



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 ONLY!!

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

Amenities

Cafe
Bio Lab
Pharmacy



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