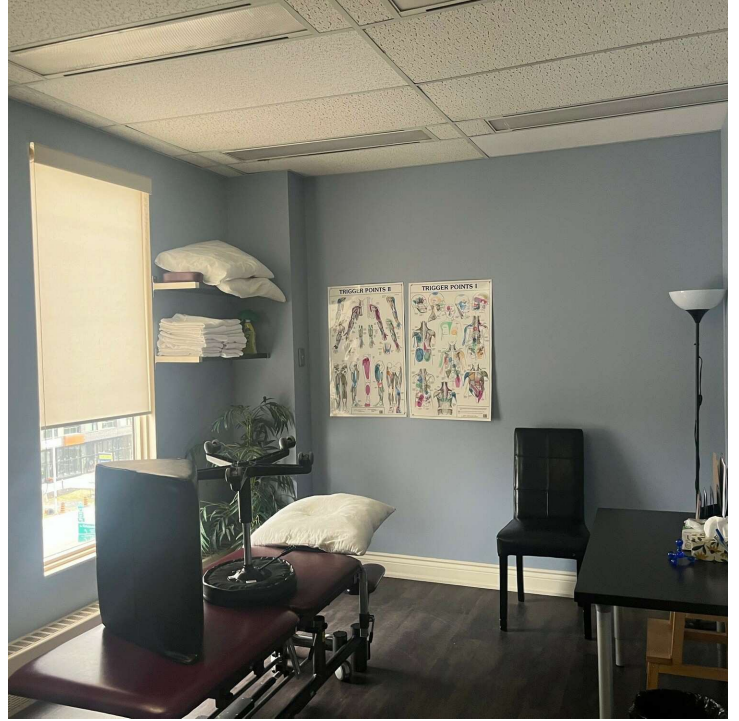
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Photos - Suite 550



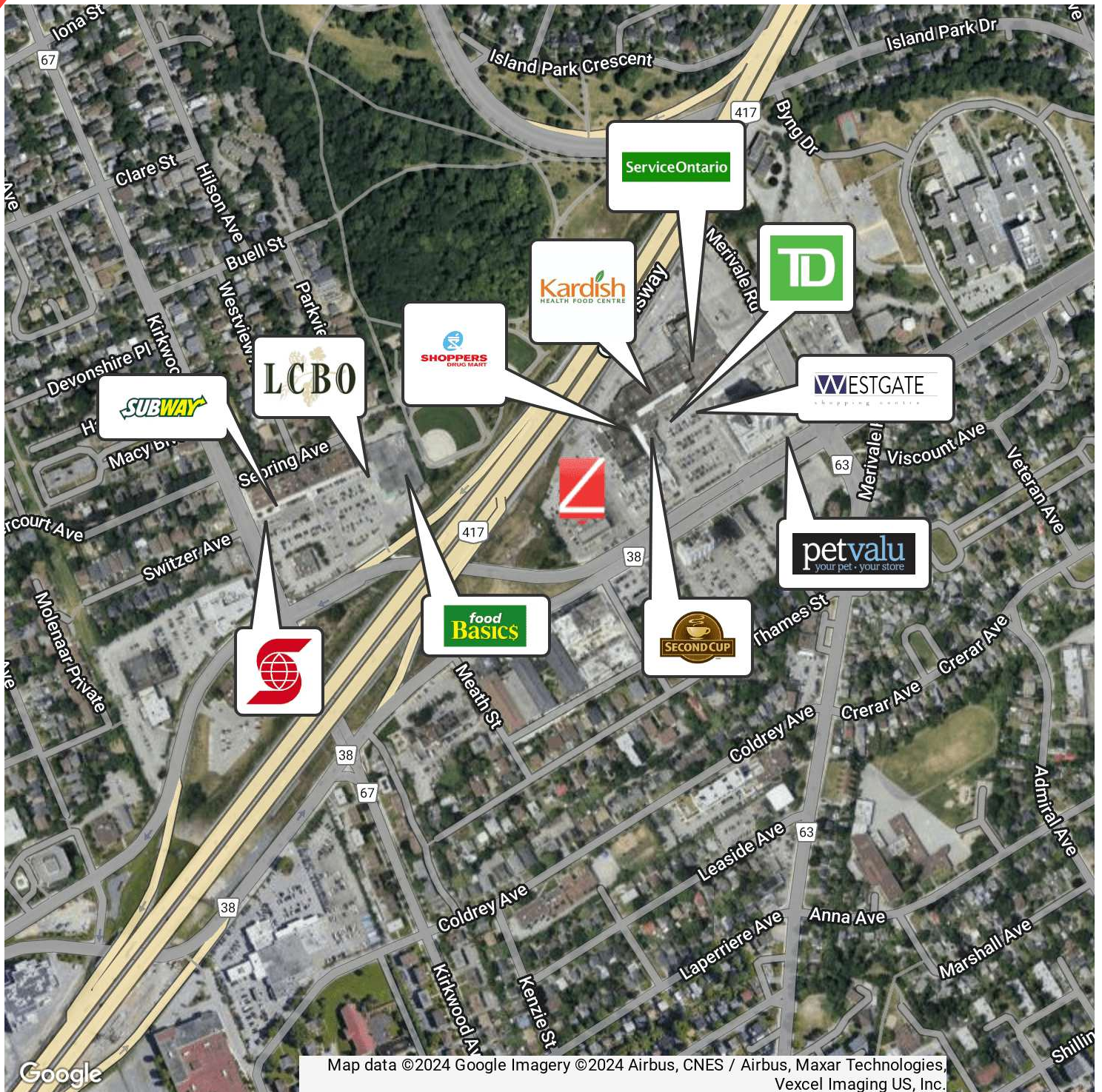
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Retailer Map



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