



OFFICE SPACE FOR LEASE

1673

CARLING AVE

SUITE 204 — OTTAWA, ONTARIO



FOR INQUIRIES, PLEASE CONTACT:
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
AVAILABILITY	JULY 1 ST
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

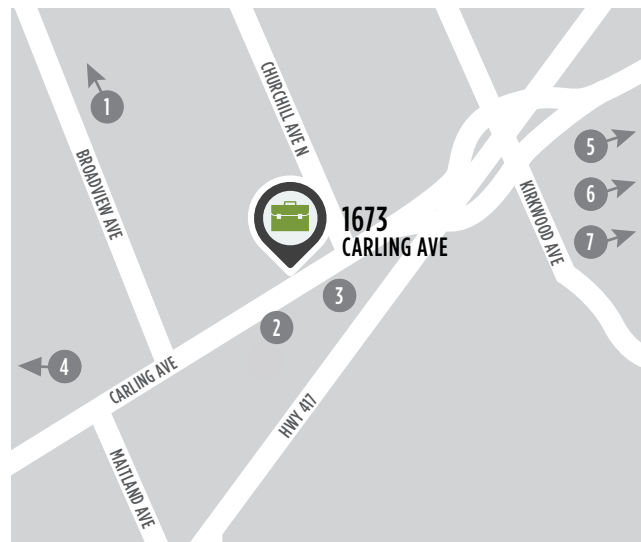


PYLON
SIGNAGE
AVAILABLE

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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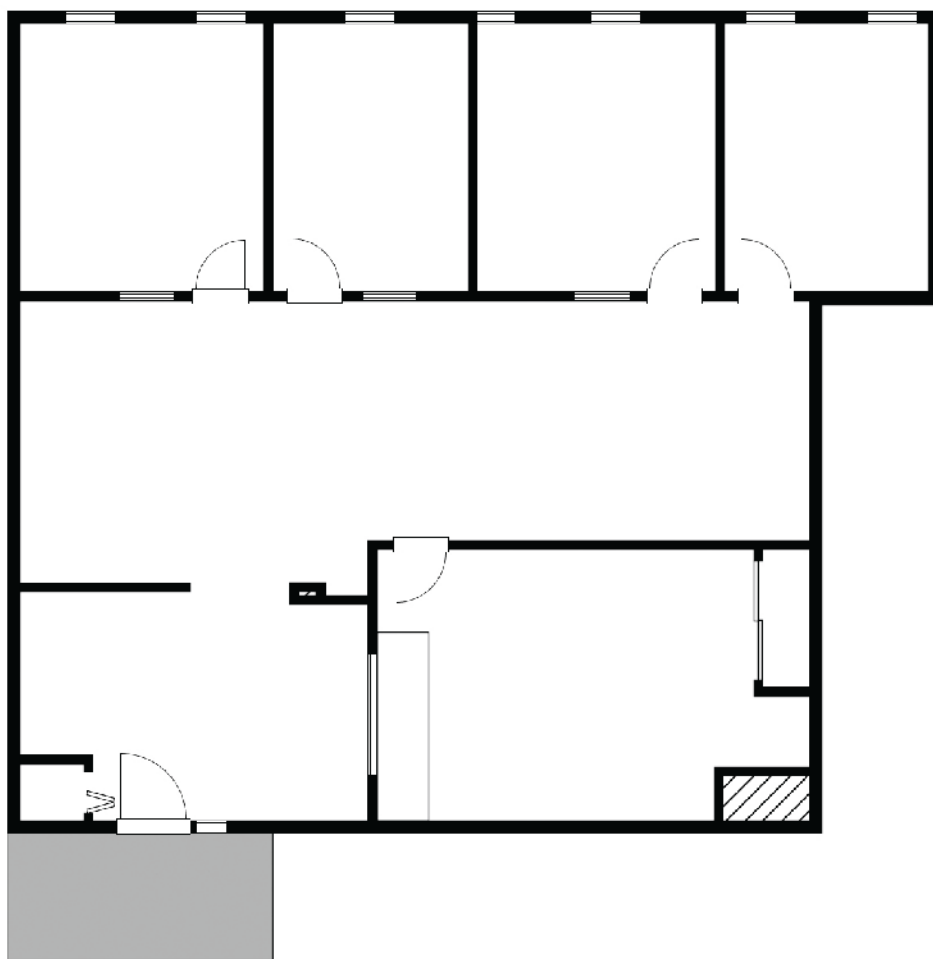
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FLOORPLAN

SUITE 204



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