

1335 CARLING AVENUE

Phase 1
Rhythm by
RioCan

Future Phase 2 & 3
Westgate Residential/
Commercial Development by
RioCan

1335
CARLING

Phase 1
Residential/Commercial
Development by Holloway
Lodging

Phase 2
Residential/Commercial
Development by Holloway
Lodging

**OFFICE SPACE FOR LEASE, IN THE "CENTRE" OF MAJOR
RESIDENTIAL/COMMERCIAL DEVELOPMENTS**

AVAILABILITIES

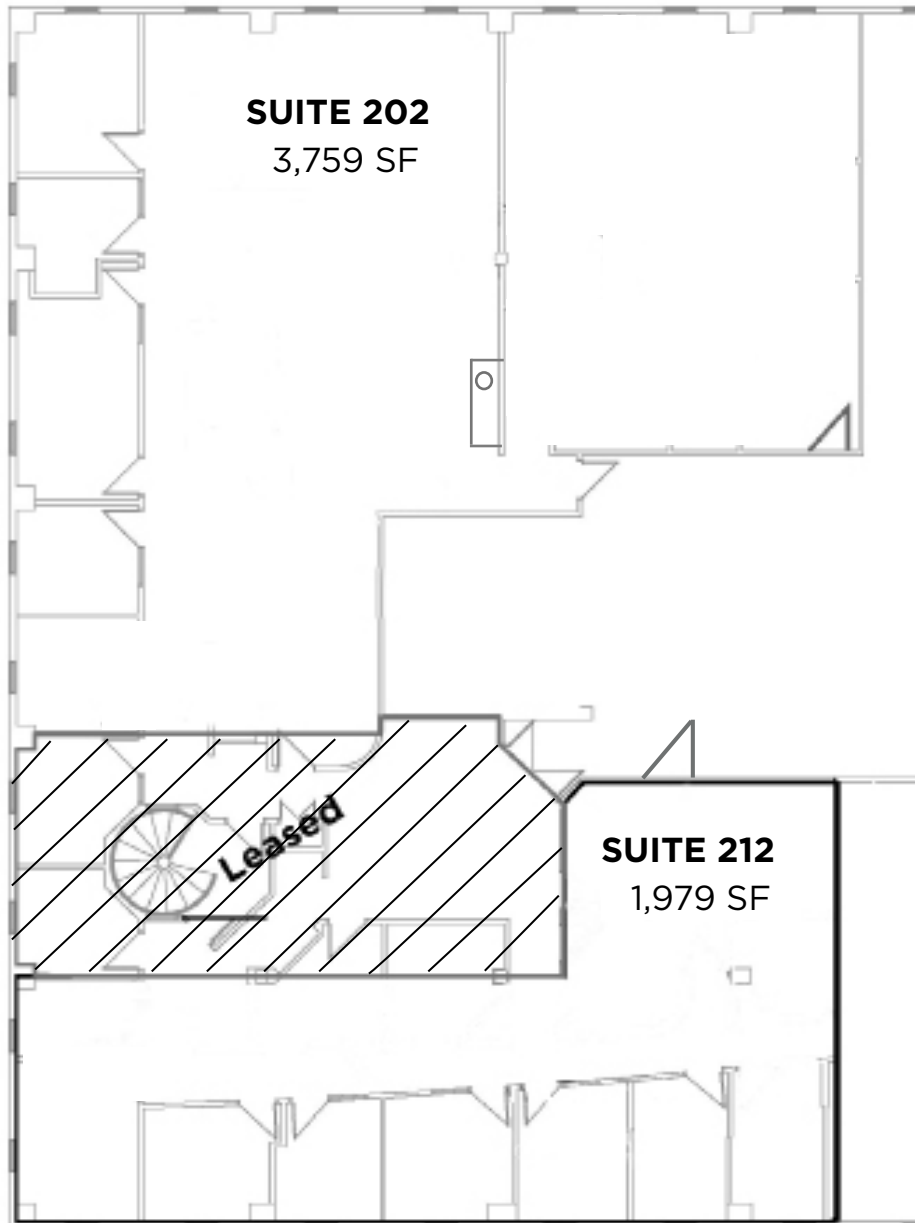
- Suite 202: 3,759 SF
- Suite 212: 1,979 SF
- Suite 300: 2,270 SF
- Suite 420: 1,812 SF (FULL TURNKEY CONCEPT AVAILABLE NOW)
- Suite 602: 2,767 SF
- Suite 608: 1,381 SF **NEW**

BUILDING HIGHLIGHTS

- Building ideal for medical & dental practices, and professional service offices
- Full Service Café located on the ground floor
- OC Transpo route 81 bus stops located adjacent and across the street
- FREE on-site parking
- Building Common Area Modernization currently underway by the Landlord
- 5 Minutes to Westboro & Island Park Drive Neighbourhoods
- 10 Minutes to the Glebe & the Downtown Core



FLOOR PLAN



SUITE 202 - 3,759 SF

- Three (3) offices, one (1) meeting room, kitchenette and open concept area with abundant natural light.

SUITE 212 - 1,979 SF

- Five (5) Offices, Open concept

Available

Immediately

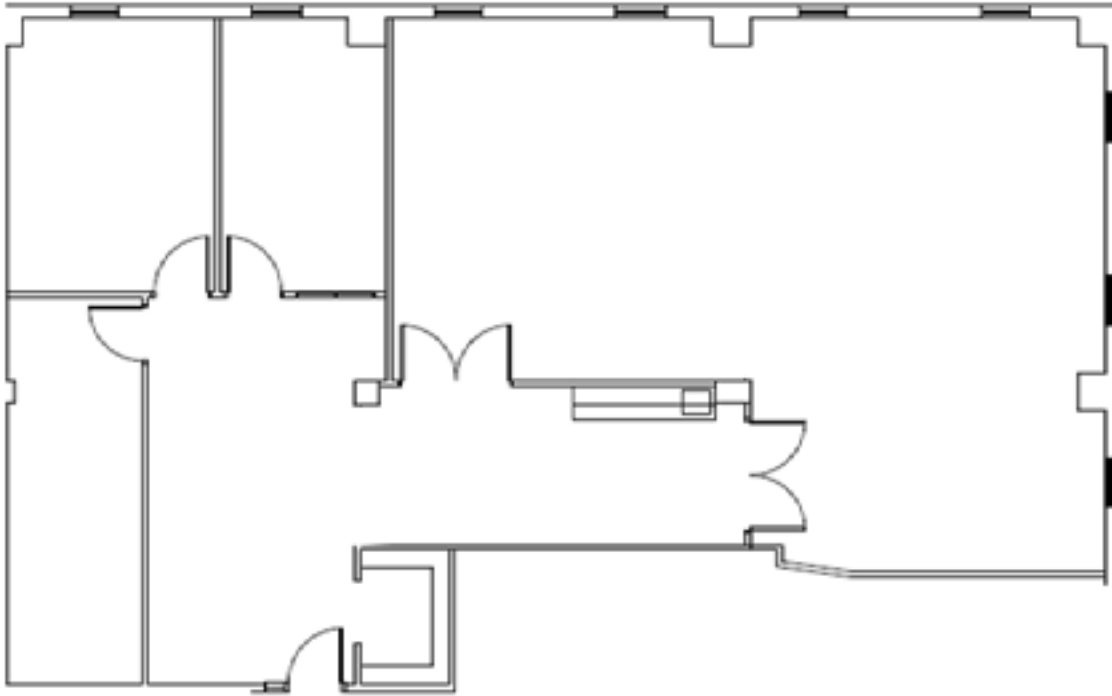
Net Rent

Contact Listing Broker

Add'l Rent

\$20.41 PSF/annum
(est. 2023)

FLOOR PLAN



SUITE 300 - 2,270 SF

- Two (2) large offices
- Large open concept workstation area
- Kitchenette
- Storage/server room
- Reception area

Available

Immediately

Net Rent

Contact Listing Broker

Add'l Rent

\$20.41 PSF/annum
(est. 2023)

FLOOR PLAN



**TURNKEY CONCEPT
AVAILABLE NOW**

SUITE 420 - 1,812 SF

- Open concept space
- Ready for tenant improvements
- Abundant natural light
- New carpet tile and paint
- Plumbing pipes capped in kitchenette area

Available

Immediately

Net Rent

Contact Listing Broker

Add'l Rent

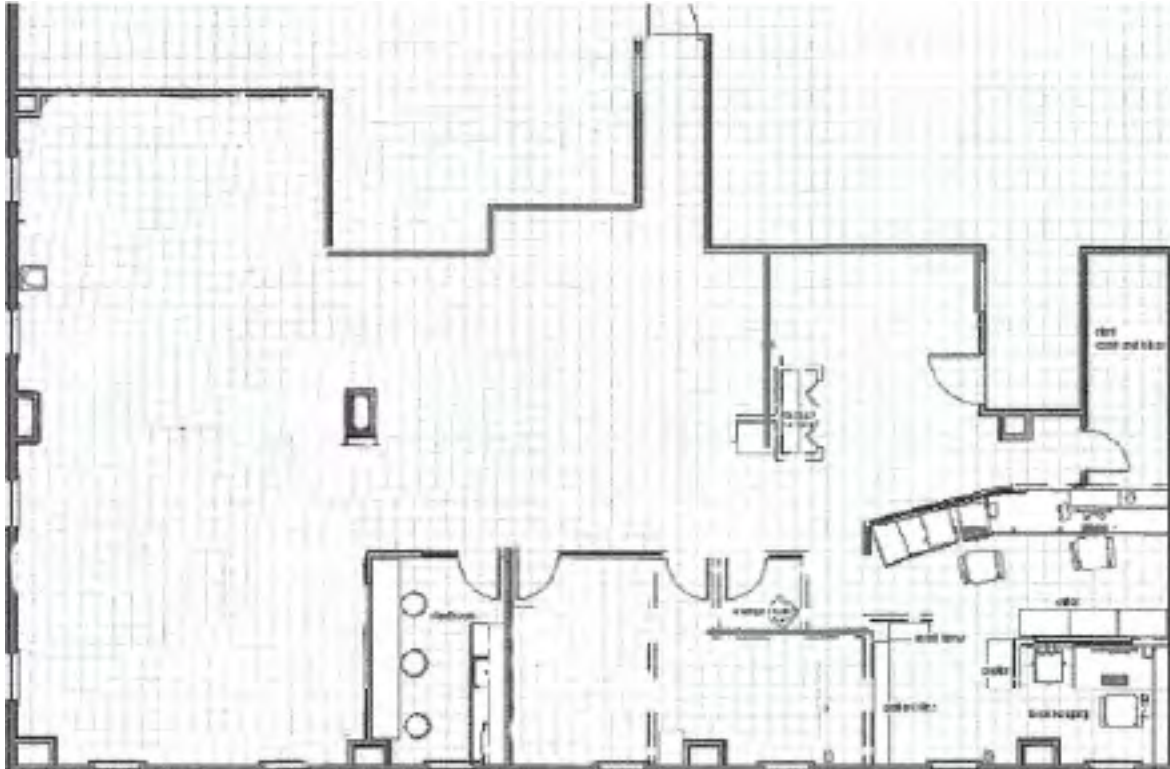
\$20.41 PSF/annum
(est. 2023)



**SUITE 420—TURNKEY CONCEPT
AVAILABLE NOW
1,812 SF**



FLOOR PLAN



SUITE 602 - 2,767 SF

- Top floor of the building offers abundant natural light
- Two (2) offices, large open concept area, kitchen, reception/admin area, waiting area, change room, storage room.

Available
Net Rent

Add'l Rent

Immediately
Contact Listing Broker
\$20.41 PSF/annum
(est. 2023)

FLOOR PLAN



SUITE 608 - 1,381 SF

- Top Floor with great views and plenty of natural light
- Two (2) Offices, Boardroom, Kitchenette, Open concept workstation area, Server closet

Available

Immediately

Net Rent

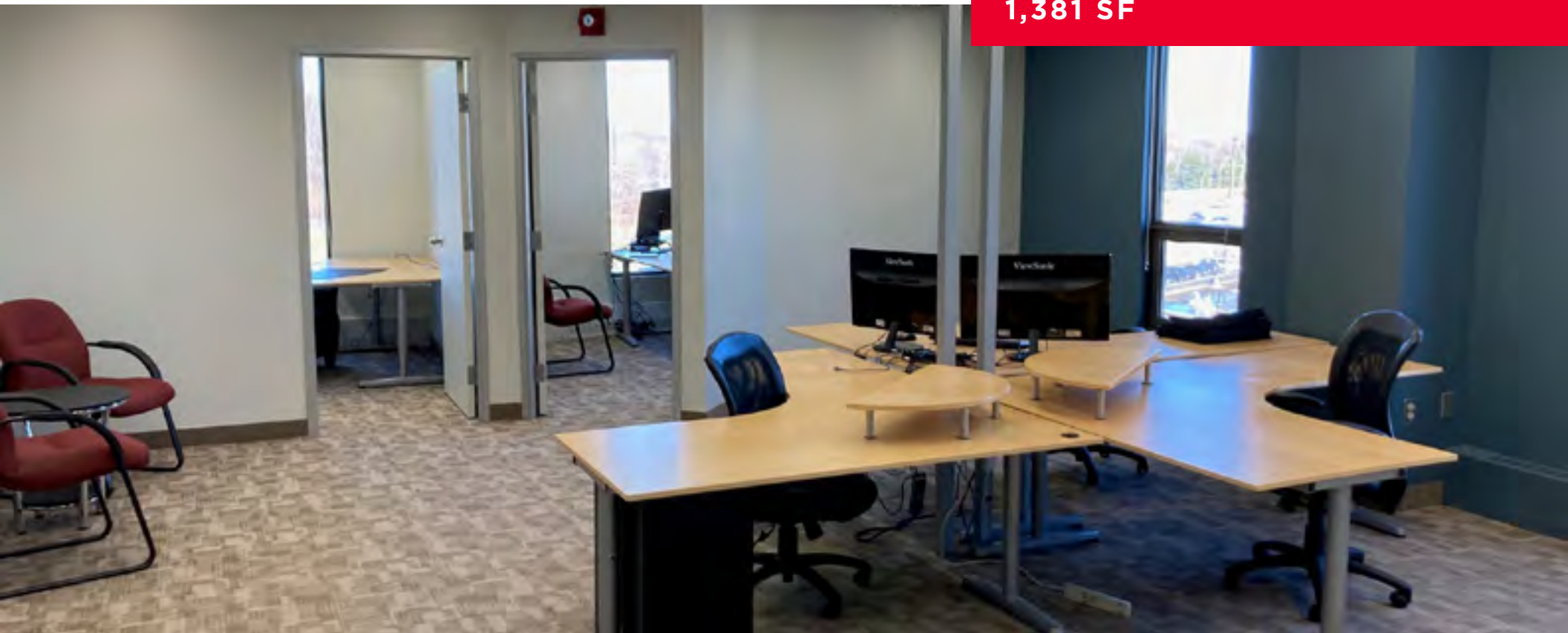
Contact Listing Broker

Add'l Rent

\$20.41 PSF/annum
(est. 2023)



**SUITE 608
AVAILABLE NOW
1,381 SF**



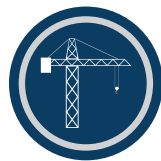
CURRENTLY THERE ARE TWO SIGNIFICANT REDEVELOPMENT RESIDENTIAL/COMMERCIAL PROJECTS UNDERWAY IN THE IMMEDIATE VICINTY OF 1335 CARLING WHICH WILL SEE MORE THAN “2,100 NEW RESIDENTIAL UNITS” UPON COMPLETION



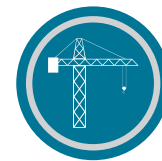
Holloway Lodging rendering;Source: <https://ottawacitizen.com/tag/holloway-lodging/>
 RioCan site rendering;Source: <https://www.cbc.ca/amp/1.3368082>



RHYTHM
 RIOCAN RESIDENTIAL TOWER, PHASE 1 OF THE WESTGATE REDEVELOPMENT



PHASE 2-3 (FUTURE)
 RIOCAN REDEVELOPMENT OF WESTGATE MALL TO RESIDENTIAL COMPLEX



HOLLOWAY LODGING
 PHASE 1 RESIDENTIAL/COMMERCIAL DEVELOPMENT UNDER CONSTRUCTION & FUTURE PHASE 2 RESIDENTIAL/COMMERCIAL DEVELOPMENT

- Rhythm, RioCan’s new premium rental residence will be comprised of 213 suites and 2 retail units.
- RioCan plans to redevelop the entire nine-acre Westgate site in a multi-phased project that calls for almost 730,000 square feet of residential property with nearly 1,200 units as well as about 88,000 square feet of retail space
- The redevelopment of Holloway Lodging’s Travel Lodge Hotel will add four high-rise residential towers across the street and 900 units upon site completion

CONTACT INFO

Alain Desmarais
Executive Vice President
Broker of Record
+ 1 613 780 1566
adesmarais@cwottawa.com

Peter Rywak
Senior Sales Representative
Office Leasing
+ 1 613 780 1573
prywak@cwottawa.com

Madisson Carnochan
Sales Representative
+ 1 613 780 1583
mcarnochan@cwottawa.com



55 Metcalfe Street
Suite 400
Ottawa, ON
K1P 6L5

*Brokerage, Independently Owned & Operated /
A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield Ottawa. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

