

FOR LEASE - OFFICE SPACE

1451 COLDREY AVENUE/1550 CARLING AVENUE



Centrally Located Office Space Available

## 1451 Coldrey Ave./1550 Carling Ave.

This former “Revlon Building” has undergone an award-winning transformation, having received “Building of the Year (TOBY)” Award from BOMA. This 125,000 SF building offers up to 114,000 sf and is home to a number of professional services firms.

Centrally located within Ottawa, the office is minutes away from the Queensway offering quick and easy access to both East and West routes for staff and clients. Easily visible from the Queensway, the pylon sign offers double exposure to both east and west bound routes. The facility offers ample parking, including free Visitor Parking, a rarity in this area.

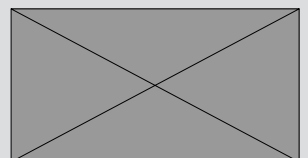
Located minutes from popular shopping centres and restaurants, this building offers the perfect location for busy professionals.

**\*\* Note that the ground floor at approximately 100,000sf can be sub-divided into approximately 25,000sf portions.**

Regional Group  
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Floor  
Ottawa, ON  
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## Property Highlights

- Award-winning design
- Spacious, modern lobby, flooded with natural light
- Excellent curb appeal
- Quiet professional building
- Ample parking for staff and clients
- Professionally landscaped and gardened for a pleasant exterior environment
- Highway visibility

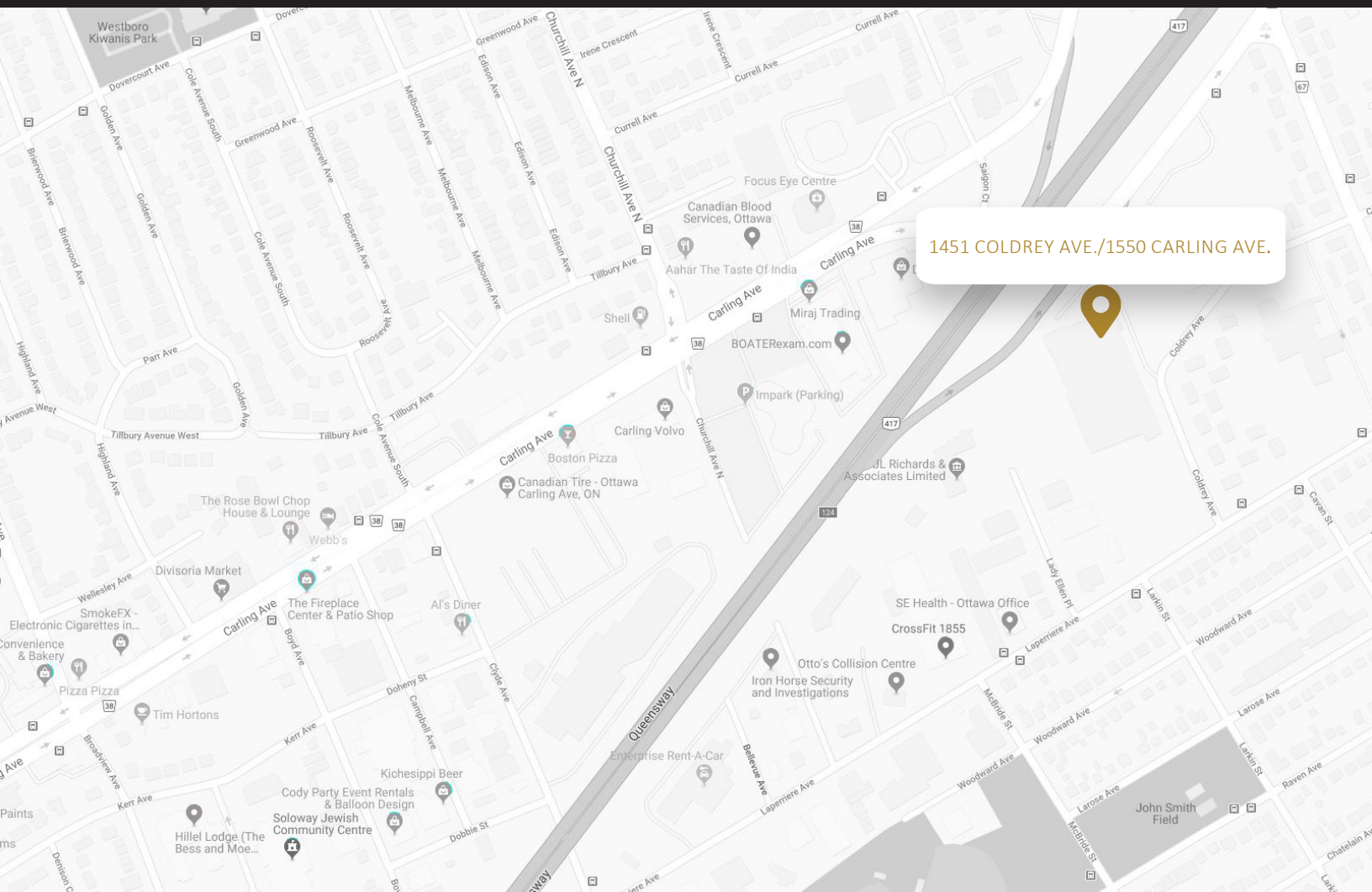


## Availability & Rates

| Suite | Area (sf) | Net Rent (PSF)   | Additional Rent (PSF) | Availability |
|-------|-----------|------------------|-----------------------|--------------|
| 210   | 14,000    | Call for pricing | \$15.68               | Immediate    |
| 1550  | 100,000   | Call for pricing | \$15.68               | Immediate    |

TI Allowance – Negotiable

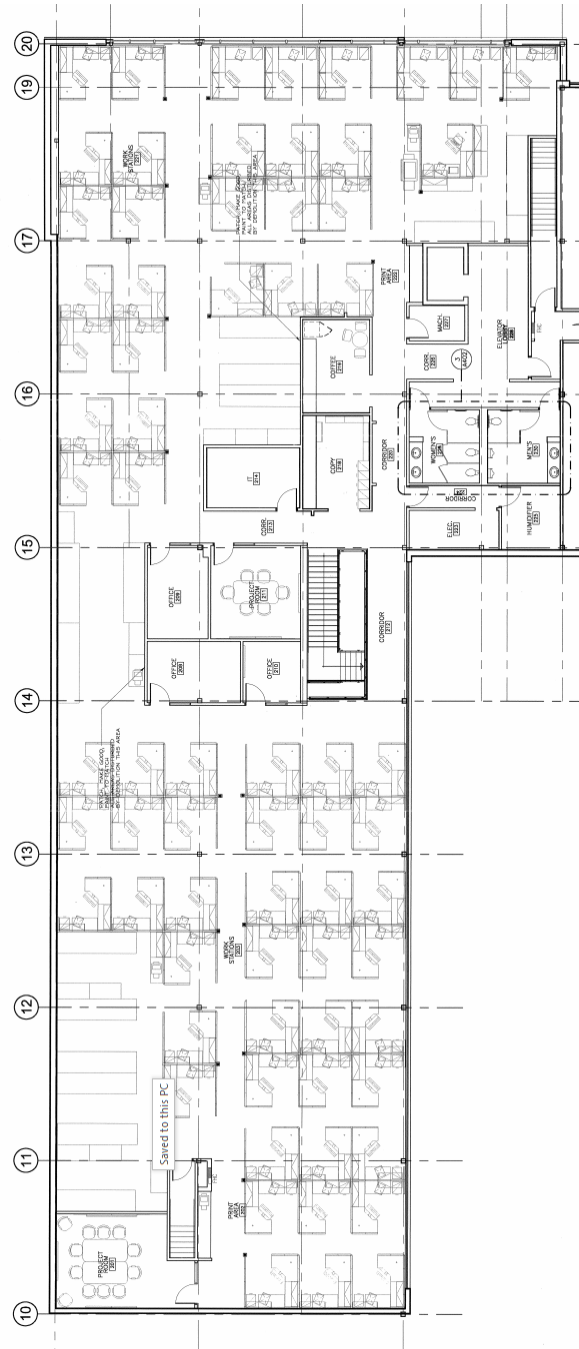




## Property Specifications

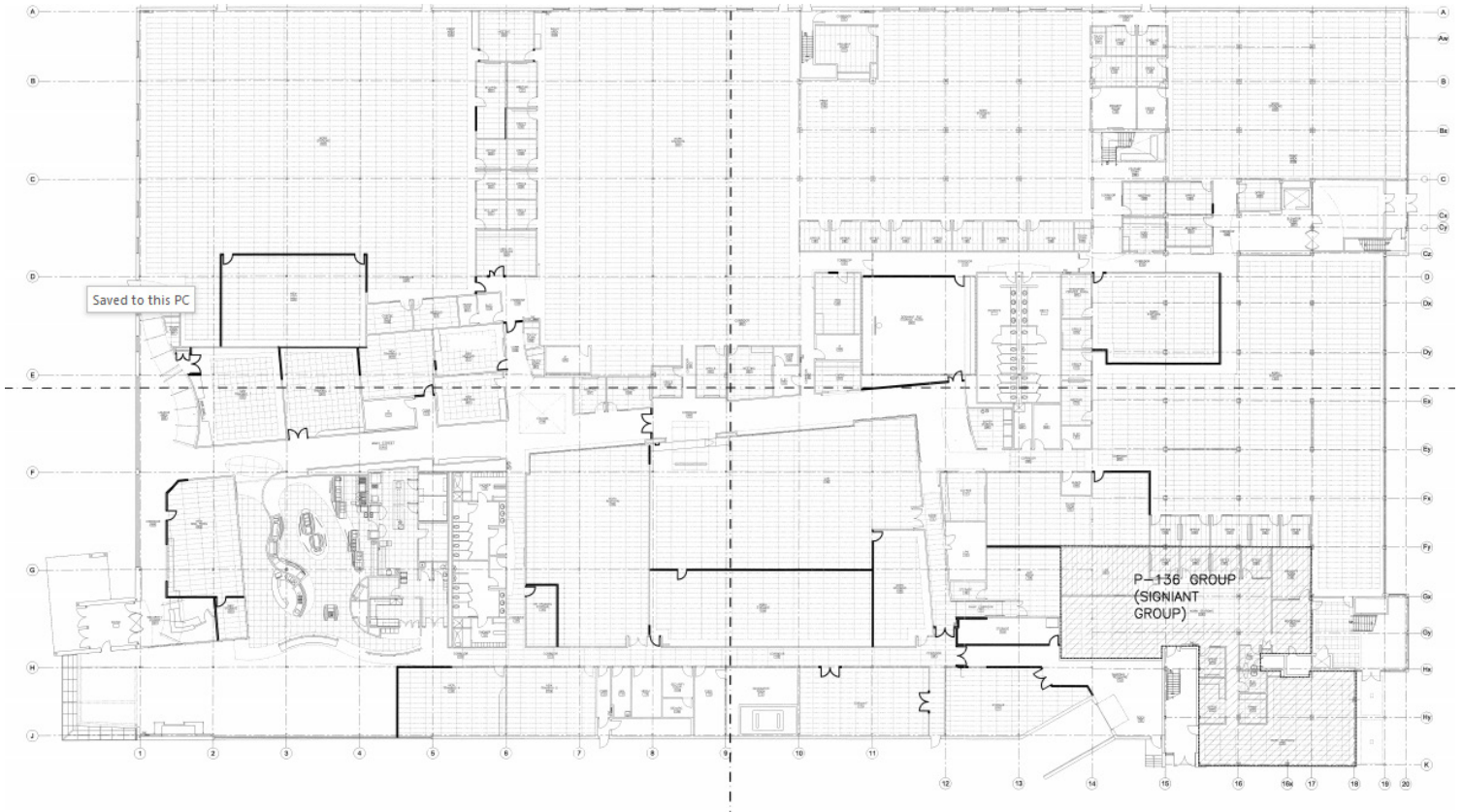
|                    |                                        |
|--------------------|----------------------------------------|
| Year Constructed   | 1953                                   |
| Construction       | Concrete                               |
| Exterior Walls     | Stucco                                 |
| Roof Type          | 4-ply built-up roof                    |
| Ceiling Height     | Various Heights                        |
| Power              | 347/600 amp with ste-down transformers |
| Loading Facilities | Dock level door                        |
| Air Conditioning   | 8 roof-top gas units                   |
| Heat               | Gas                                    |
| Sprinklered        | Yes                                    |
| Parking Ratio      | 2.0/1000sf                             |

14,000sf

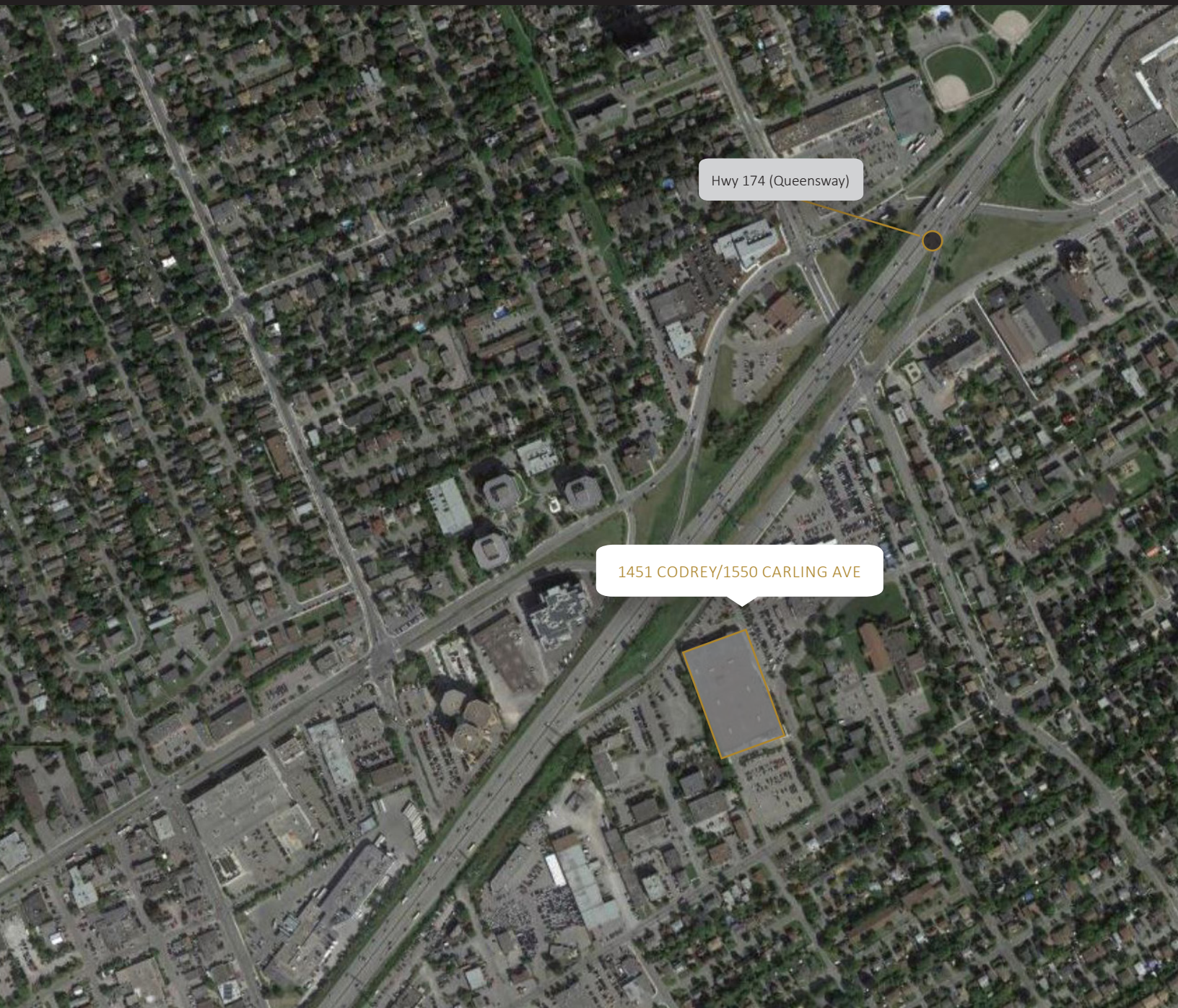


## Suite 1550

100,000sf







## Contact us

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