

Office Space **FOR LEASE**

2255 Carling Avenue,
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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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

• Valet parking for tenants

• Free fitness centre for tenants

• Bus stop on-site

• Supervised visitor parking



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.



Availability

SUITE	SIZE	PRICE	Op. Costs	COMBINE UNITS	OCCUPANCY
202	402 SF	\$ 13.50/sf	\$ 14.94/sf	Up to 8,520 SF	Immediate
402	4,281 SF	\$ 13.50/sf	\$ 14.94/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



AREA MAP

Strategically positioned at the prominent intersection of Carling Avenue and Woodroffe Avenue, the property offers immediate access to Highway 417, providing seamless connectivity for commuters travelling between downtown Ottawa and Kanata. The building is a short walk to Lincoln Fields Station, with the LRT connection scheduled to open in 2026, and benefits from an on-site bus stop for added convenience.

Tenants enjoy close proximity to a full complement of amenities at Carlingwood Shopping Centre, including Canadian Tire, Staples, and a broad mix of retail and service offerings to support day-to-day business needs.

Your Brand, Front and Centre

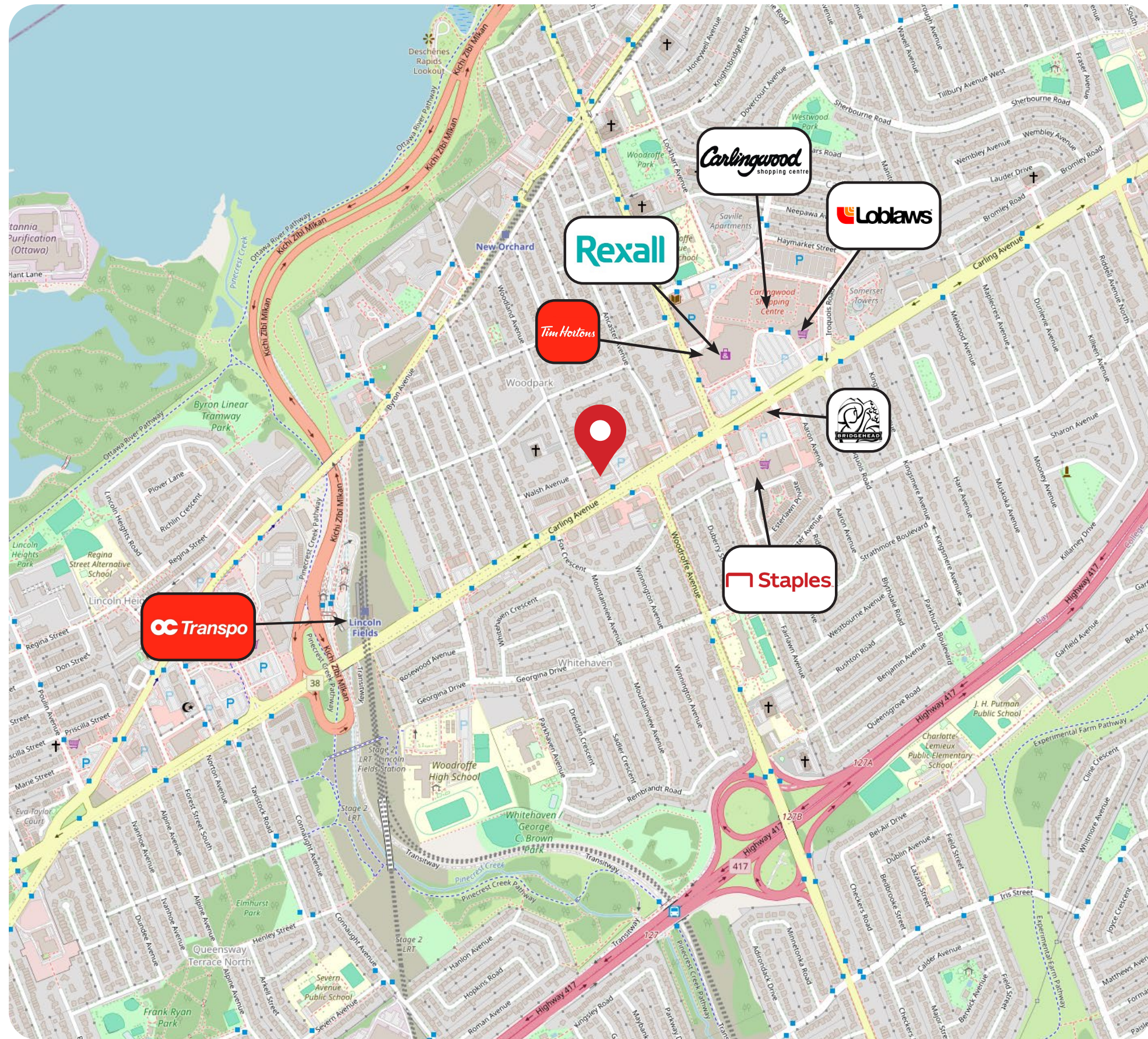
Take advantage of opportunities for prime pylon signage with prominent exposure near the busy intersection of Carling and Woodroffe Avenue, offering exceptional visibility to thousands of vehicles daily — a powerful way to showcase your brand.

Connected for Success

Set within a dynamic and well-connected business node with direct access to Highway 417, the property offers effortless connectivity between downtown Ottawa and the city's west end. Steps from transit and walking distance to the future Lincoln Fields LRT station, the location is designed for modern commuting.

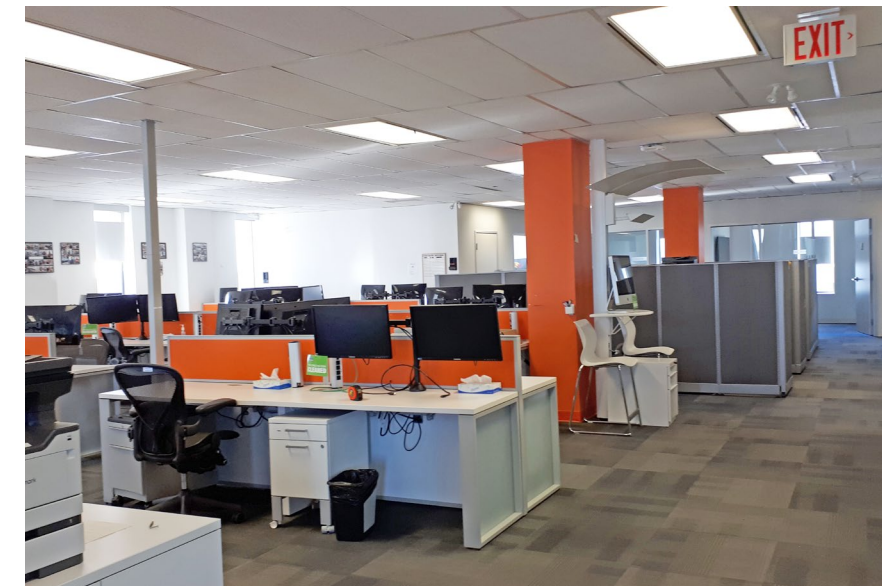
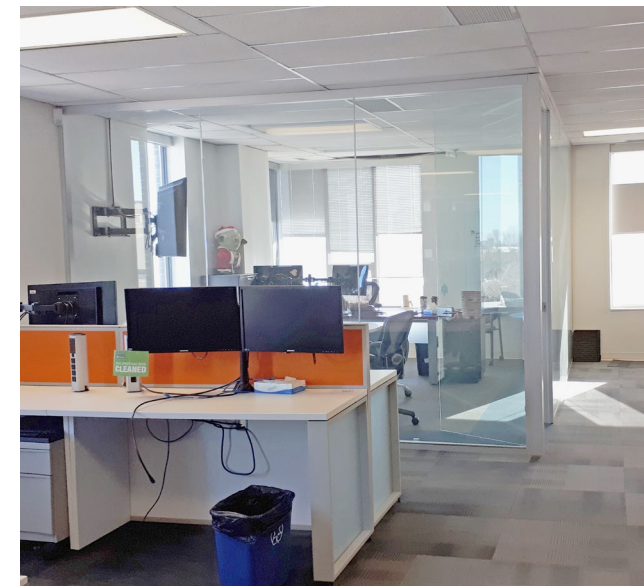
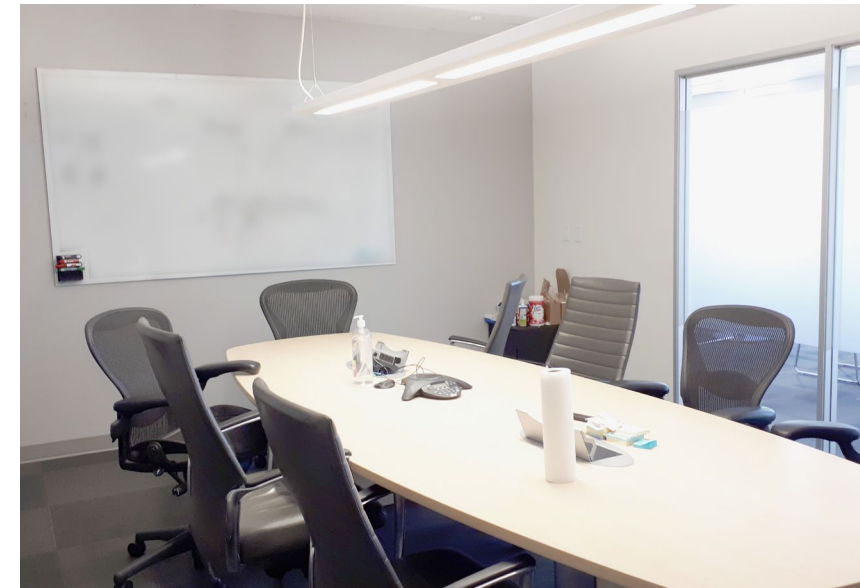
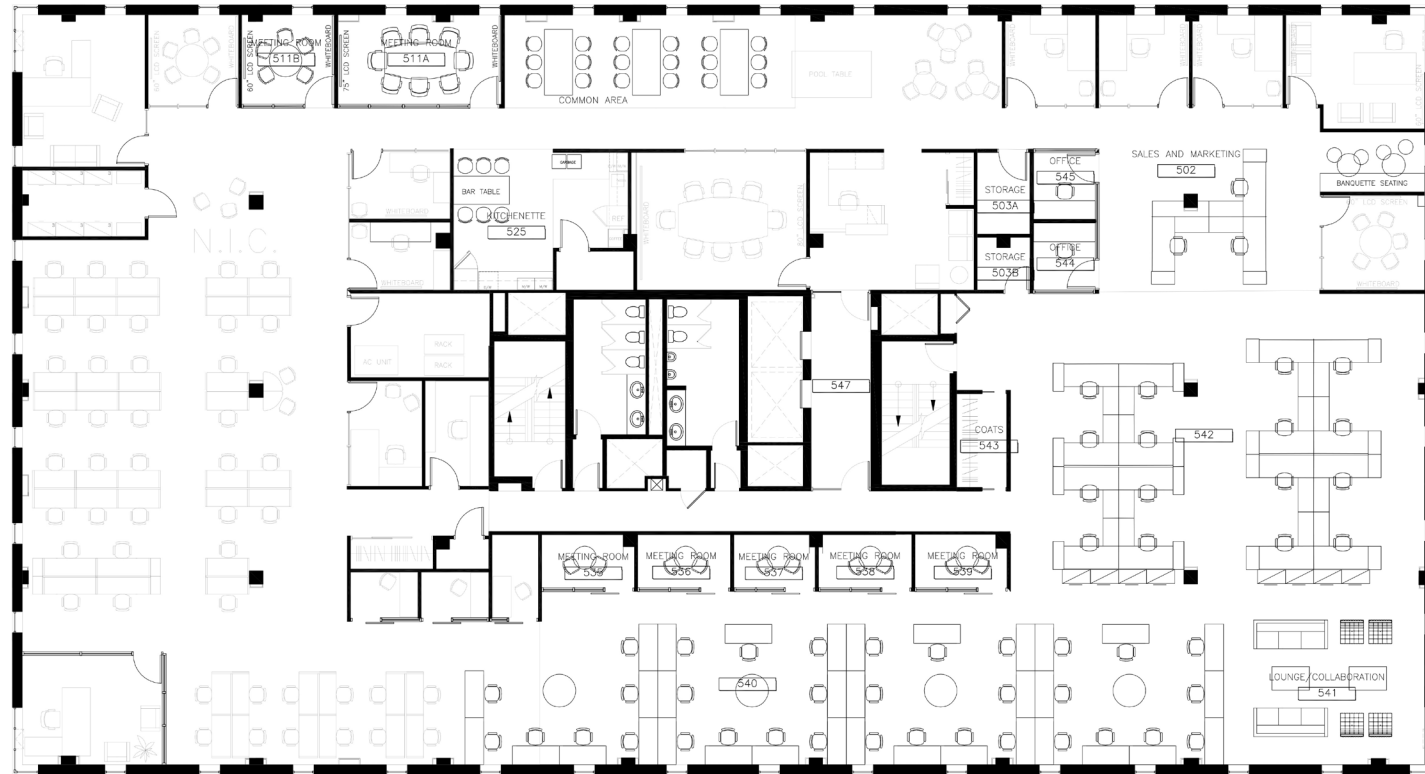
Convenience at Your Doorstep

2255 Carling Avenue is embedded in a highly amenitized corridor that supports both daily operations and employee convenience. Carlingwood Shopping Centre is just minutes away, offering national retailers, professional services, and everyday essentials, while a variety of restaurants, banks, and fitness options are located nearby.

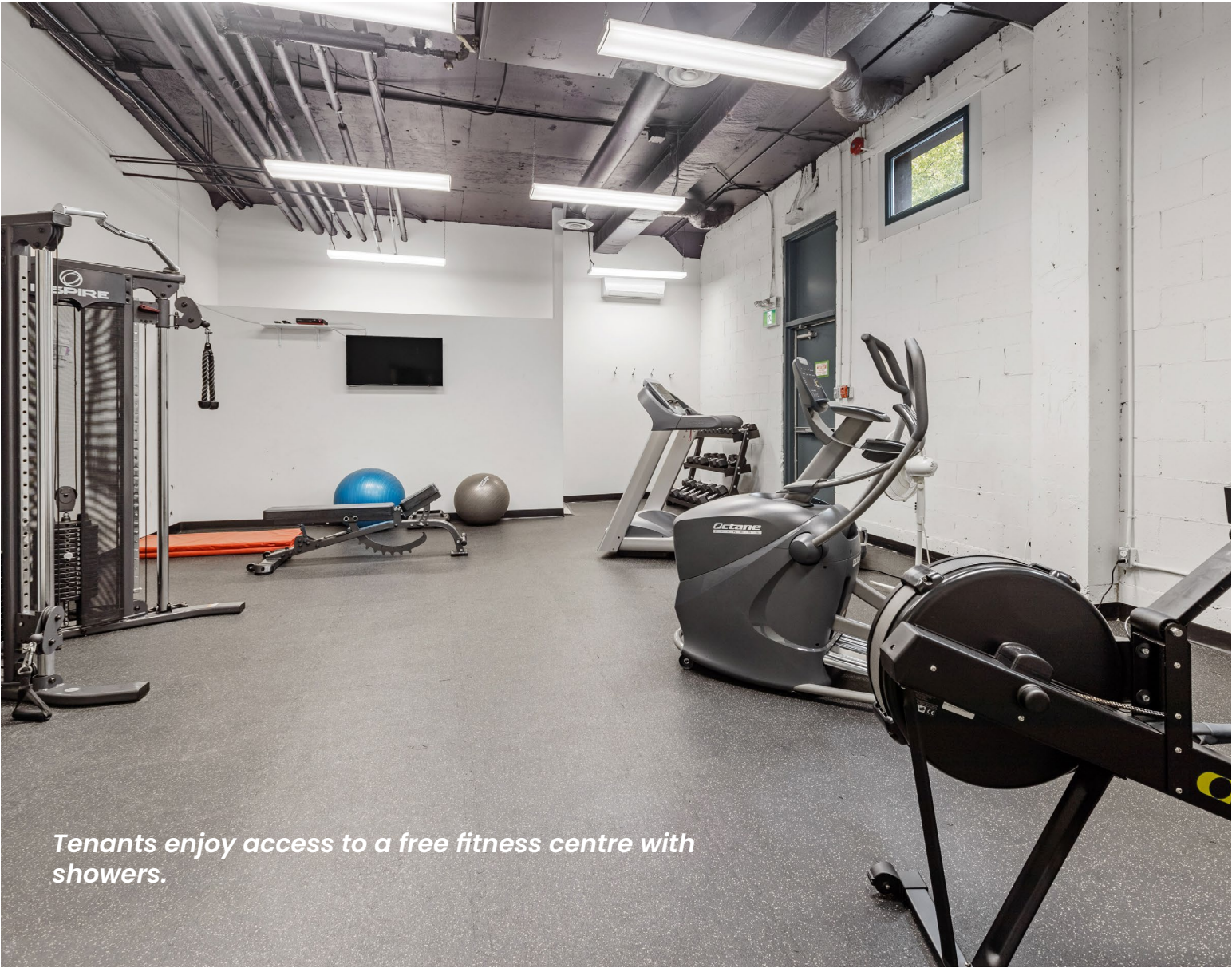


Newly renovated full-floor office suite located on the top floor, offering a bright and contemporary workspace designed for efficiency and collaboration. The layout is predominantly open concept, anchored by a professional reception area and modern kitchenette, and complemented by multiple private offices and well-appointed meeting rooms.

Generous floor area accommodates a high density of workstations alongside dedicated collaboration zones, making the suite particularly well suited for technology, call centre, and marketing users. Abundant natural light enhances the space throughout, while dry-erase wall finishes support dynamic, idea-driven work environments.



Fitness Centre



Tenants enjoy access to a free fitness centre with showers.



CONTACT

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DEMOGRAPHICS

Population

	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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