



OFFICE SPACE FOR LEASE

# 1673

## CARLING AVE

SUITE 204 — OTTAWA, ONTARIO



FOR INQUIRIES, PLEASE CONTACT:  
[LEASING@IEPROPERTIES.COM](mailto:LEASING@IEPROPERTIES.COM)

613.226.9902



**INSIDE EDGE**  
PROPERTIES  
BROKERAGE

1673 CARLING AVENUE



# 1,267 SQ.FT.

OFFICE SPACE FOR LEASE

|                        |                               |
|------------------------|-------------------------------|
| BASIC RENT .....       | \$14.00 PSF                   |
| ADDITIONAL RENT .....  | \$16.41 PSF (2024 ESTIMATE)   |
| ADDITIONAL COSTS ..... | IN-SUITE JANITORIAL AND HYDRO |
| AVAILABILITY .....     | IMMEDIATE                     |
| PARKING .....          | 2.8/1000                      |



BUILDING  
SIGNAGE RIGHTS  
AVAILABLE



QUICK  
ACCESS TO  
HIGHWAY 417



VEHICULAR  
TRAFFIC  
27,000/DAY



ON SITE  
RESTAURANTS &  
PERSONAL CARE SERVICES



VARIETY OF RETAIL  
AND RESTAURANTS  
NEARBY



CLOSE TO  
PUBLIC  
TRANSIT

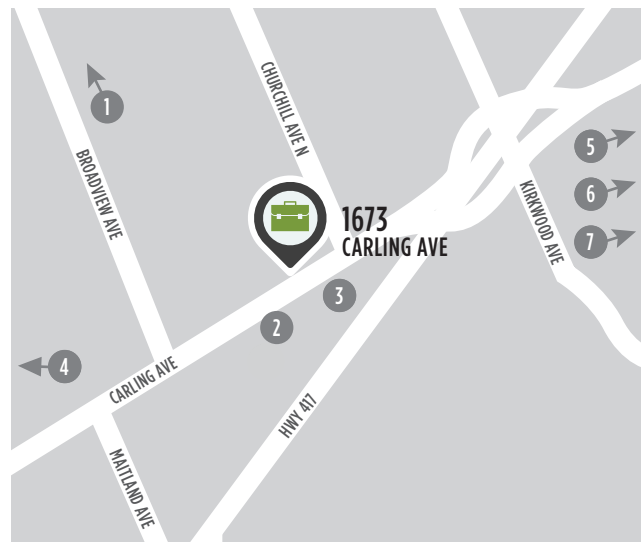


PYLON  
SIGNAGE  
AVAILABLE

## WELL-LOCATED OFFICE SPACE

1673 Carling Avenue is situated in an amenity-rich location just steps from public transportation and minutes from a variety of shops and restaurants in the Westboro neighbourhood. With convenient access to the Highway 417, this highly visible building also offers superior signage opportunities on one of Ottawa's premier Arterial Mainstreets.

## LOCATION



## POINTS OF INTEREST

- 1 Restaurants & Retail of Westboro
- 2 OC Transpo Bus Stop
- 3 Dymon Storage
- 4 Carlingwood Shopping Centre
- 5 The Royal & Ottawa Hospital Civic Campus
- 6 Westgate Shopping Centre
- 7 Best Western Plus & Travelodge Hotels



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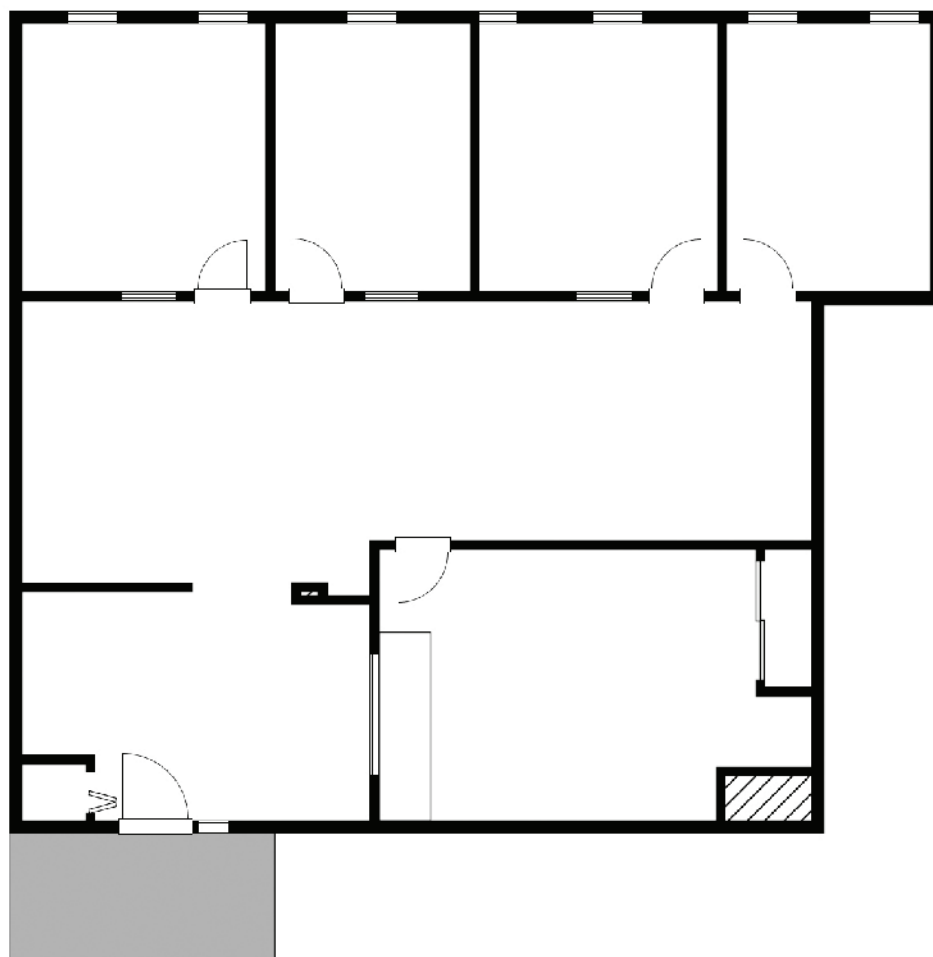
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# FLOORPLAN

## SUITE 204



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