

Integrity. Dedication. Professionalism.  
OFFICE SPACE FOR LEASE

2255 Carling Avenue, Ottawa



## Office Space for Lease | Ottawa West

Conveniently located offices, ideal for small and medium sized businesses. Tenants enjoy valet parking and access to a free fitness centre with showers. Coffee shop, pharmacy and mini-market on-site.

Located at the intersection of Carling and Woodroffe Ave. providing easy access to HWY 417. Ideal for commuters from downtown and Kanata. Short walk to Lincoln Fields Station.

### FEATURES

- Common meeting room with lounge available by request
- Parking Ratio: 1/1,500 sf | Extra Spaces: \$95/mo + HST
- Large fully supervised parking lot | Valet parking for tenants
- On-site superintendent and 24-hour emergency service
- Free fitness centre with showers for tenants
- Bike racks

**Price:** \$13.50/sf

**OPC:** \$17.11/sf

Suite 201 - 1,981 sf  
Suite 202 - 1,582 sf } 3,563 sf contiguous

Suite 410 - 2,645 sf

Suite 500 - 11,379 sf

CONTACT:

613-759-8383

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**Darren Clare**

Director, Leasing & Investment Sales  
Sales Representative

1 2255 Carling Avenue, Ottawa

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.

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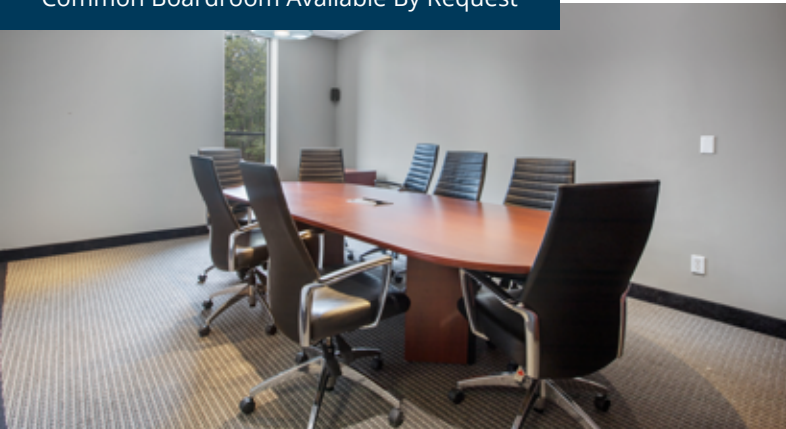
Free Fitness Centre for Tenants



Common Boardroom Available By Request



Supervised Lot with Valet Parking for Tenants



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## HIGHLIGHTS

- Close to HWY 417 & 416
- Close to Lincoln Fields Station with bus stops on-site
  - LRT Completion Date: 2025
- Close to Carlingwood Shopping Centre and a range of amenities
- Coffee shop, pharmacy and mini market on-site

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