



Space Availability

+/- 1,200 sf to 1,500 sf

Occupancy

Immediately

Lease Term

Negotiable

Asking Net Rent

\$15.50 psf

\$35.00 psf unit 103 only**

Additional Rent (2024 estimate)

\$19.43 psf

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
- Landlord to bring rough-in for bathroom and an electrical panel and tenant to distribute their own HVAC for suite 103.

Get more information

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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 nothwest of the intersection of Carling Avenue and Bronson Avenue
Year Built:	1976
Building Size:	55, 200 sf
	Unit 103 ** 1,500 sf (GF)
	Unit 703 1,200 sf (Built out)
	Unit 706 1,350 sf (Built out)
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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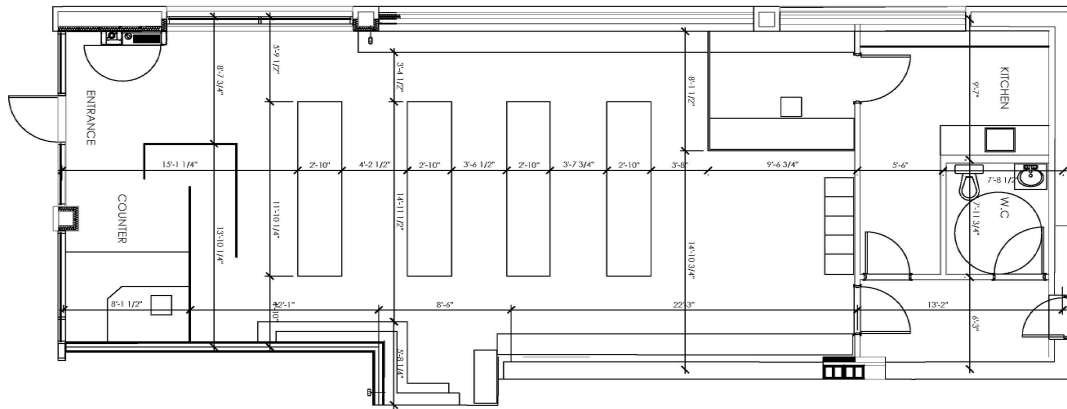
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Floor Plan

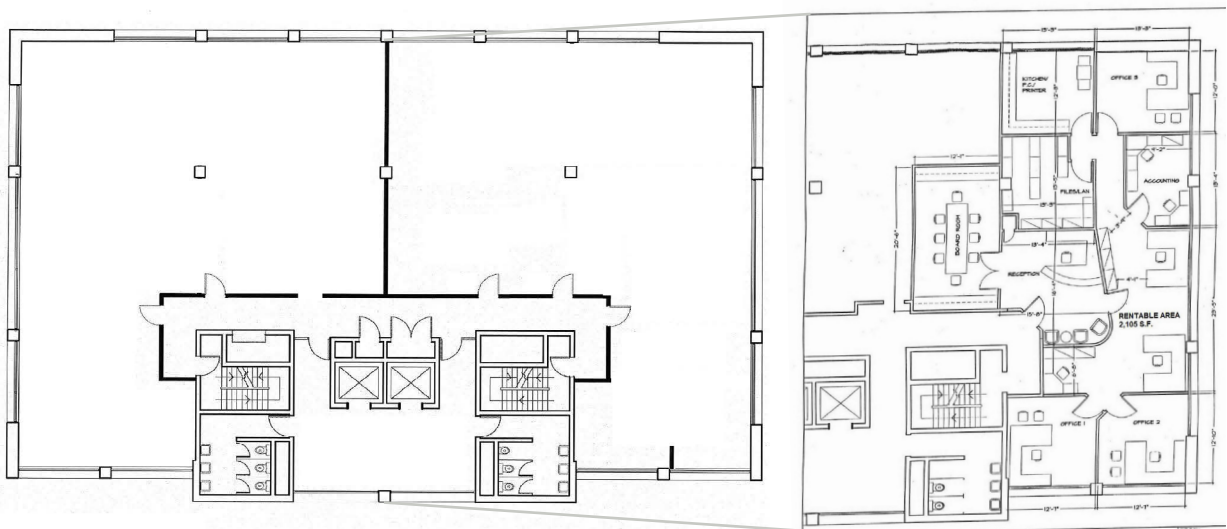
Office space for lease

265 Carling Avenue, Ottawa, ON

Unit103



Unit 200



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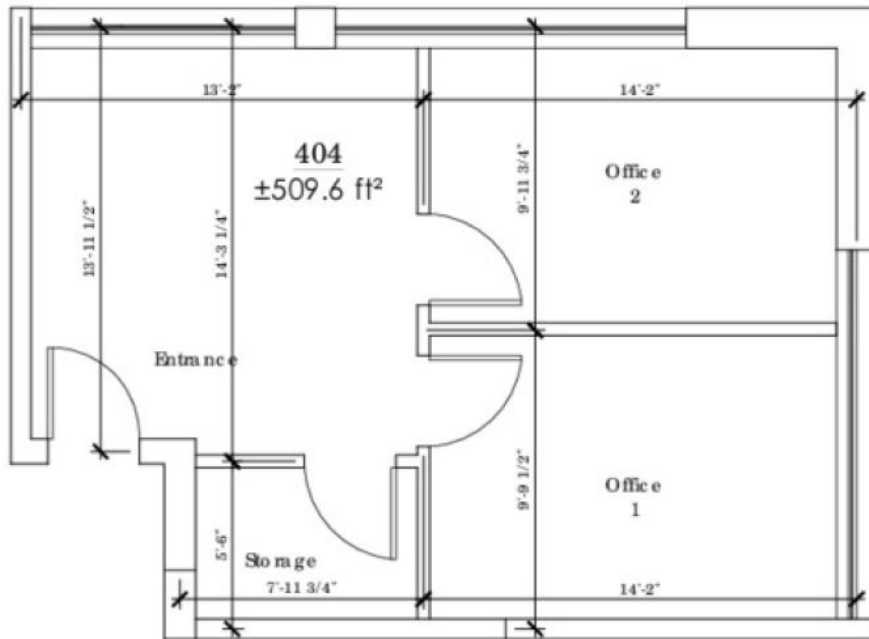
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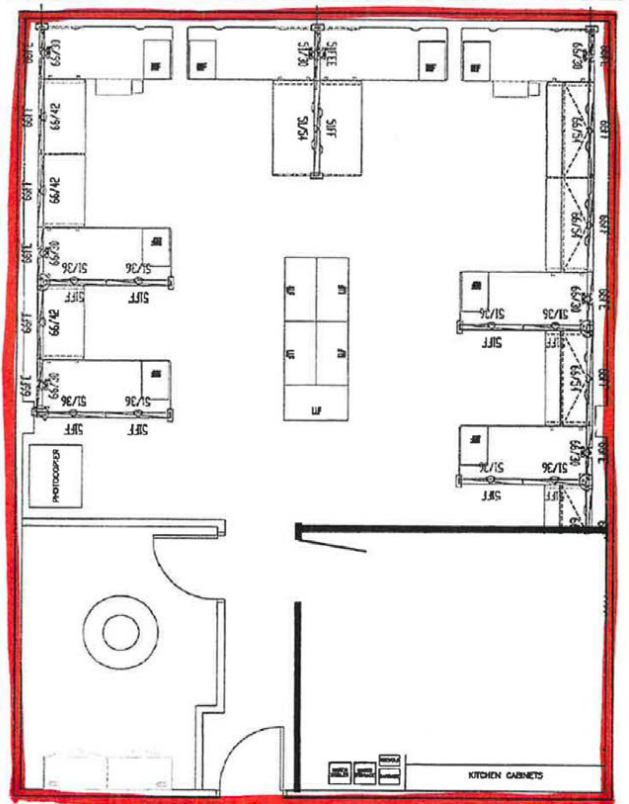
Office space for lease

265 Carling Avenue, Ottawa, ON



Unit 400

Unit 703



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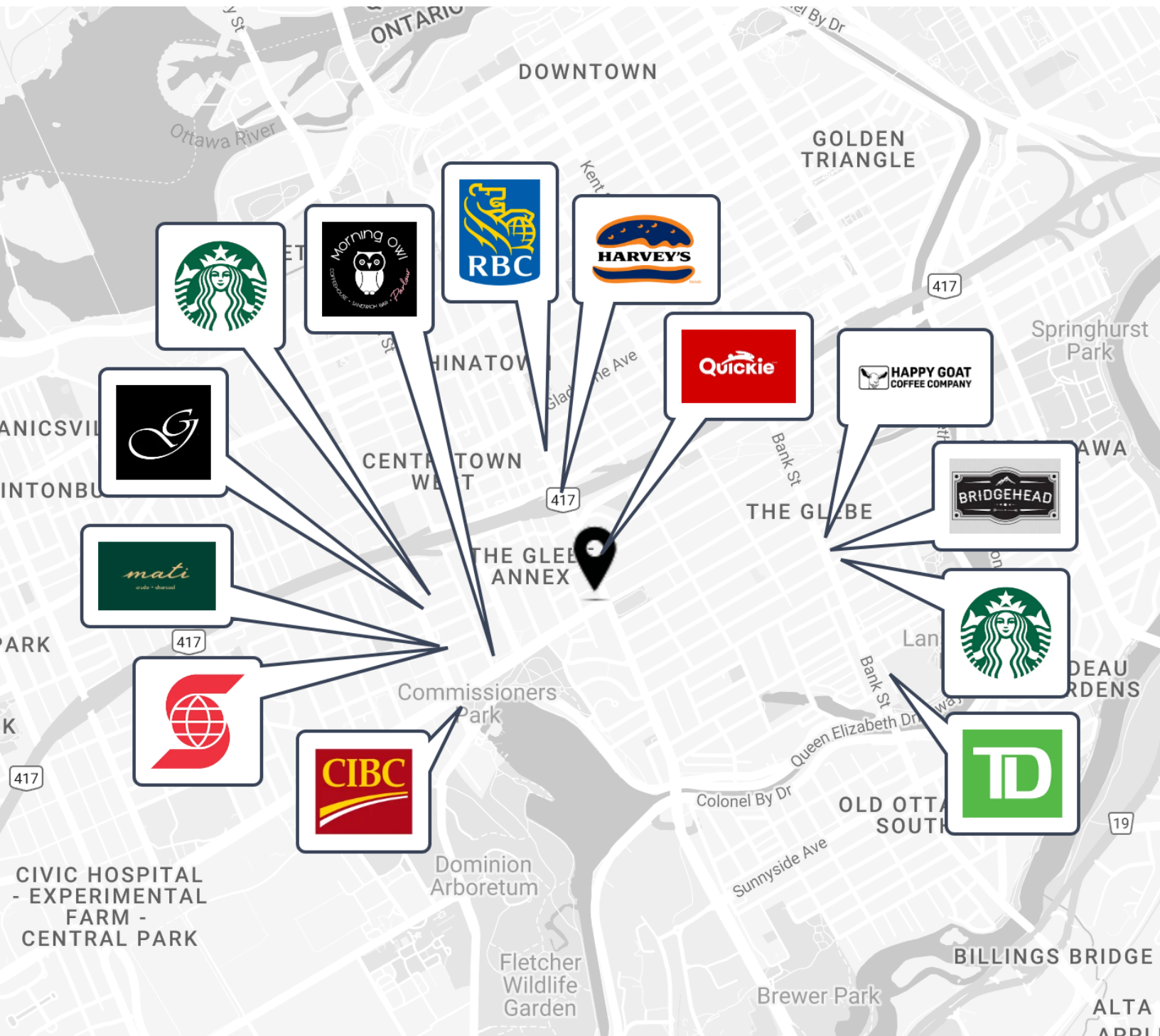
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Map

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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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