

FOR LEASE - COMMERCIAL PROPERTY  
1600 CARLING AVE



Commercial Opportunity - Churchill Office Park

## 1600 Carling Ave.

### Up to 41,203sf Office space Available

The Regional Group of Companies Inc. is pleased to announce the acquisition of 1600 Carling Avenue. It sits on 4.3 acres of land with over 183,000sf. This magnificent building offers 8 floors with lots of natural light and a bright and spacious 8-storey open atrium.

We currently have 4 spacious units ready for your fit-up and one coming available as of May 1, 2025. The close proximity to Highway 417 and the downtown core, offers a variety of retail amenities, not to mention an on-site cafeteria and electric vehicle charging station.

We have the perfect space for your business!

Todd Beech  
Director, Leasing  
(613) 230-2100 x 7208  
[tbeech@regionalgroup.com](mailto:tbeech@regionalgroup.com)

Regional Group  
1737 Woodward Drive, 2<sup>nd</sup> Floor  
Ottawa, ON  
K2C 0P9

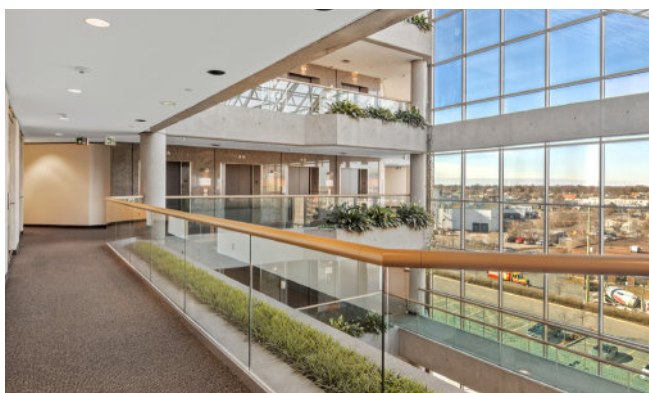
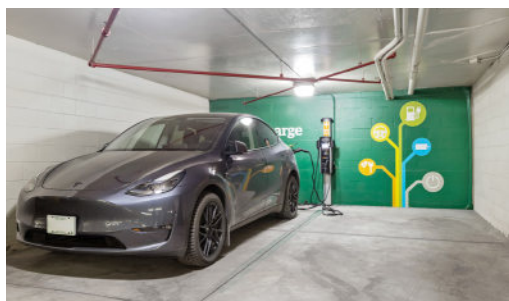
(613) 230-2100

[info@regionalgroup.com](mailto:info@regionalgroup.com)  
[regionalgroup.com](http://regionalgroup.com)



## Property Highlights

- On-site cafeteria
- Walking distance to a variety of retail amenities
- Certified LEED Gold
- BOMA Best Gold Certification
- 200 Underground and 297 above ground parking stalls
- On-site EV Charging station
- Close proximity to public transportation
- Direct access to Highway 417



## Availability & Rates

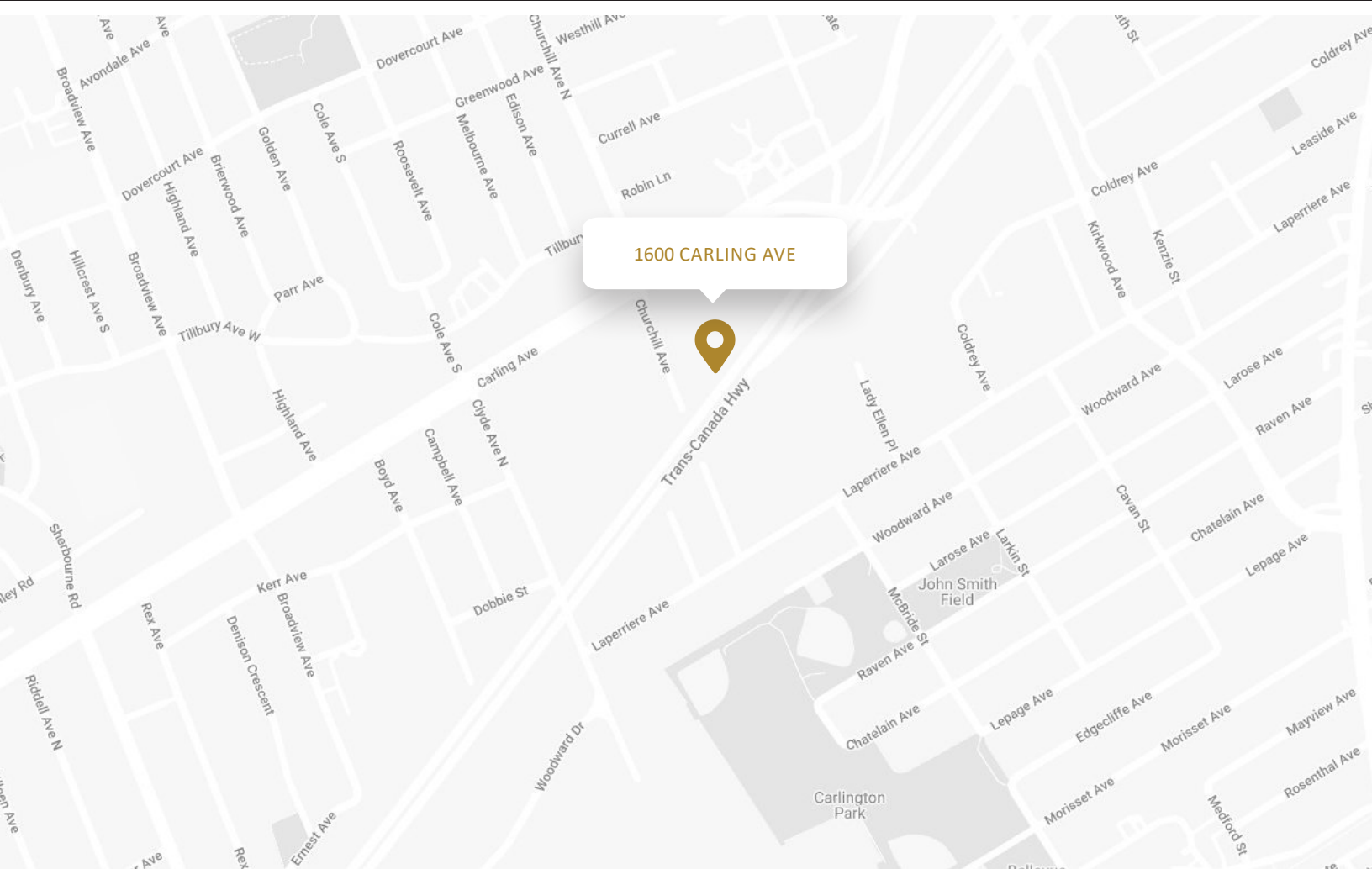
Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
Unit 210	12,989	Call for pricing	\$19.24	Immediate
Unit 300	7,059	Call for pricing	\$19.24	Immediate
Unit 430	10,048	Call for pricing	\$19.24	Immediate
Unit 530	6,121	Call for pricing	\$19.24	May 1, 2025
Unit 610	5,051	Call for pricing	\$19.24	Immediate

TI Allowance – Negotiable

Todd Beech  
Director, Leasing

(613) 230-2100 x7208  
tbeech@regionalgroup.com

1737 Woodward Drive, 2<sup>nd</sup> Floor, Ottawa, ON K2C 0P9  
(613) 230-2100 • regionalgroup.com



## Property Specifications

Construction	Concrete frame w/ exterior clad curtain wall system w/ gold tinted double glazed vision panels
Year Built	1984
Loading facilities	Yes
HVAC	Rooftop Unit - Air Handling units with chilled water and cooling tower
Electricity	4,000 AMPS/600V
Sprinklered	Yes
Elevator	4 + additional parking elevator that serves basement & ground floor
Parking Spots	200 underground stalls & 297 surface parking stalls

## Suite 210

12,989sf



## Suite 300

7,059sf



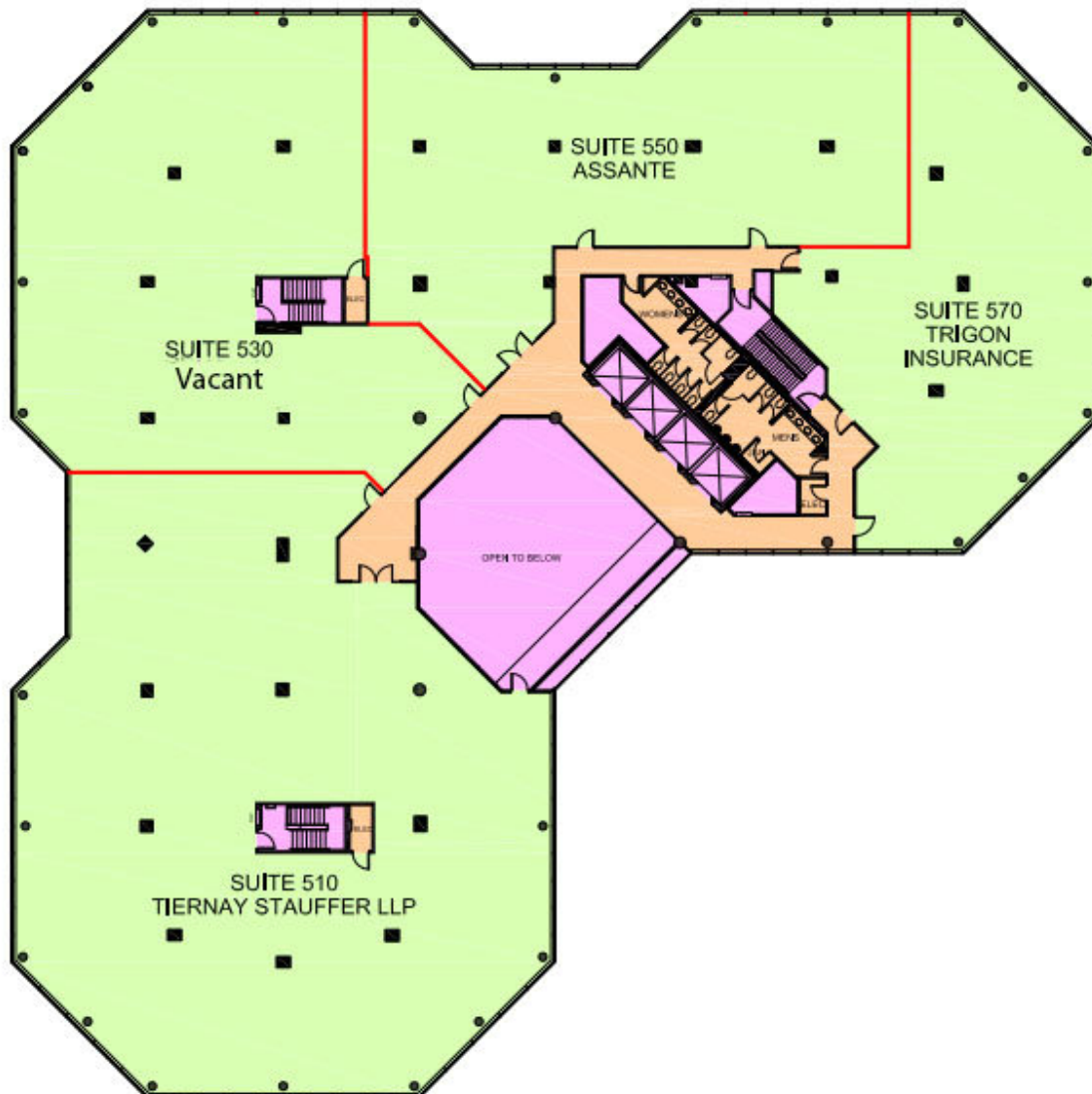
## Suite 430

10,048sf



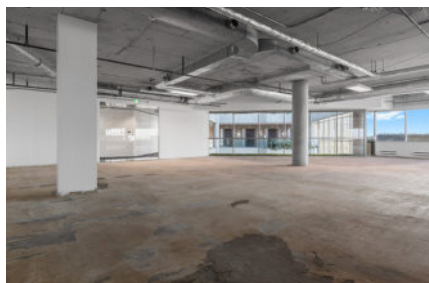
## Suite 530

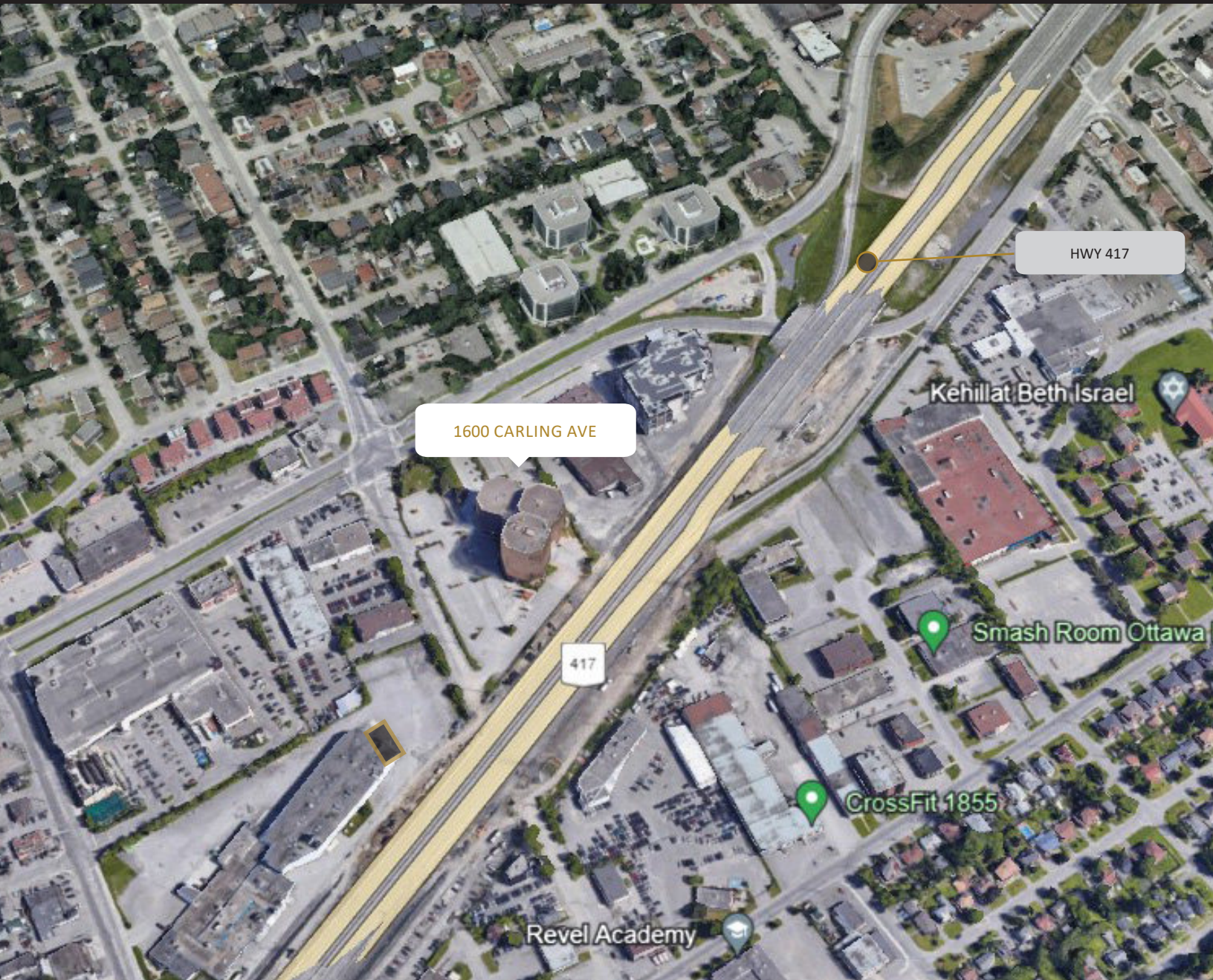
6,121sf



## Suite 610

5,051sf





## Contact us

Todd Beech  
Director, Leasing  
(613) 230-2100 x 7208  
tbeech@regionalgroup.com

Regional Group  
1737 Woodward Drive, 2<sup>nd</sup> Floor  
Ottawa, ON  
K2C 0P9

(613) 230-2100  
info@regionalgroup.com  
regionalgroup.com

The information herein contained has not been verified by The Regional Group of Companies Inc. (the 'Agent'). The Agent does not warrant in any manner, implied or otherwise, that the information herein contained is accurate. The Agent does not, and will not, accept or assume any liability for any consequence or result, negative or otherwise, arising from the reliance of the party receiving the information (the 'Recipient') on the information herein contained. It is the sole and exclusive responsibility of the Recipient to independently verify all information herein contained and perform all due diligence as reasonably required. The information herein contained is subject to change and / or alteration without prior notice, and the Agent hereby reserves the exclusive right to remove from the market said information and / or the Property / Space for Lease to which it pertains. The Regional Group of Companies Inc. is acting solely as an agent for its client, and is not acting in its personal or corporate capacity.

