

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](mailto: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.

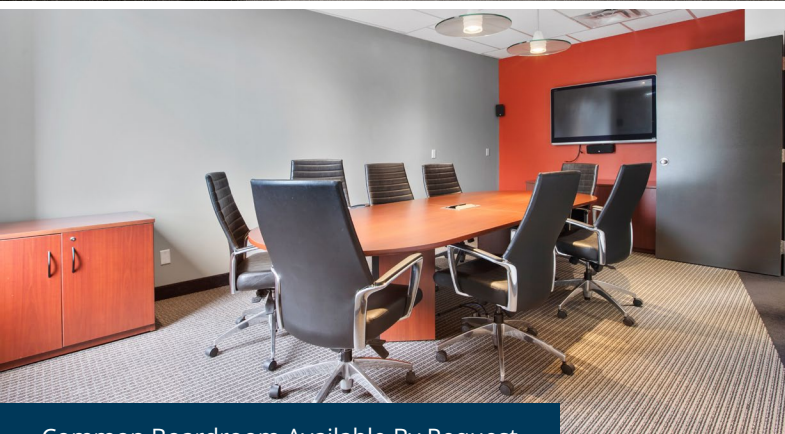
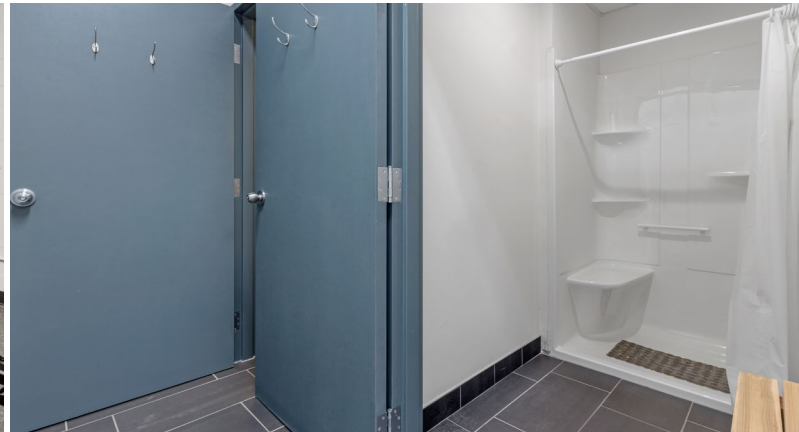


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Free Fitness Centre for Tenants



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!

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2249 Carling Avenue, Ottawa

District Realty Corporation Brokerage  
[districtrealty.com](http://districtrealty.com)

**DISTRICT**  
**REALTY**  
CORPORATION, BROKERAGE

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