

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

Regional Group
1737 Woodward Drive, 2nd Floor
Ottawa, ON
K2C 0P9

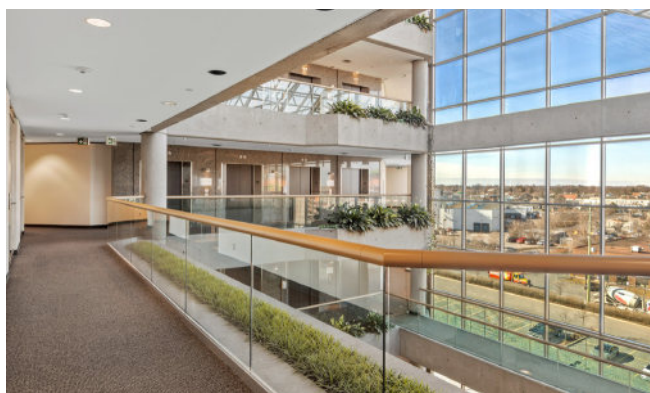
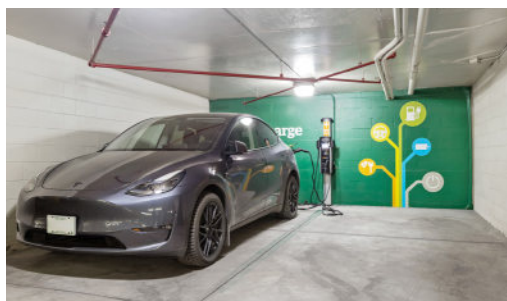
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Property Highlights

- 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

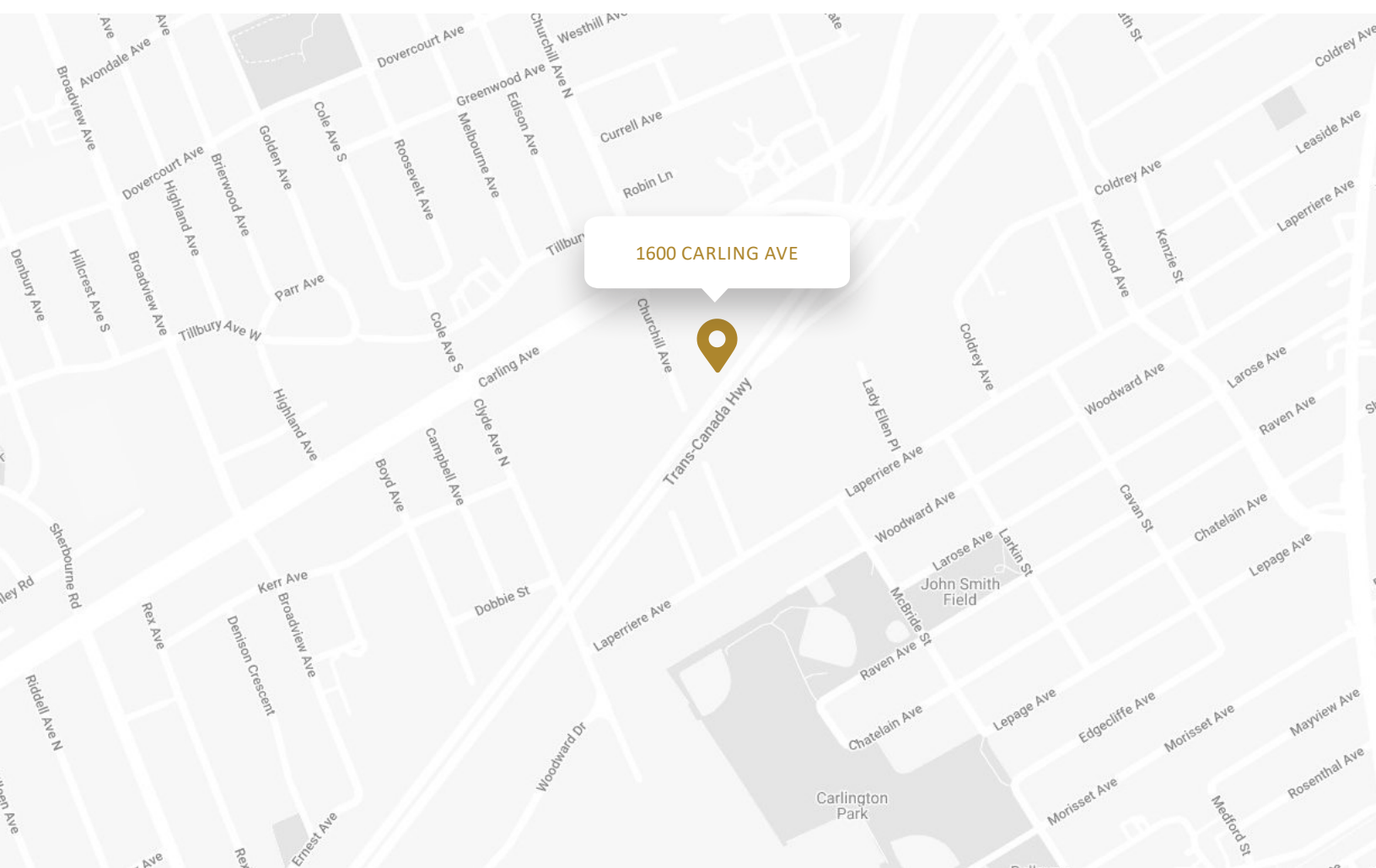
Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
Unit 210	12,989	Call for pricing	\$19.24	Immediate
Unit 300	7,059	Call for pricing	\$19.24	Immediate
Unit 430	10,048	Call for pricing	\$19.24	Immediate
Unit 530	6,121	Call for pricing	\$19.24	May 1, 2025
Unit 610	5,051	Call for pricing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

TI Allowance – Negotiable

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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



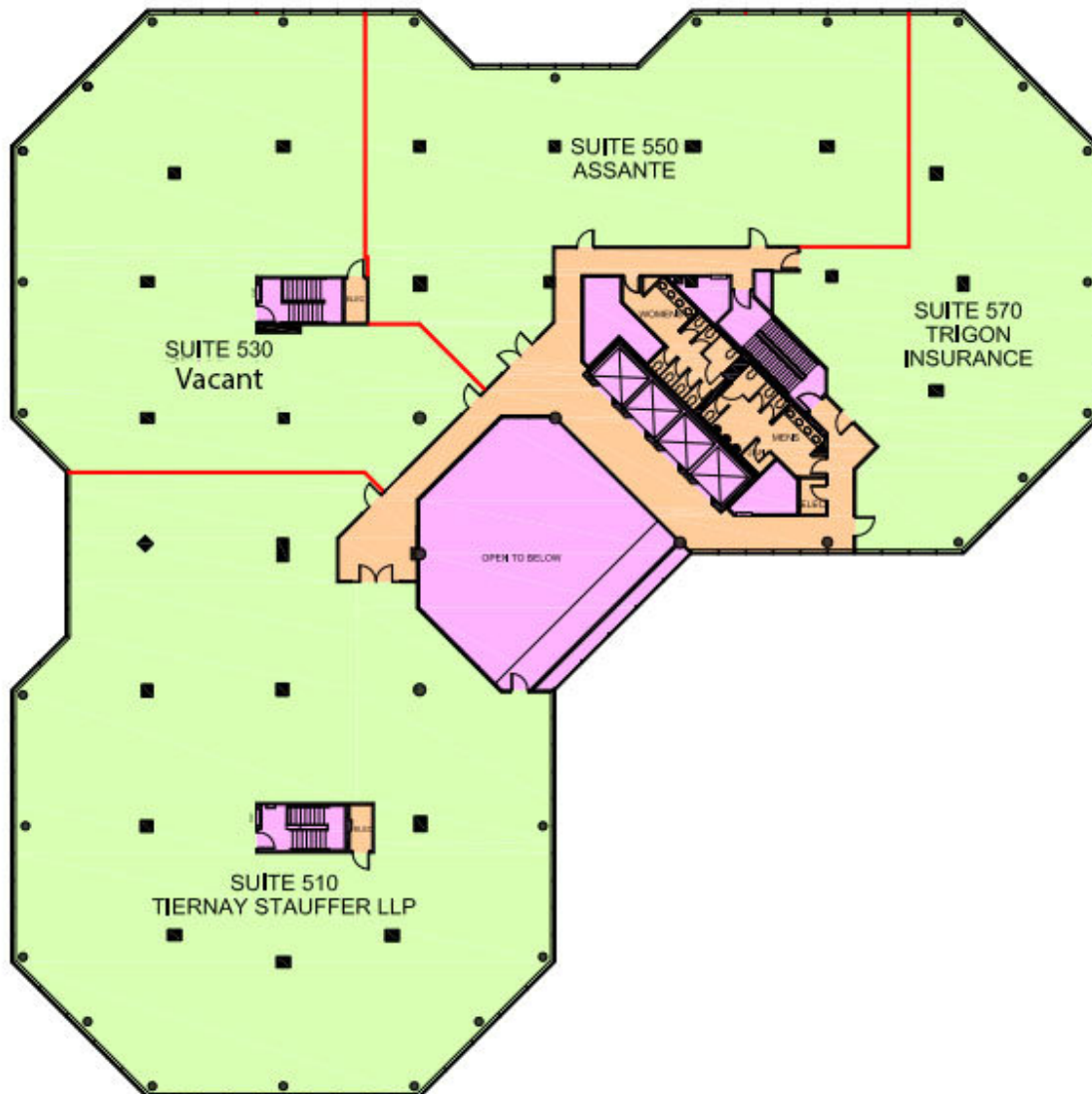
Suite 430

10,048sf



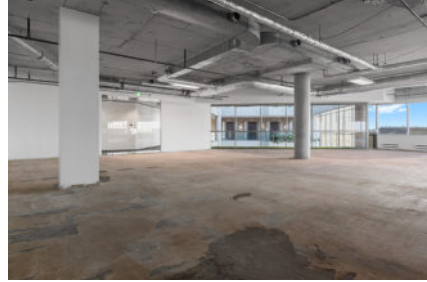
Suite 530

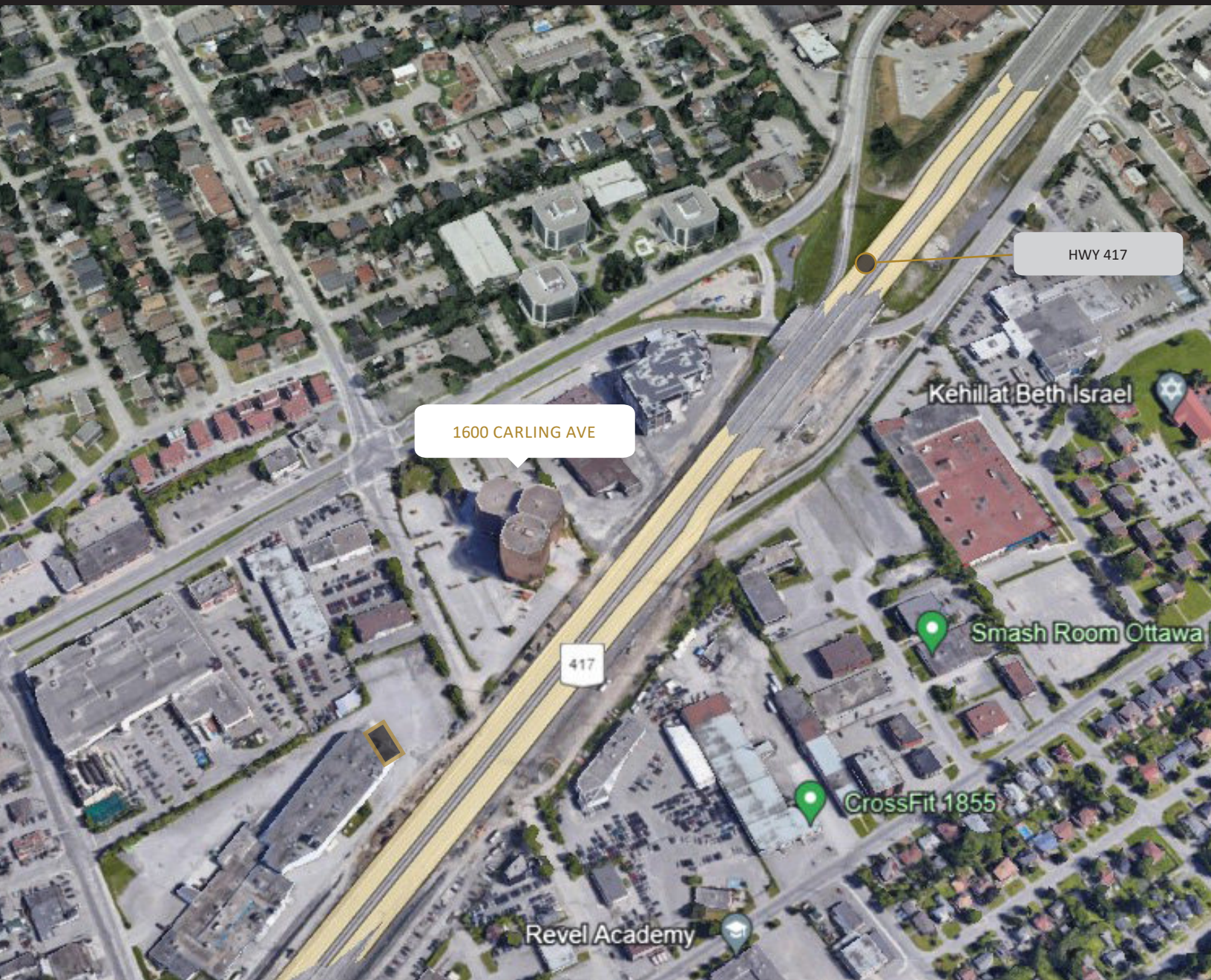
6,121sf



Suite 610

5,051sf





Contact us

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