

### Building Information

Building Size:	30,315 sf
Shipping & Receiving:	Yes
# of Floors:	8
Surface Transit Route:	Yes
# of Passenger Elevators:	2

## 1081 Carling Avenue | SHORT TERM LEASE OPTIONS!

1081 Carling Avenue, Ottawa, Ontario K1Y 1V3

### Building Description

- Join prestigious existing medical tenants
- Bright, open Professional Office Space
- Parking available
- Located by the Ottawa Civic Hospital and the Royal Ottawa Mental Hospital.
- Carling Avenue and Parkdale Avenue serve as a busy intersection surrounded by upcoming residential areas.
- Brokers Protected

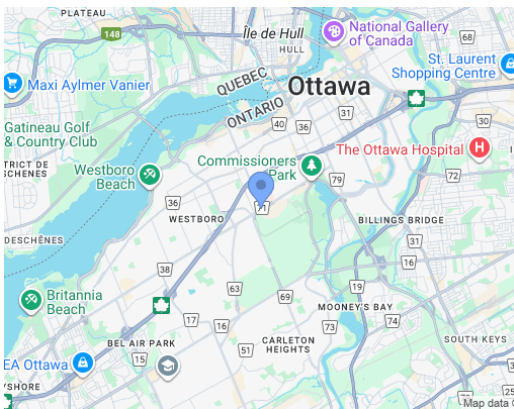
### Features

**SHORT TERM LEASE OPTIONS !!**

**Promo - Best rate in town!!** Email [leasing@taggart.ca](mailto:leasing@taggart.ca) for details!  
 Parking Available, Elevators, Pharmacy on-site, Restaurant on-site  
 Public transit at your doorstep

### Amenities

- Cafe
- Bio Lab
- Pharmacy



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<b>General</b>	<b>Building Class</b> B	<b>Building Management</b> Taggart Realty Management	<b>Building Zoned</b> Commercial
<b>Tenant Cost</b>	<b>Net Rent</b> \$ 10.00 /sf	<b>Operating Costs</b> \$ 12.45 /sf	<b>Realty Tax</b> \$ 4.58 /sf
	<b>Other Tenant Costs</b> \$ 1.08 /sf	<b>Total Additional Rent</b> \$ 18.11 /sf	
	<b>Description</b> ESTIMATED Additional Rent 2025		
<b>Building Size</b>	<b>Number of Floor(s)</b> 8	<b>Total Office Space</b> 30,315 sf	<b>Total Space</b> 30,315 sf
	<b>Available Office Space</b> 30,315 sf	<b>Total Available Space</b> 30,315 sf	
<b>Construction</b>	<b>Interior Wall Type</b> Dry Wall	<b>Exterior Finish</b> Brick	<b>Shipping &amp; Receiving</b> Yes
	<b>Emergency Generator</b> Yes		
<b>Elevators</b>	<b>Number of Mid Rise Elevator(s)</b> 2		
<b>Safety &amp; Access</b>	<b>Fire Detection System</b> Yes	<b>Security System</b> Yes	<b>Barrier Free Access</b> Yes
<b>Parking</b>	<b>Surface Stall Ratio</b> 1 / 1,000 sf	<b>Below Ground Ratio</b> 1 / 1,000 sf	<b>Parking Cost (per month)</b> \$ 100.00
	<b>Description</b> Surfaced parking/ underground parking/ Managed by 3rd party parking company.		
<b>Anchor Tenants</b>	Guardian Pharmacy	Life Mark Pro Physio	Bio Lab
	The Ottawa Hospital		
<b>Public Transport</b>	<b>Surface Transit Route</b> Yes		
	<b>Description</b> Public transit in front of building, ample surfaced parking		