

Office Space FOR LEASE

2255 Carling Avenue, Ottawa



Integrity. Dedication. Professionalism

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 tenants shall not construe the information as legal advice. All properties are subject to change or withdrawl without notice.

2255 Carling Avenue Ottawa

Price \$13.50/sf **OPC** \$14.94/sf



Key Features

Zoning AM

Parking Ratio 1/1,500sf; \$95/month + HST

• Close to HWY 416 & 417

• Bus stop on-site

Valet parking for tenants

Supervised visitor parking

• Free fitness centre for tenants

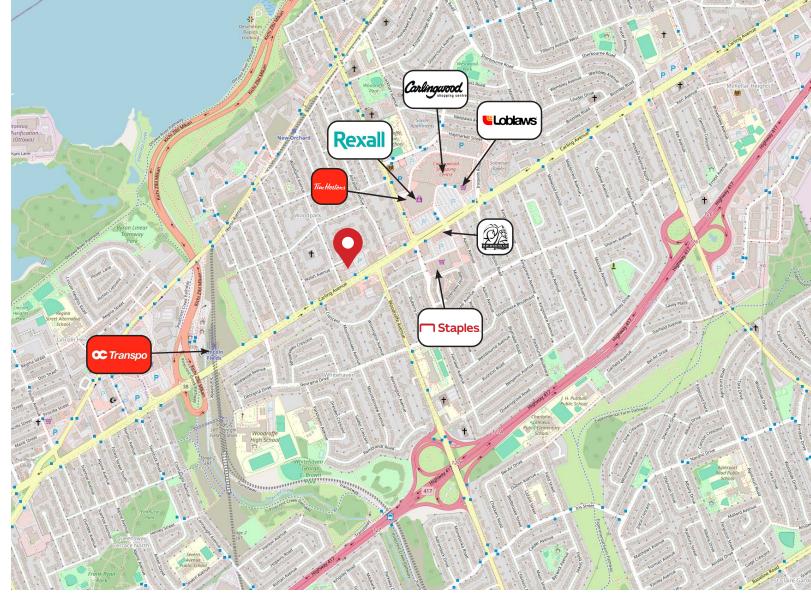


Highlights

Professionally managed office suites available for lease in Ottawa's thriving west end. These bright, sun-filled spaces offer elevator access and a professional environment ideal for businesses seeking comfort and convenience. A fully equipped shared boardroom is available upon request for meetings and client presentations.

Tenants benefit from an array of premium on-site amenities, including valet parking and a complimentary fitness centre complete with showers. The property also features a range of everyday conveniences including a hair salon, café, pharmacy, and mini-market.

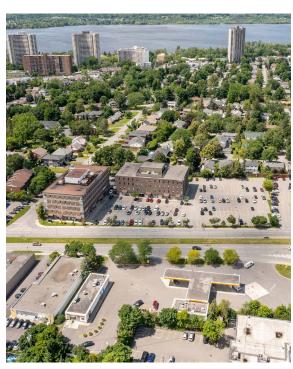


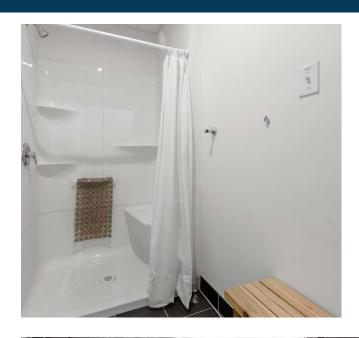


Location Overview

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.

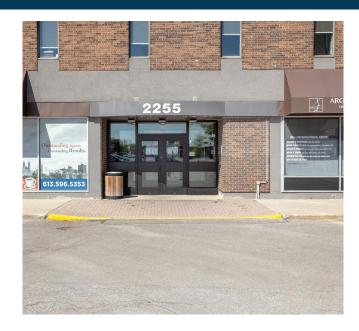
A wide range of amenities are available nearby at the Carlingwood Shopping Centre including Canadian Tire, Staples, and much more.





















District Realty Corporation Brokerage

AVAILABILITY

SUITE	SIZE	PRICE	Op. Costs	COMBINE UNITS	OCCUPANCY
202	1,352 SF	\$ 13.50/sf	\$ 14.94/sf		Immediate
402	4,281 SF	\$ 13.50/sf	\$ 14.94/sf	Up to 8,520 SF	Immediate
403	1,594 SF	\$ 13.50/sf	\$ 14.94/sf		Immediate
410	2,645 SF	\$ 13.50/sf	\$ 14.94/sf		Immediate
500	11,379 SF	\$ 13.50/sf	\$ 14.94/sf		Immediate

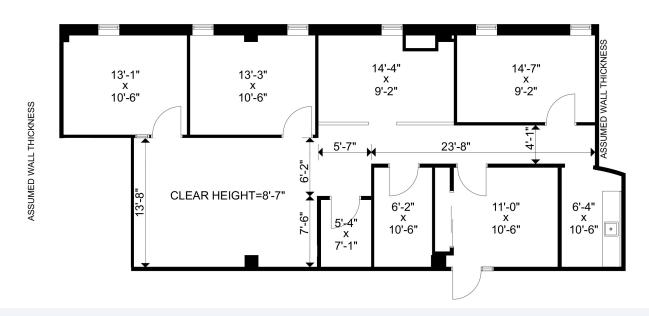


AVAILABILITY | Suite 202

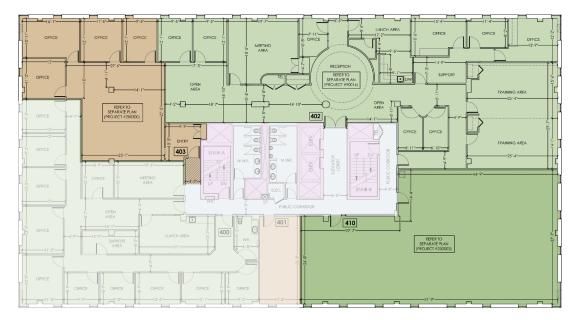


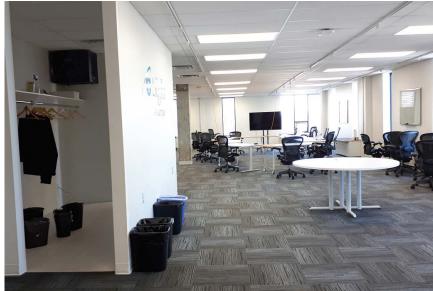






AVAILABILITY | SUITES 402, 403, & 410



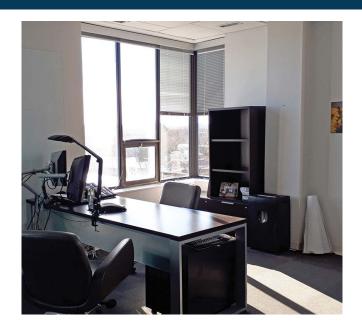




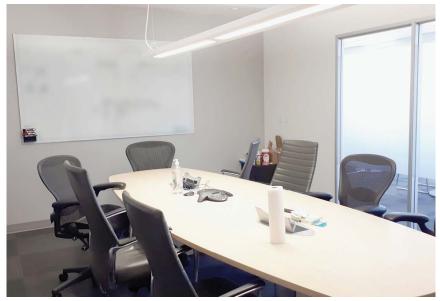




AVAILABILITY | Suite 500











DEMOGRAPHICS

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Popu	ш	I
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	2 km	5 km	10 km	
2023 Population	35,589	186,860	505,318	
2028 Population Projection	39,558	208,848	559,302	
2033 Population Projection	43,250	228,694	607,284	
Annual Growth 2023 - 2028	2.2%	2.4%	2.1%	
Annual Growth 2023 - 2033	2.2%	2.2%	2.0%	
Daytime Population	31,613	156,003	603,052	
Median Age	45.6	40.7	39.2	

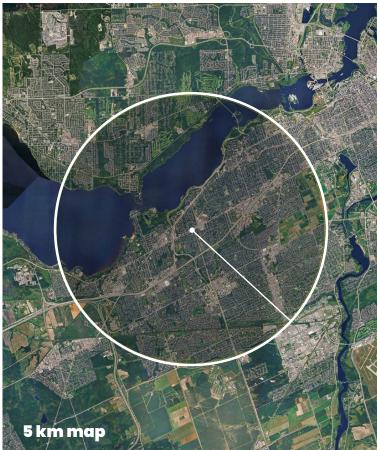
Households

	2 km	5 km	10 km	
2023 Households	16,689	79,726	227,135	
2028 Households Projection	18,954	91,287	257,020	
2033 Households Projection	20,901	101,062	281,683	
Annual Growth 2023 - 2028	2.7%	2.9%	2.6%	
Annual Growth 2023 - 2033	2.5%	2.7%	2.4%	
Average Household Size	2.1	2.4	2.2	
Private Households Population	34,306	183,057	493,890	

Income

	2 km	5 km	10 km	
Average Household Income	\$ 106,224	\$ 109,984	\$ 104,415	
Median Household Income	\$ 67,316	\$ 75,707	\$ 72,128	
Per Capita Income	\$ 49,812	\$ 46,926	\$ 46,933	
Agg. Household Expenditure	\$ 1.7B	\$ 8.2B	\$ 22.3B	
Avg. Household Expenditure	\$ 99,822	\$ 102,308	\$ 98,175	
\$40,000 - \$60,000	2,885	12,351	34,828	
\$60,000 - \$80,000	2,265	10,802	30,464	
\$80,000 - \$100,000	1,860	9,534	27,024	
\$100,000 - \$150,000	2,509	14,255	38,700	
\$150,000 - \$200,000	1,425	8,127	21,396	









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