



Carling Executive Centre

1525, 1545, 1565 Carling Ave
Ottawa



LEASING AVAILABILITIES

SPACE THAT PERFORMS

Carling Executive Centre is a prestigious Class 'A' corporate workplace destination located in Ottawa's Western suburban market. Situated in a park-like setting, the three buildings that make up Carling Executive Centre have distinguished exterior and interior spaces with flexible and efficient floor plates that will allow your business and people to collaborate, innovate and accelerate.

Move-In Ready Workspace

Fast Access To Highways

Direct Transit Access

WorkFit by Crown On-Site

Collaborate by Crown On-Site

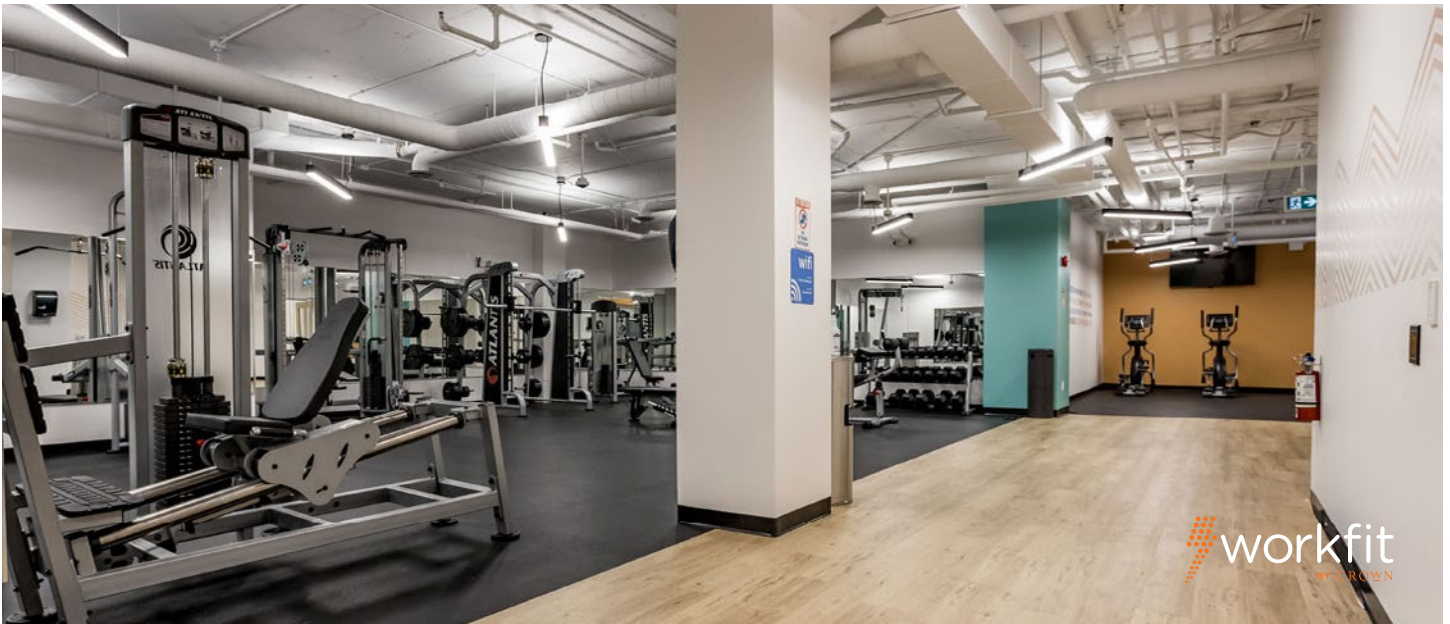
Green Space

On-Site Restaurant

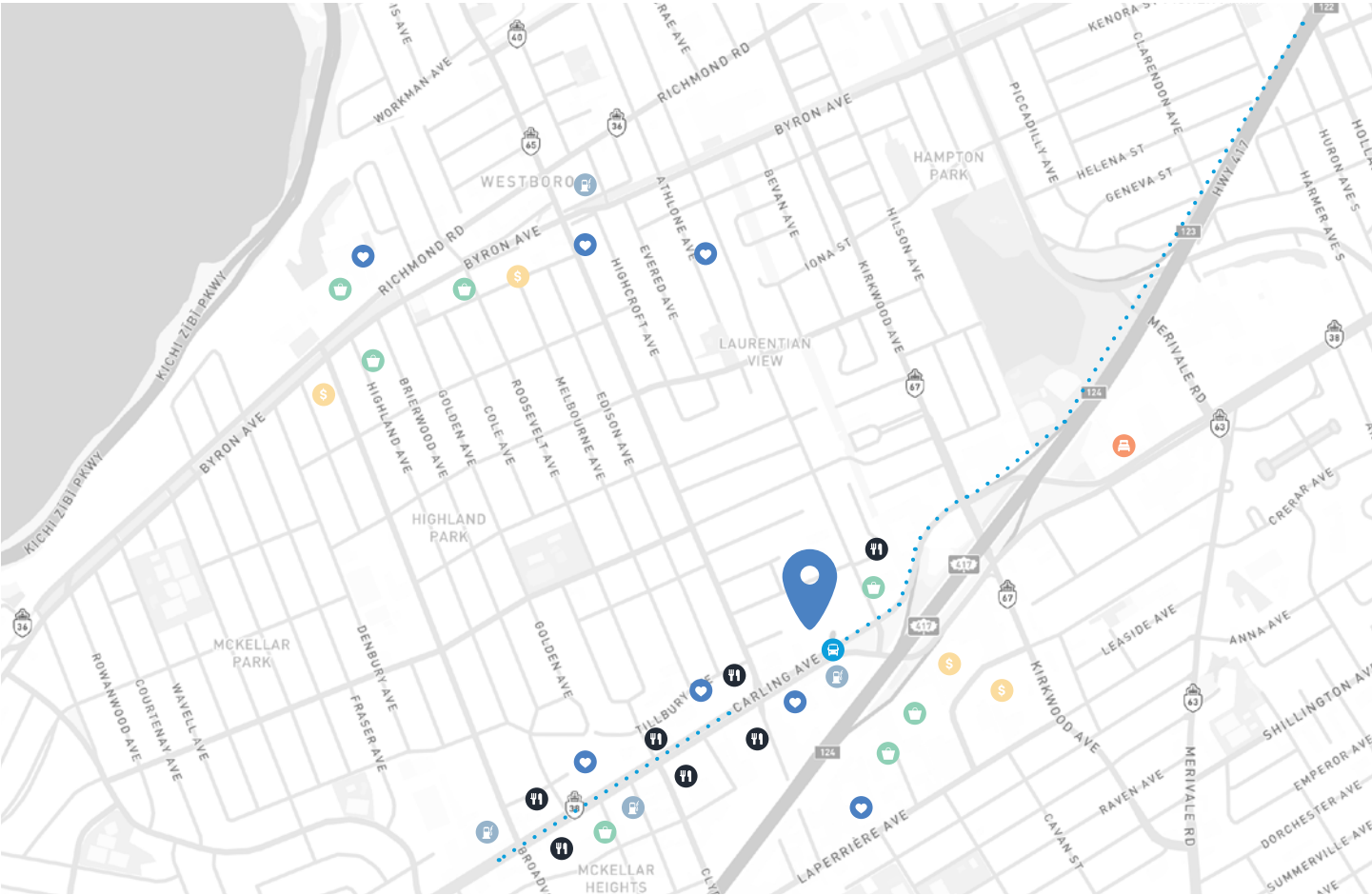


ON-SITE CONVENIENCE

Carling Executive Centre offers a thoughtfully curated amenity mix designed to support productivity, wellness, and connection. Tenants enjoy access to WorkFit by Crown, an on-site fitness centre, and Collaborate by Crown, a modern, fully equipped conference centre. Landscaped green space provides opportunities to recharge outdoors, while an on-site restaurant adds everyday convenience to the workplace experience.



AREA & AMENITIES



- Dining**

 - Grounded Kitchen
 - Georgie's Pizza & Subs
 - Boston Pizza
 - Silver Spoon Thai
 - Shish Kabab House
 - Lexington Smokehouse
 - The Keg
- Retail**

 - Westgate Centre
 - Food Basics
 - MEC Ottawa
 - Produce Depot
 - Farm Boy
 - Metro
- Wellness**

 - Anytime Fitness
 - Crossfit 1855
 - LF3 Lifestyle Fitness
 - 9 Round
 - Love Your Body
 - REFORM
- Hotels**

 - Best Western
- Banks**

 - Scotiabank
 - TD
 - PC Financial
 - RBC
- Gas**

 - Petro Canada
 - Shell
 - Circle K
 - Esso
- Bus**

 - LRT
 - Ottawa Int'l Airport

AWARDS & CERTIFICATIONS



This certification highlights buildings that prioritize sustainability and occupant well-being through enhanced air quality, natural light, and high-performance design. It reflects our commitment to creating comfortable spaces that reduce environmental impact while supporting a healthier experience for tenants and the planet.



This certification recognizes buildings that operate with exceptional energy efficiency, reducing consumption and lowering utility costs. It reflects our commitment to sustainable performance, providing a comfortable, environmentally responsible workspace that benefits both tenants and the planet.



This certification recognizes sustainable, efficient buildings that reduce energy and water use, improve air quality, and support overall wellness. It reflects our commitment to a cleaner, healthier, and more resilient workspace through strong custodial practices and effective waste-reduction efforts.



On-site food provider

About Brasswater

Brasswater is a privately held real estate investment, development and operating platform with a diversified portfolio across industrial, retail and office assets in Canada and the United States. Founded in 2014 and formerly known as Groupe Quint, Brasswater has grown rapidly by maintaining a lean, vertically integrated structure that includes acquisitions, leasing, development, property management and construction. The firm has more than \$3 billion in assets under management, owns over 12 million square feet across more than 100 properties, and employs more than 70 professionals. brasswater.ca

About Crown Realty

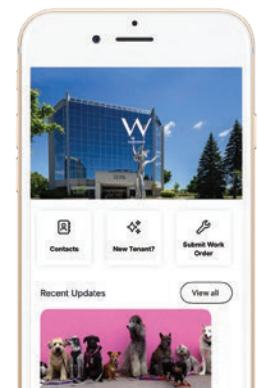
Crown Realty Partners is an integrated commercial real estate investment and management firm with a strong focus on value-add opportunities throughout Canada. With over 12 million square feet of real assets under management, Crown has a well-established track record, an experienced team, and takes a hands-on approach to provide superior returns for investors and better workplaces for tenants.

crownrealtypartners.com



TAKE CONTROL OF YOUR WORKDAY.

The **Connect by Crown** mobile app gives tenants on-demand access to amenities, communication with property management, and the office community.



For more information about the property or to arrange a tour, please contact:

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