

Integrity. Dedication. Professionalism.
OFFICE SPACE FOR LEASE

2255 Carling Avenue, Ottawa



Price: \$13.50/sf

OPC: \$14.94/sf

Suite 202 -	1,352 sf	} up to 8,250 sf contiguous
Suite 402 -	4,281 sf	
Suite 403 -	1,594 sf	
Suite 410 -	2,645 sf	
Suite 500 -	11,379 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 conveniently located in Ottawa west, offering a variety of suite sizes to accommodate businesses of all types. Bright, sunlit spaces with elevator access and a shared boardroom available upon request.

A full floor is currently available, featuring a modern design with an efficient open-concept layout, dedicated breakroom, and collaborative work areas.

Situated at the intersection of Carling Avenue and Woodroffe Avenue, with direct access to Highway 417. Ideal for commuters from both downtown Ottawa and Kanata. Just a short walk to Lincoln Fields Station.

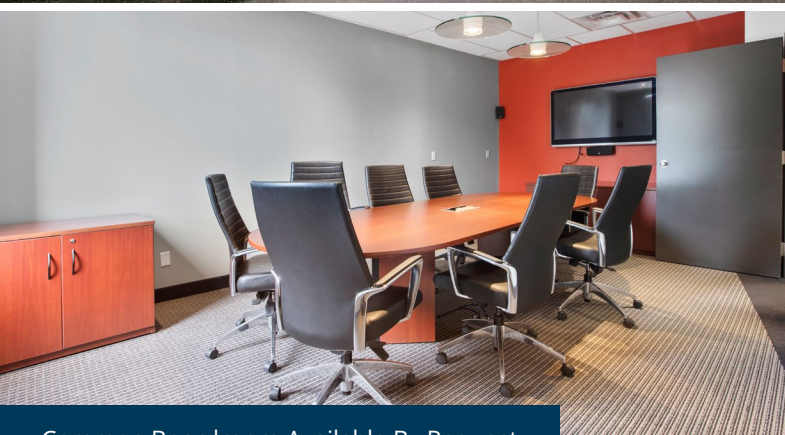
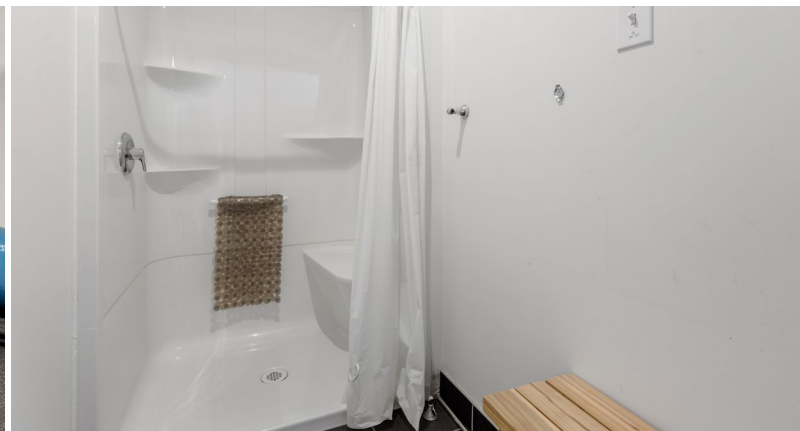
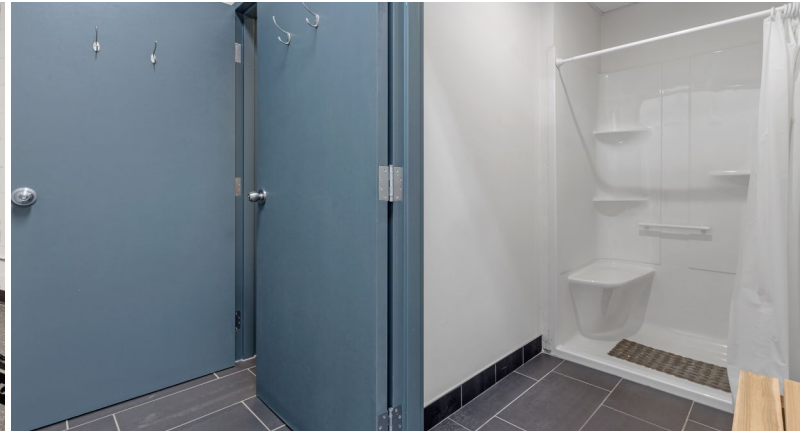
Tenants enjoy premium amenities including valet parking, a complimentary fitness centre with showers, and on-site conveniences such as a coffee shop, pharmacy, and mini-market.

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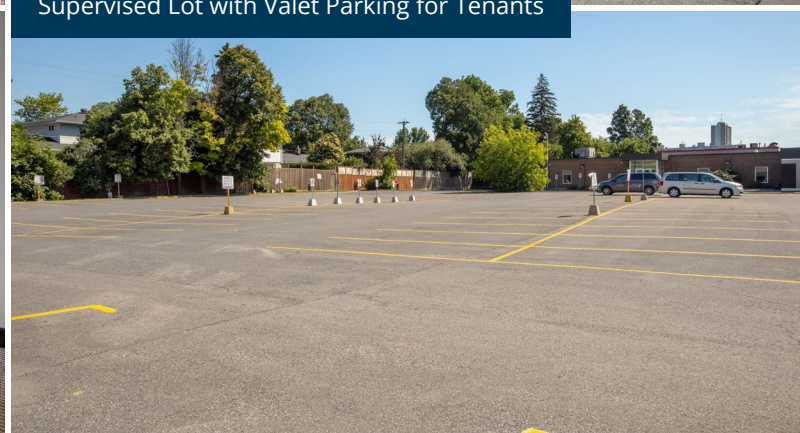
Free Fitness Centre for Tenants



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!