

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.

Highlights

- 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: \$14.94/sf

Suite 202 - 1,352 sf

- Available April 1, 2025

Suite 402 - 4,281 sf

- Available May 1, 2025

Suite 403 - 5,895 sf

- Available May 1, 2025

Suite 410 - 2,645 sf

Suite 500 - 11,379 sf

up to 8,250 sf
contiguous

CONTACT:

613-759-8383

leasing@districtrealty.com

Darren Clare

Director, Leasing & Investment Sales
Sales Representative

1

2255 Carling Avenue, Ottawa

District Realty Corporation Brokerage
districtrealty.com



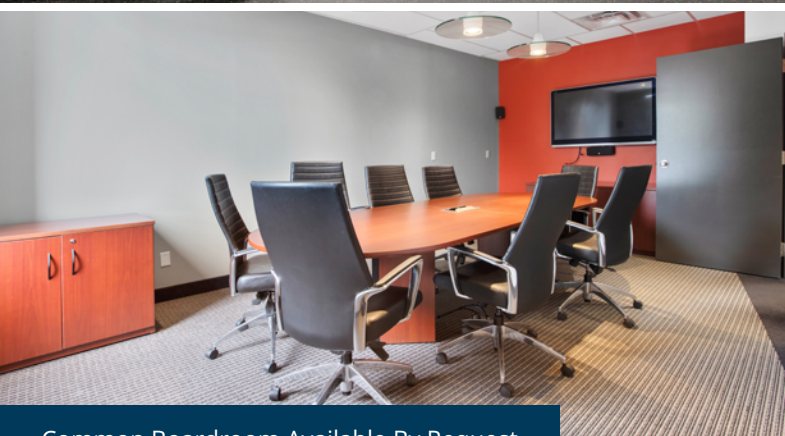
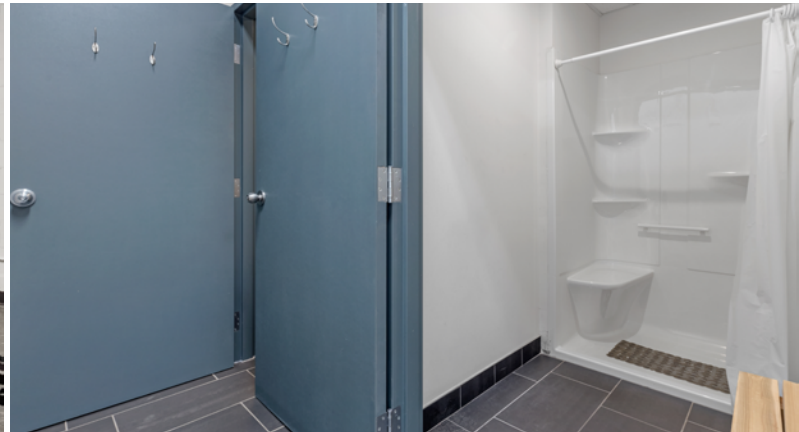
The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective Purchasers/Tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.

Integrity. Dedication. Professionalism.
OFFICE SPACE FOR LEASE

2255 Carling Avenue, Ottawa



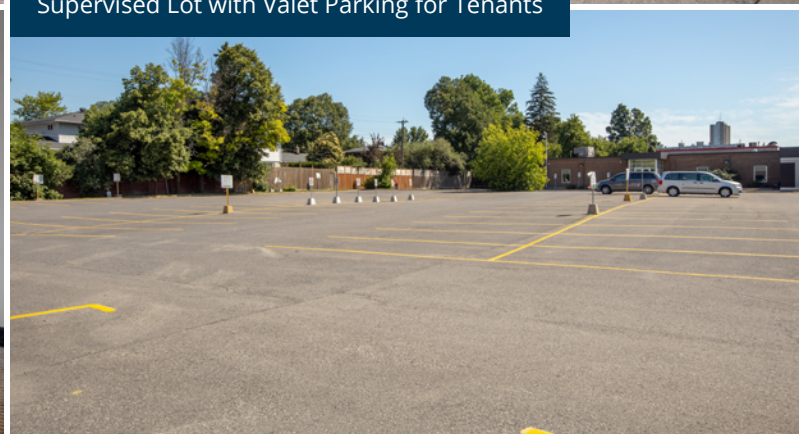
Free Fitness Centre for Tenants



Common Boardroom Available By Request



Supervised Lot with Valet Parking for Tenants



Integrity. Dedication. Professionalism.
OFFICE SPACE FOR LEASE

2255 Carling Avenue, Ottawa



HIGHLIGHTS

- Close to HWY 417 & 416
- Close to Lincoln Fields Station with bus stops on-site
 - LRT Completion Date: 2026
- Close to Carlingwood Shopping Centre and a range of amenities
- Coffee shop, pharmacy and mini market on-site

CONTACT:

613-759-8383

leasing@districtrealty.com

Darren Clare

Director, Leasing & Investment Sales
Sales Representative

