

Building Information

Building Size: 30,315 sf

Shipping & Receiving: Yes

8 # of Floors:

Surface Transit Route: Yes

of Passenger

Elevators: 2



1081 Carling Avenue | SHORT TERM **LEASE OPTIONS!**

1081 Carling Avenue, Ottawa, Ontario K1Y 1V3

Building Description

- Join prestigious existing medical tenants
- Bright, open Professional Office Space
- Parking available
- Located by the Ottawa Civic Hospital and the Royal Ottawa Mental Hospital.
- Carling Avenue and Parkdale Avenue serve as a busy intersection surrounded by upcoming residential areas.
- · Brokers Protected

Features

SHORT TERM LEASE OPTIONS ONLY!!

Promo - Best rate in town!! Email leasing@taggart.ca for details! Parking Available, Elevators, Pharmacy on-site, Restaurant on-site Public transit at your doorstep

Amenities

Cafe Bio Lab Pharmacy

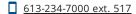
Taggart Realty Management Leasing

Taggart Realty Management

<u> leasing@taggart.ca</u>

Allan Kyd

V.P. Leasing Taggart Realty Management

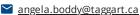


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Angela Boddy

Commercial Leasing Taggart Realty Management







1081 Carling Avenue | SHORT TERM LEASE OPTIONS!

Taggart Realty Management

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Commercial Leasing

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Allan Kyd

V.P. Leasing

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Taggart Realty Management

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Leasing

Description

Public transit in front of building, ample surfaced parking

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leasing@taggart.ca	■ <u>leasing@taggart.ca</u> ■ <u>613-234-7000 ext. 517</u> ■ <u>allan.kyd@taggart.ca</u>		(613)234-7000	
			✓ angela.boddy@taggart.ca	
Building Class B	Building Management Taggart Realty Management		Building Zoned Commercial	
Operating Costs \$ 11.62 /sf	Realty Tax \$ 4.05 /sf		Other Tenant Costs \$ 1.02 /sf	
Total Additional Rent \$ 16.69 /sf				
Description ESTIMATED Additional Rent 2023				
Number of Floor(s) 8	Total Office Space 30,315 sf		Total Space 30,315 sf	
Available Office Space 30,315 sf	Total Available 30,315 sf		e Space	
Interior Wall Type Dry Wall	Exterior Finish Brick		Shipping & Receiving Yes	
Emergency Generator Yes				
Number of Mid Rise Elevator(s)				
Fire Detection System Yes				
Surface Stall Ratio 1 / 1,000 sf	Below Ground Ratio 1 / 1,000 sf		Parking Cost (per month) \$ 100.00	
Description Surfaced parking/ underground par	king/ Managed by 3rd pa	rty parking com	npany.	
Guardian Pharmacy	Life Mark Pro Physic)	Bio Lab	
The Ottawa Hospital		911 Pizza!		
Surface Transit Route				
	Building Class B Operating Costs \$ 11.62 /sf Total Additional Rent \$ 16.69 /sf Description ESTIMATED Additional Rent 2023 Number of Floor(s) 8 Available Office Space 30,315 sf Interior Wall Type Dry Wall Emergency Generator Yes Number of Mid Rise Elevator(s) 2 Fire Detection System Yes Surface Stall Ratio 1 / 1,000 sf Description Surfaced parking/ underground par Guardian Pharmacy The Ottawa Hospital	Building Class B	Building Class Building Management Taggart Realty Management Total Additional Rent \$ 11.62 /sf Pescription ESTIMATED Additional Rent 2023 Number of Floor(s) Available Office Space 30,315 sf Interior Wall Type Dry Wall Emergency Generator Yes Number of Mid Rise Elevator(s) 2 Fire Detection System Yes Surface Stall Ratio 1 / 1,000 sf Description Surfaced parking/ underground parking/ Managed by 3rd party parking com Guardian Pharmacy Life Mark Pro Physio The Ottawa Hospital	