



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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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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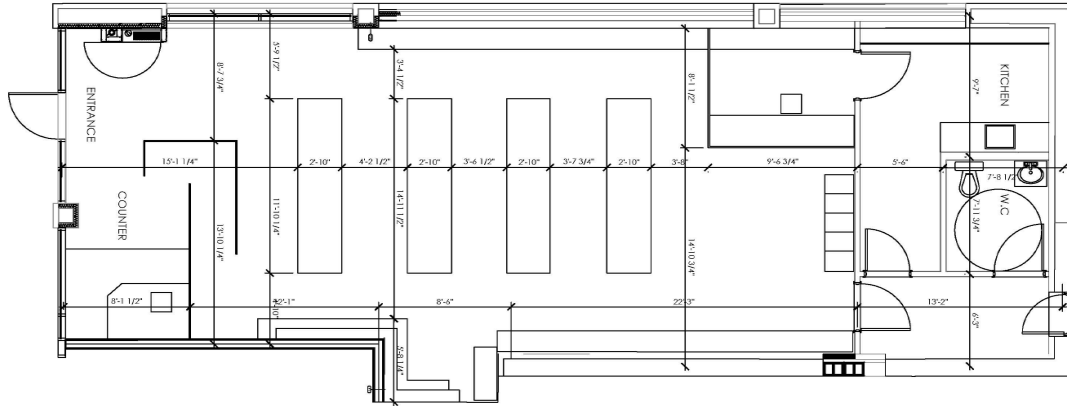
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Floor Plan

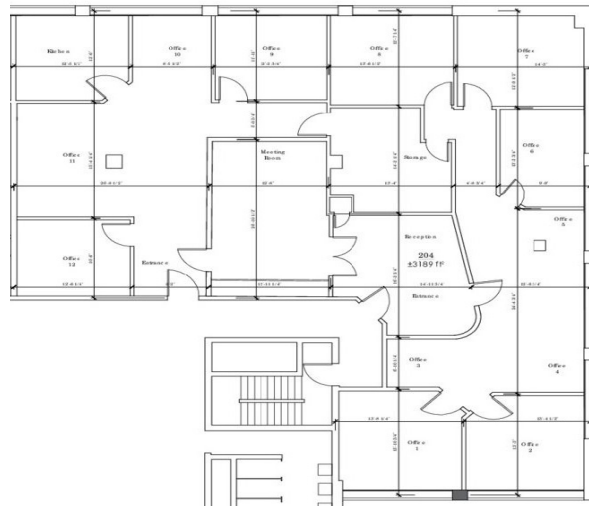
Office space for lease

265 Carling Avenue, Ottawa, ON

Unit100



Unit 204



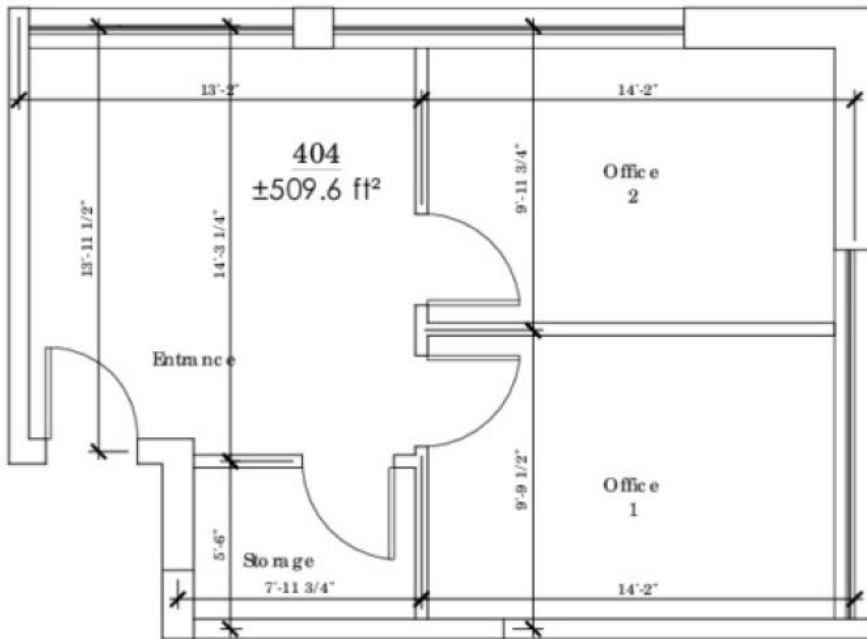
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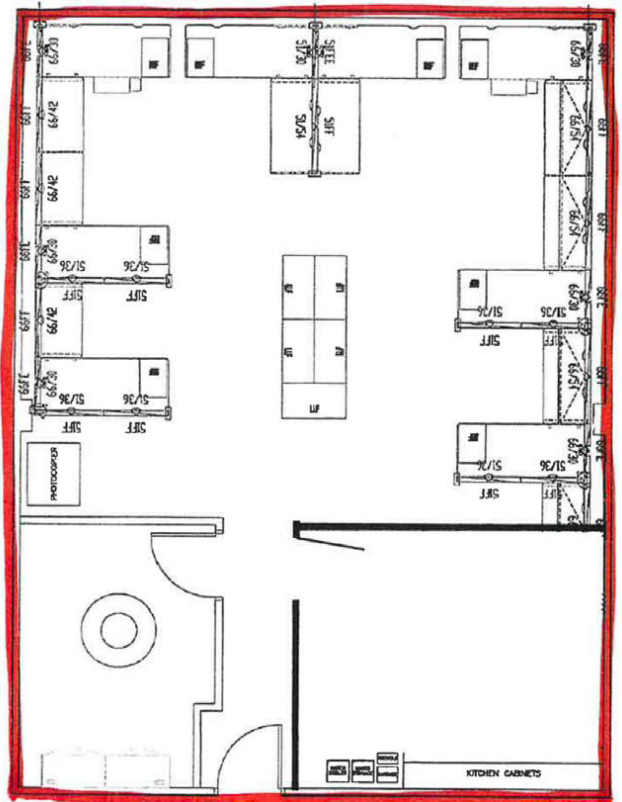
Office space for lease

265 Carling Avenue, Ottawa, ON



Unit 404

Unit 703



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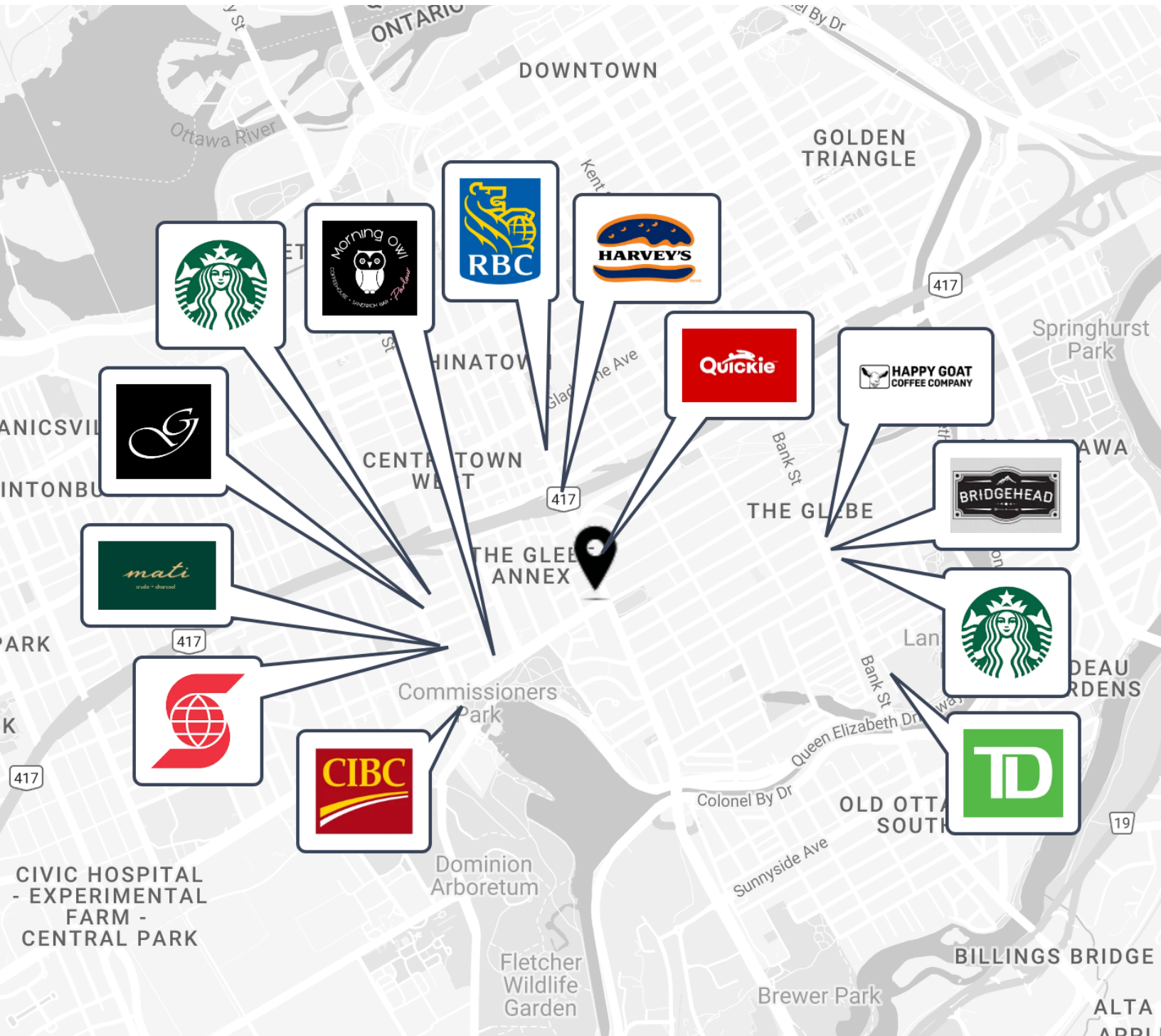
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Map

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Location Overview

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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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