

Integrity. Dedication. Professionalism.
OFFICE SPACE FOR LEASE

2249 Carling Avenue, Ottawa



Price: \$13.50/sf

OPC: \$17.94/sf

Suite 412 - 2,035 sf *Available Nov. 1st*

Suite 423 - 2,515 sf

CONTACT:

613-759-8383

leasing@districtrealty.com

Darren Clare

Director, Leasing & Investment Sales
Sales Representative

Office Space for Lease | Ottawa West

Professionally managed offices available for lease in Ottawa west. Bright, sunlit spaces with elevator access, and a shared boardroom that is available upon request.

Situated at the intersection of Carling Avenue and Woodroffe Avenue, with direct access to HWY 417. Ideal for commuters from both downtown Ottawa and Kanata. Just a short walk to Lincoln Fields Station with the LRT connection opening in 2026. Bus stop on-site.

Tenants enjoy premium amenities including valet parking, a complementary fitness centre with showers, and on-site conveniences such as a coffee shop, pharmacy, mini-market, and hair salon.

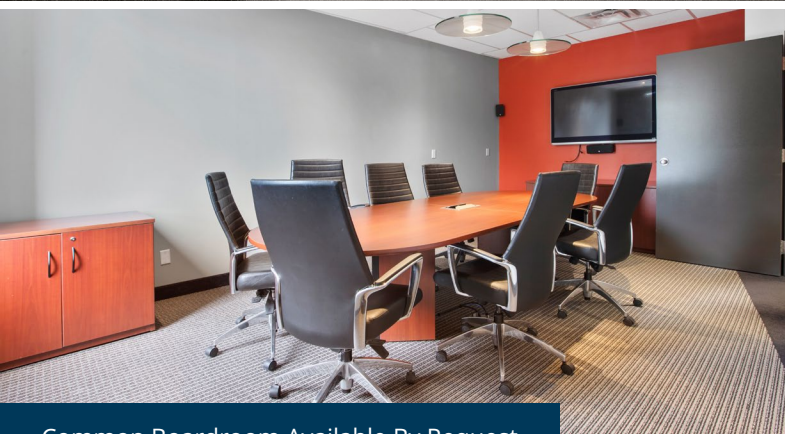
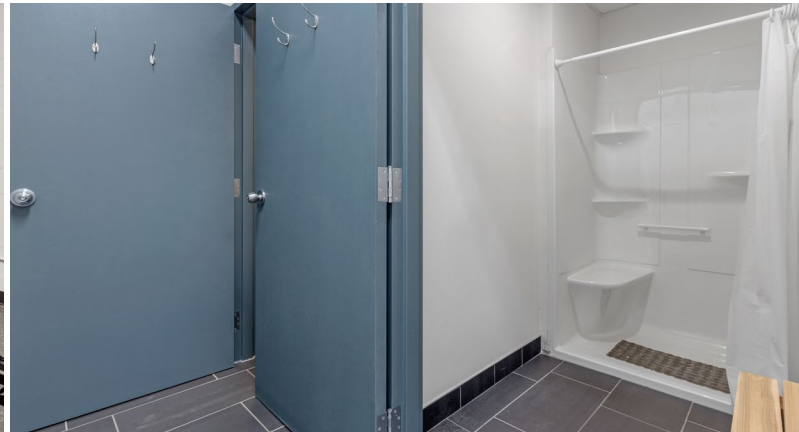
A wide range of amenities are available nearby at the Carlingwood Shopping Centre including Canadian Tire, Staples, and much more.

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Free Fitness Centre for Tenants



Common Boardroom Available By Request



Supervised Lot with Valet Parking for Tenants



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Highlights

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- Parking Ratio: 1/1,500 sf | Extra Spaces: \$95/mo + HST
- Close to HWY 417 & 416
- Short walk to Lincoln Fields Station, with LRT connection opening in 2026
- Bus stop on-site
- Convenient on-site amenities including a coffee shop, pharmacy mini market, and hair salon
- Close to Carlingwood Shopping Centre, Canadian Tire, Loblaws, and more!

3

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District Realty Corporation Brokerage
districtrealty.com



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective Purchasers/Tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.