



OFFICE SPACE FOR LEASE

# 1673

## CARLING AVE

SUITE 215A — OTTAWA, ONTARIO



FOR INQUIRIES, PLEASE CONTACT:  
[LEASING@IEPROPERTIES.COM](mailto:LEASING@IEPROPERTIES.COM)  
613.226.9902



**INSIDE EDGE**  
PROPERTIES  
BROKERAGE

1673 CARLING AVENUE



APPROX.  
**1,500** SQ.FT.

OFFICE SPACE FOR LEASE

BASIC RENT .....	\$14.00 PSF
ADDITIONAL RENT .....	\$16.41 PSF (2024 ESTIMATE)
ADDITIONAL COSTS .....	IN-SUITE JANITORIAL
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

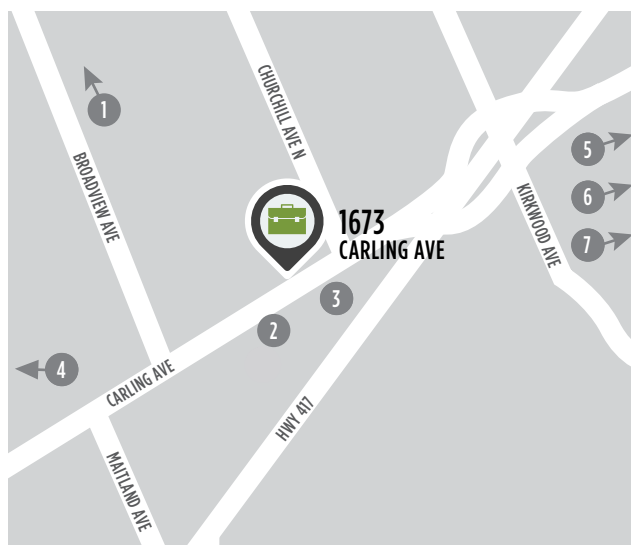


PYLON  
SIGNAGE  
AVAILABLE

## WELL-LOCATED, MODERN 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 | 5 The Royal & Ottawa Hospital Civic Campus |
| 2 OC Transpo Bus Stop              | 6 Westgate Shopping Centre                 |
| 3 Dymon Storage                    | 7 Best Western Plus & Travelodge Hotels    |
| 4 Carlingwood Shopping Centre      |  |

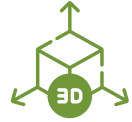


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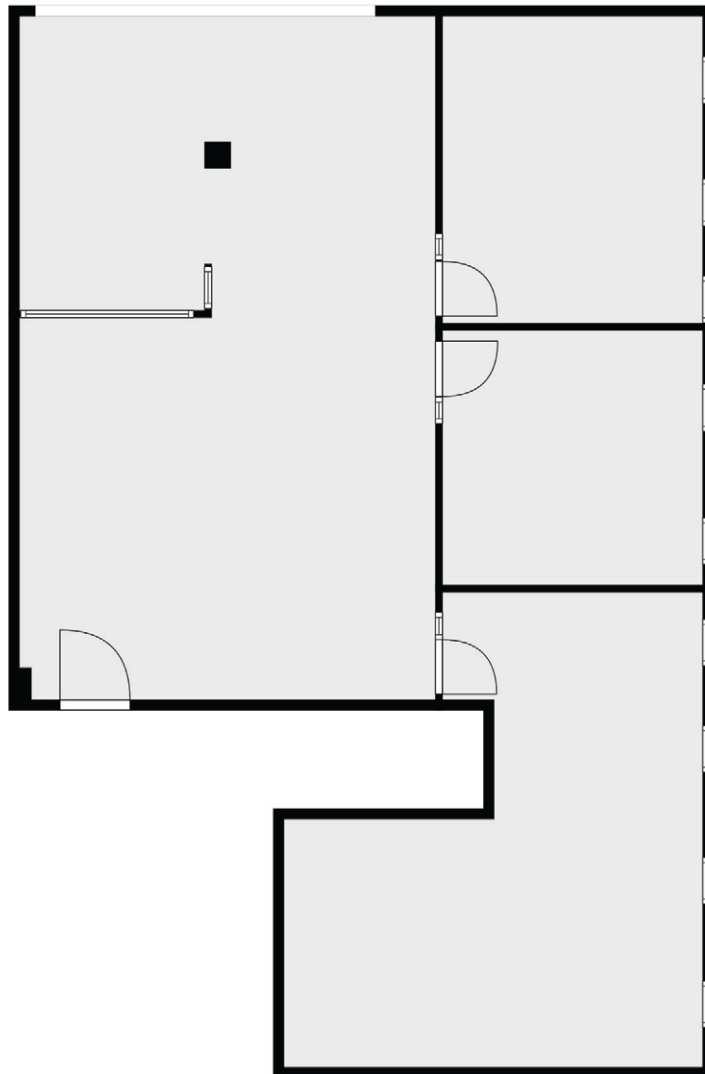


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# FLOORPLAN

## SUITE 215A

APPROX. 1,500 SQ. FT.



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