



### Space Availability

+/- 498 sf to 3,189 sf

### Occupancy

Immediately

### Lease Term

Negotiable

### Asking Net Rent

\$15.50 psf

\$25.00 psf unit 100 only\*

### Additional Rent (2023 estimate)

\$19.43 psf

### Get more information

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### Space Highlights

- This property sports a number of features including plenty of natural light throughout, common washrooms and elevator access.
- This amenity rich location offers easy access to Glebe, Preston Street and Dow's Lake with direct access to Highway 4
- Eight Story multi-tenanted building

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Platinum member



# Property Overview

## Office space for lease

265 Carling Avenue, Ottawa, ON

Address: 265 Carling Avenue, Ottawa, ON  
K1S 2E1

Location: Located directly northwest of the  
intersection of Carling Avenue  
and Bronson Avenue

Year Built: 1976

Building Size: 55,200 sf

	Unit 100	1,205 sf*
	Unit 201	1,690 sf
	Unit 204	3,189 sf
Available Area	Unit 401	2,478 sf
	Unit 403	1,568 sf
	Unit 404	498 sf
	Unit 703	1,200 sf

Parking: \$175 for underground and  
surface

Key Highlights Prime office location  
Amenity rich location  
One minute drive to highway  
417



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# Gallery

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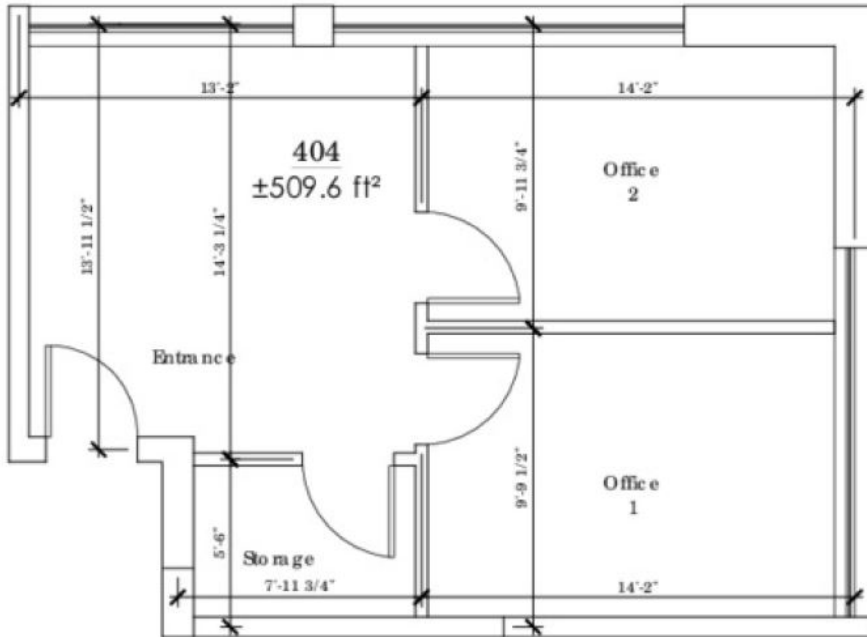




# Floor Plan

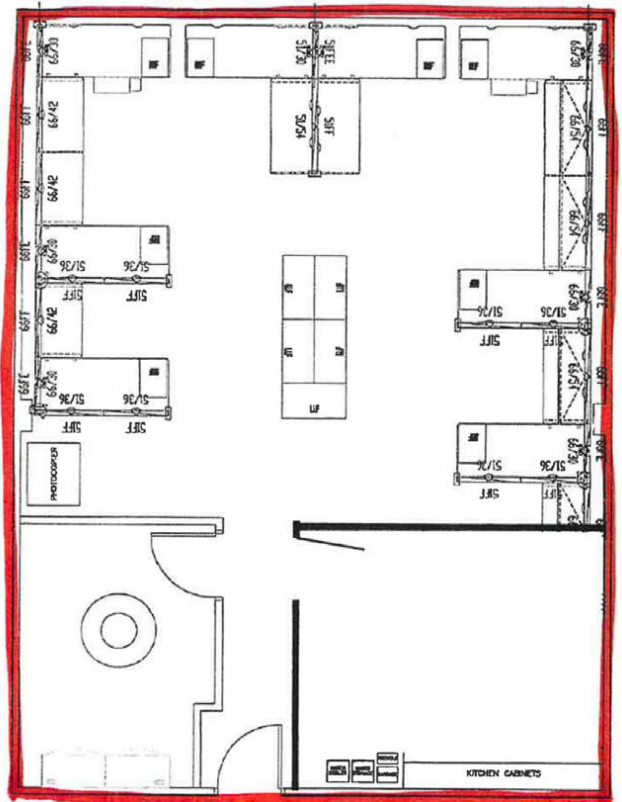
# Office space for lease

265 Carling Avenue, Ottawa, ON



**Unit 404**

**Unit 703**



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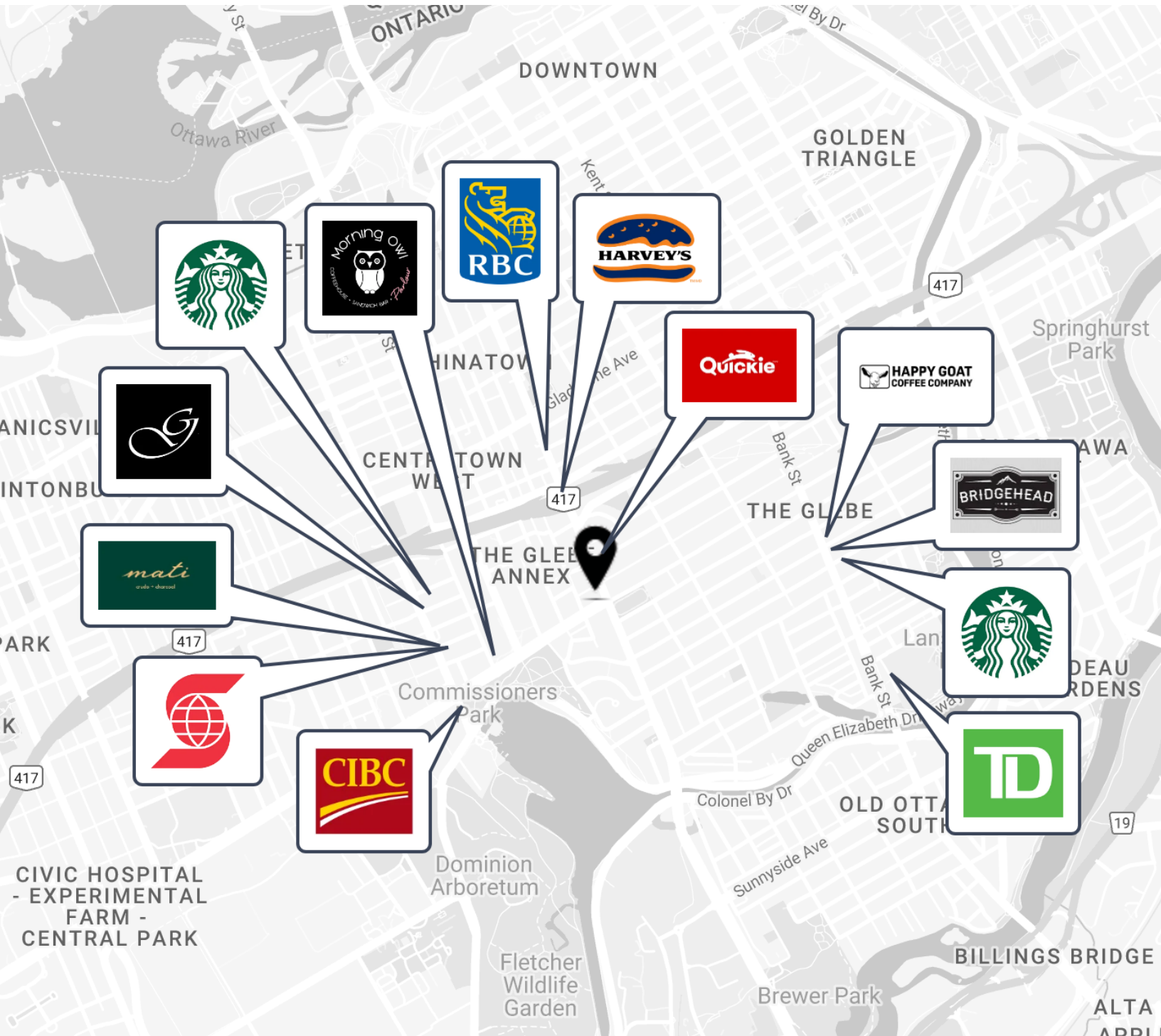
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# Map

## Office space for lease

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# Location Overview

## Office space for lease 265 Carling Avenue, Ottawa, ON



Demographics  
5km Radius



Total  
Population

**261,254**



Average  
Household Size

**2.0**



Average  
Age

**41.3**



Average Household  
Income

**\$108,724.44**



Annual Household  
Expenditure

**\$14,525,746**

### Travel Distances

Highway 417 11.9 km | 11 mins

Downtown, Ottawa 23.5 km | 22 mins

Nepean, Ottawa 19.4 km | 19 mins

Kanata, Ottawa 6.4 km | 10 mins

Ottawa International Airport 31.0 km | 26 mins



**Bike Score**

**96**



**Walk Score**

**80**



**Transit Score**

**61**

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