



Full Floor Office Space **FOR LEASE**

2255 Carling Avenue
Suite 500
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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Price
\$13.50/sf
OPC
\$16.81/sf



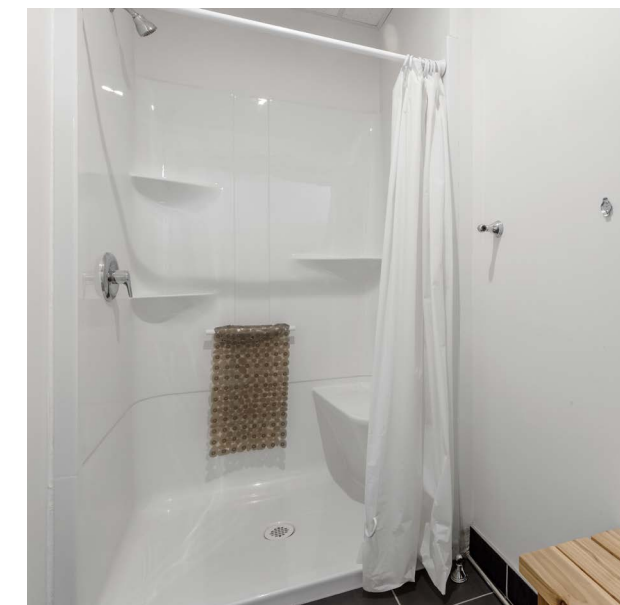
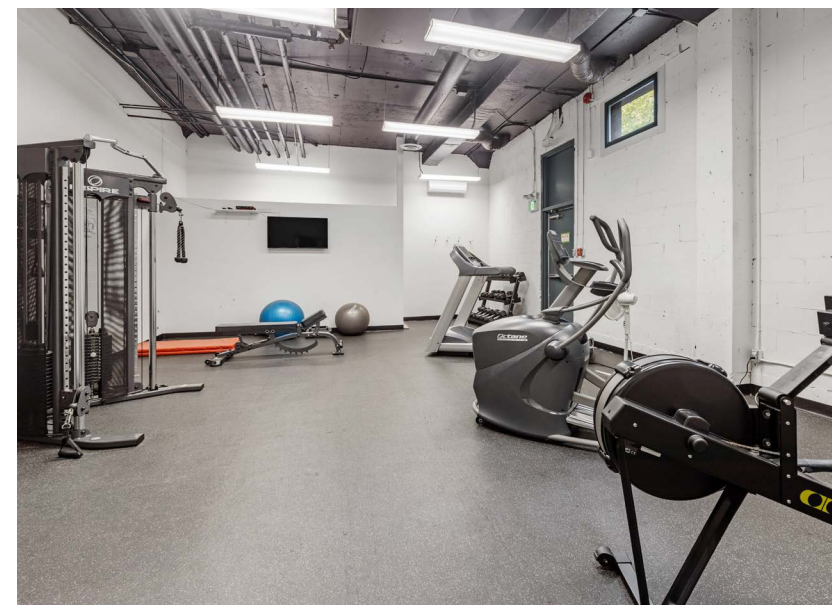
Suite 500 – Key Features

- Size** 11,379 SF, full 5th Floor
- Zoning** MS2 – Mainstreet Zone 2
- Parking Ratio** 1/1,500 sf
- Potential for building signage
 - Close to HWY 416 & 417
 - Bus stop on-site
 - Valet parking for tenants
 - Supervised visitor parking
 - Accessible building with elevators
 - Free fitness centre for tenants
 - Close to Lincoln Fields Station (LRT connection opening 2027)

Highlights

A rare opportunity to lease a full top floor office totaling 11,379 SF in Ottawa's established west end business district. Suite 500 is an expansive, light-filled floor which offers a highly efficient layout featuring a mix of open work areas, private offices, meeting rooms, and collaborative spaces. The configuration is ideally suited for organizations requiring large team environments such as marketing firms, call centres, technology companies, and other office users seeking a dynamic, scalable workspace.

The building is professionally managed and offers a polished, corporate environment designed to support productivity and employee comfort. Accessible entrances and two passenger elevators provide convenient, barrier-free access. Tenants also benefit from a range of on-site amenities, including valet parking and a complimentary fitness centre with showers. Everyday conveniences such as a café, pharmacy, hair salon, and mini-market are also located within the building, allowing staff and visitors to access essential services without leaving the premises.



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CEO

Charles Mirsky, Broker
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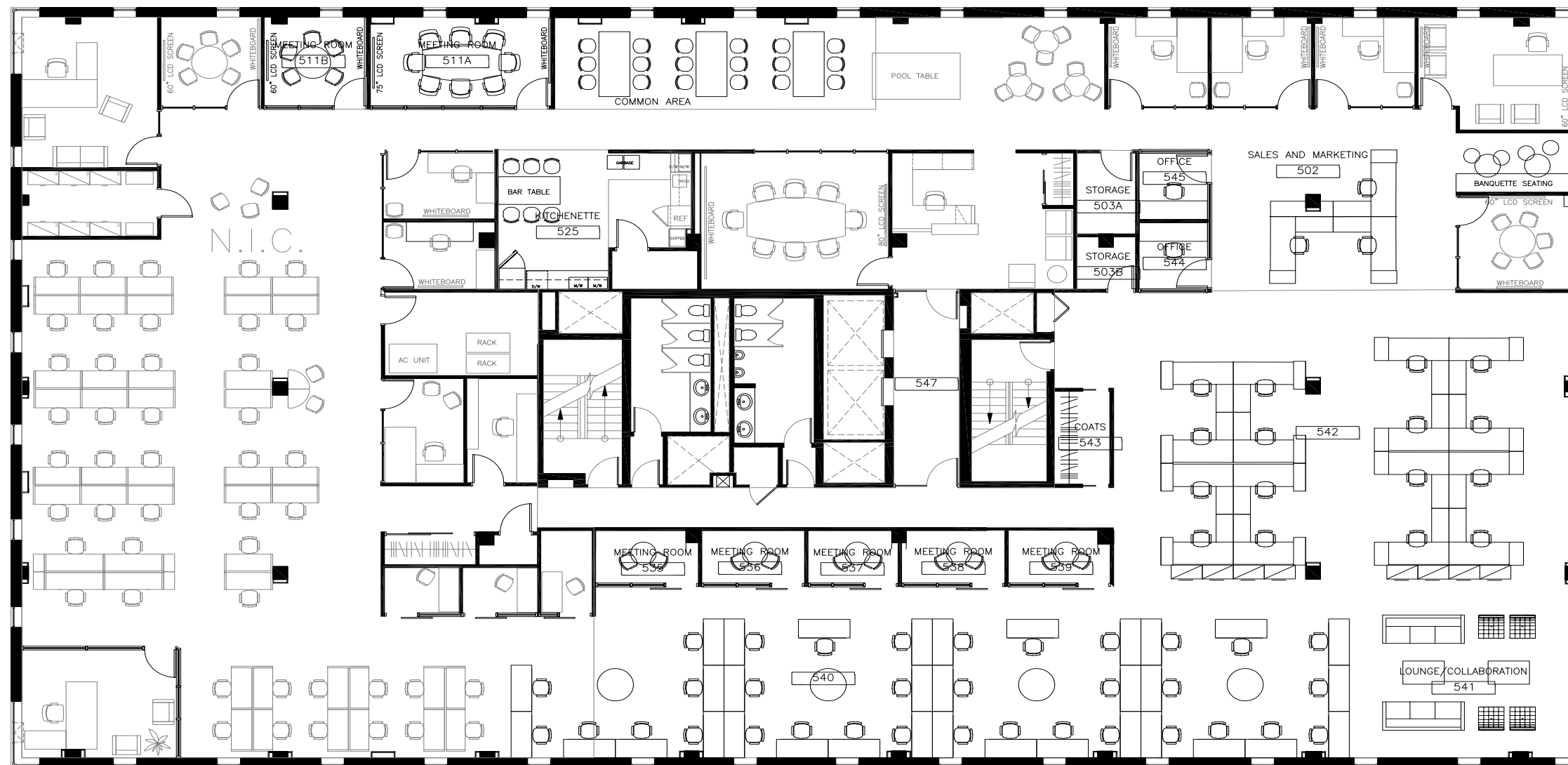
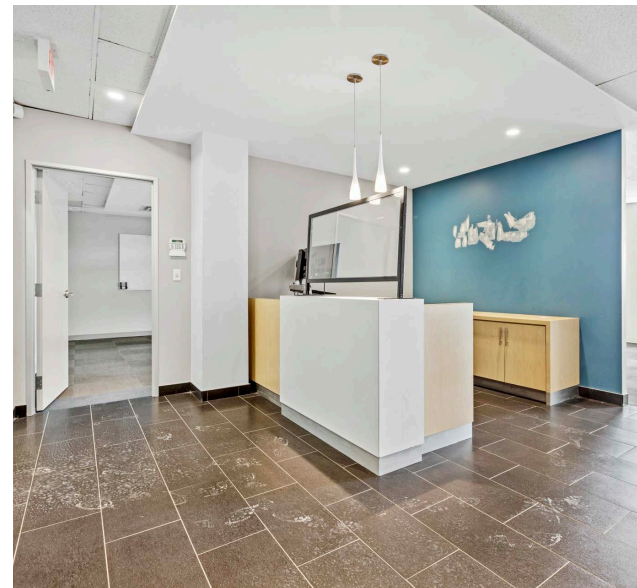
5TH FLOOR

Suite 500 – 11,379 SF

This full top floor layout features a balanced mix of open workstations, private offices, and multiple meeting rooms, designed to support collaborative, team-based operations.

A central core provides washrooms, elevators, and support areas, while dedicated spaces for boardrooms, breakout areas, kitchenette, and informal collaboration zones enhance staff functionality and comfort.

The efficient floor plate allows for clear circulation and flexible workspace arrangements, making it well suited for large team environments.



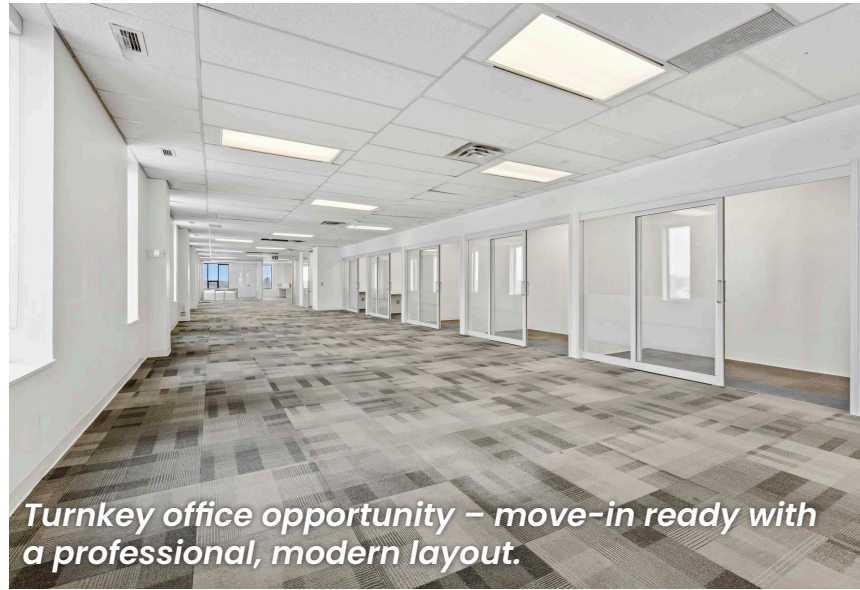
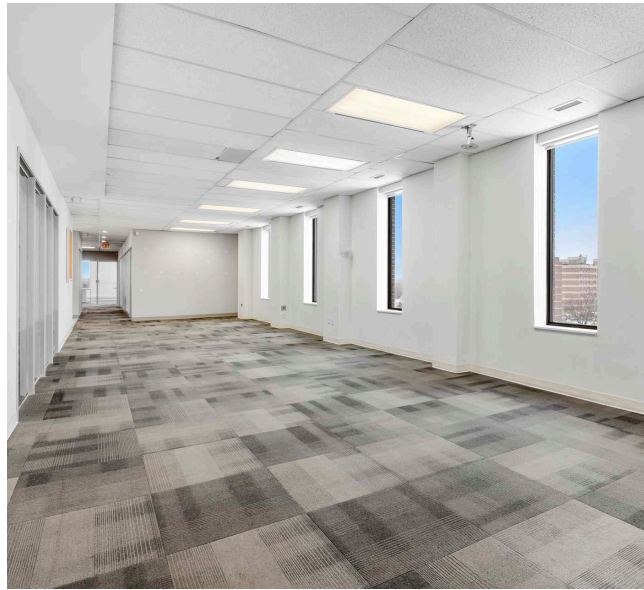
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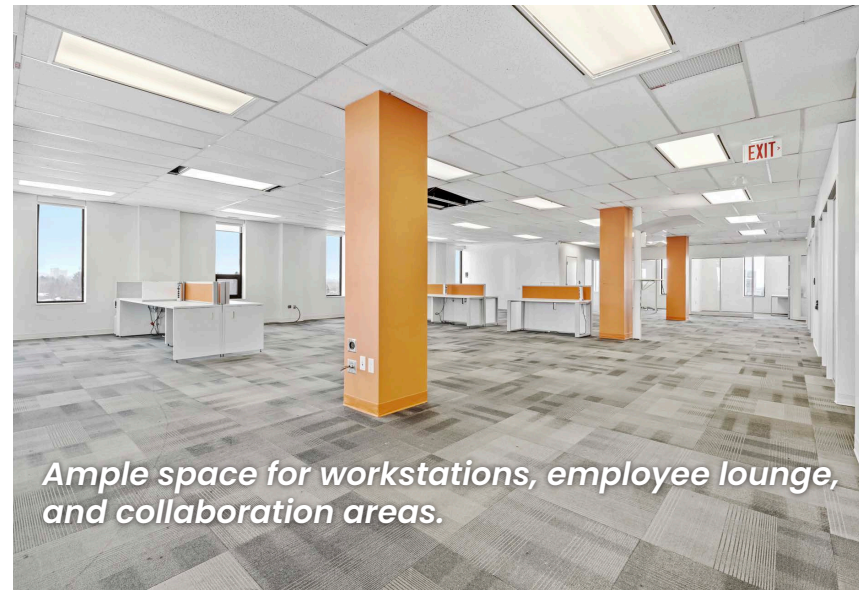
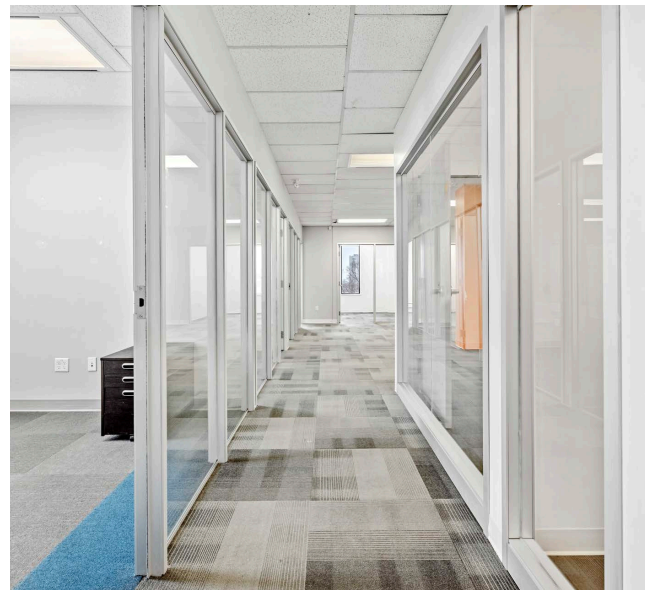
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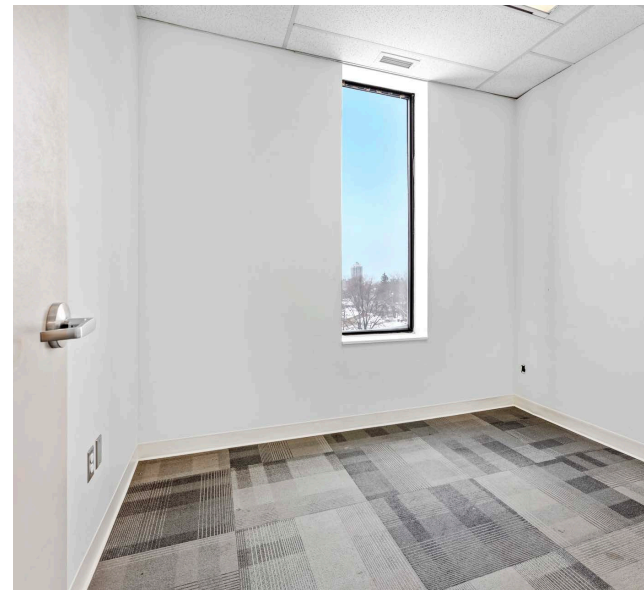
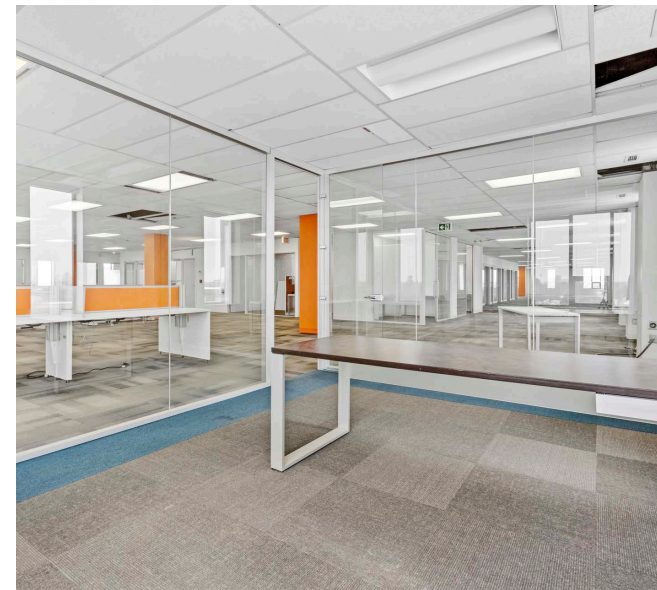
Turnkey office opportunity – move-in ready with a professional, modern layout.



Clean, efficient staff kitchen featuring two built-in refrigerator alcoves, two sinks and two dishwashers—ideal for large teams.



Ample space for workstations, employee lounge, and collaboration areas.



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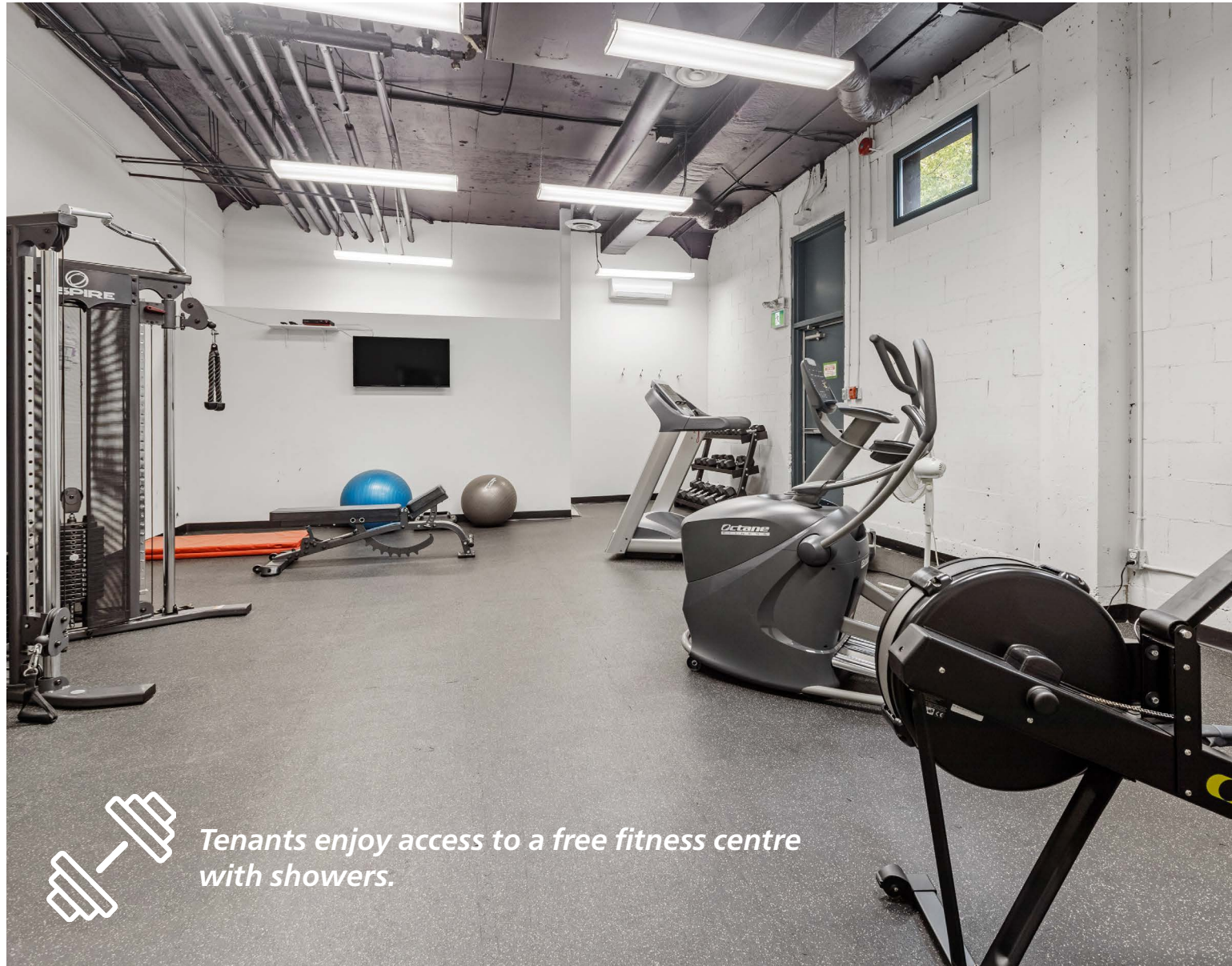
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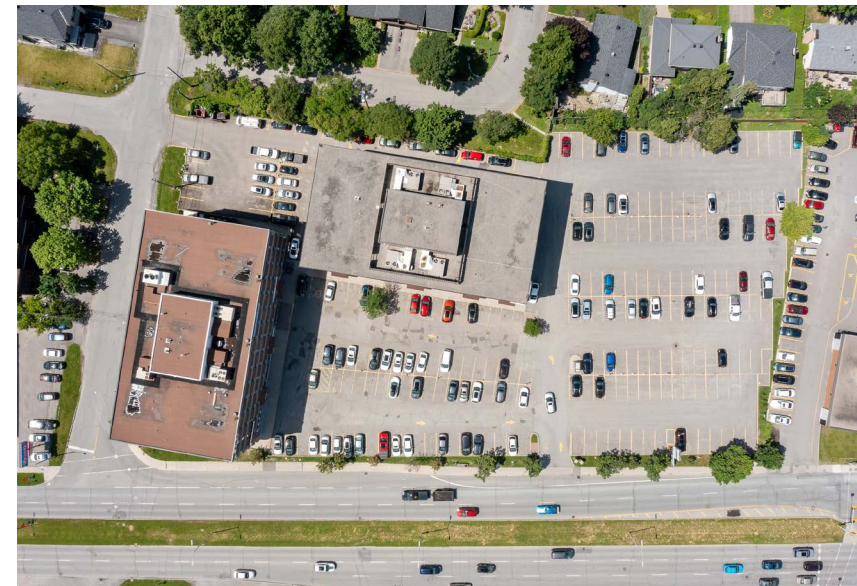
Exceptional On-Site Amenities

2255 Carling Avenue offers a convenient and amenity-rich work environment designed to support both productivity and employee wellness. Tenants enjoy access to premium on-site features, including **valet parking** and a complimentary **fitness centre** complete with change rooms and showers.

The building also provides a variety of everyday conveniences just steps from the office, including a café, pharmacy, hair salon, and mini-market. Many more are available at the nearby **Carlingwood Shopping Centre**. With essential services and wellness amenities available on-site, tenants benefit from a seamless workplace experience that enhances both efficiency and work-life balance.



 Tenants enjoy access to a free fitness centre with showers.



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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

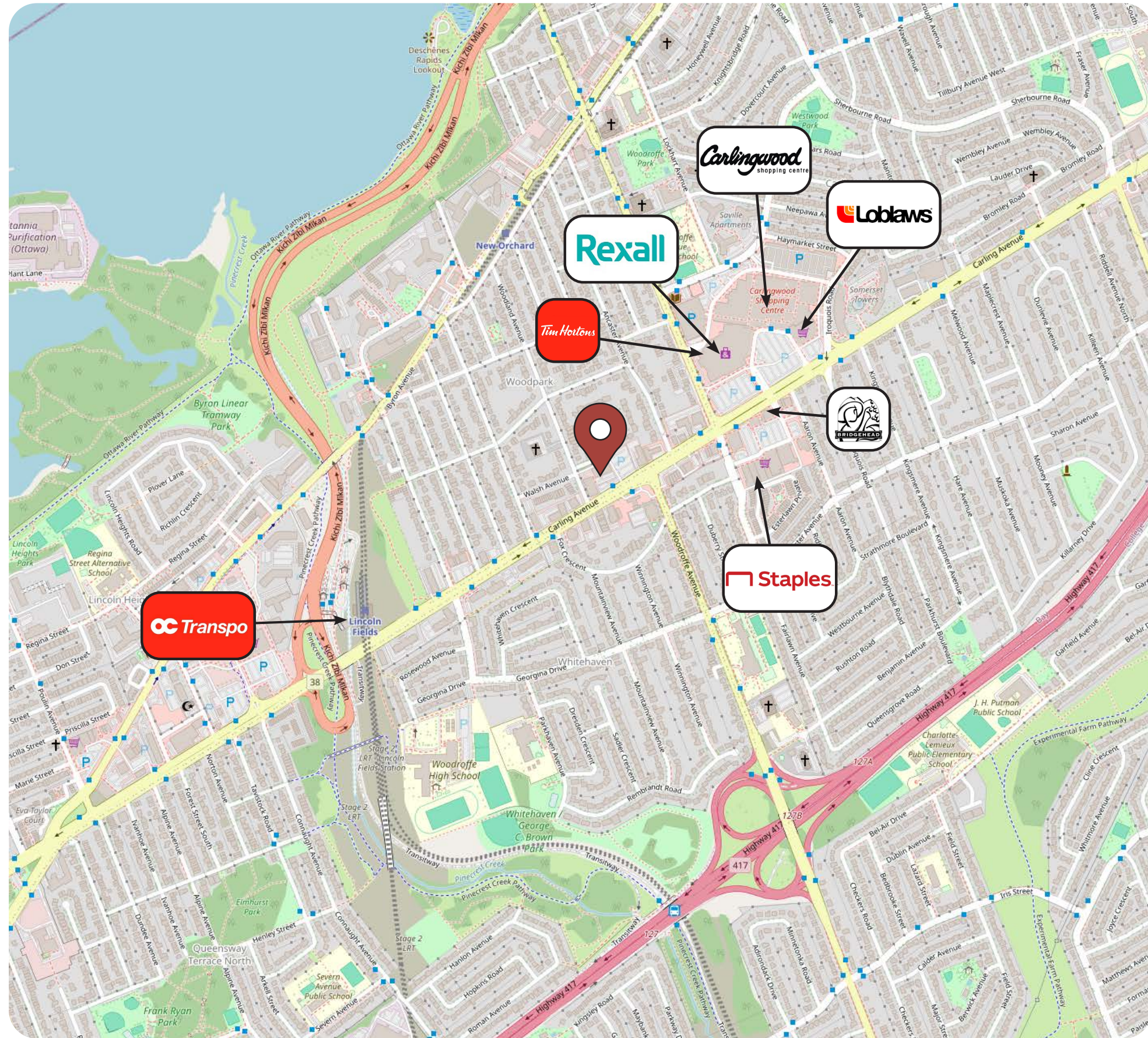
Take advantage of opportunities for prime pylon signage and additional building signage with prominent exposure near the busy intersection of Carling and Woodroffe Avenue, offering exceptional visibility to thousands of vehicles daily – a powerful way to showcase your brand.

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.



AREA MAP

Proximity to Major Healthcare Institutions

Located along Carling Avenue in Ottawa's west end, the property is positioned near several of the city's leading healthcare facilities, including the Ottawa Civic Hospital, the future New Civic Campus at the Experimental Farm, the University of Ottawa Heart Institute, and The Royal Ottawa Mental Health Centre.

Strategic Medical Office Location

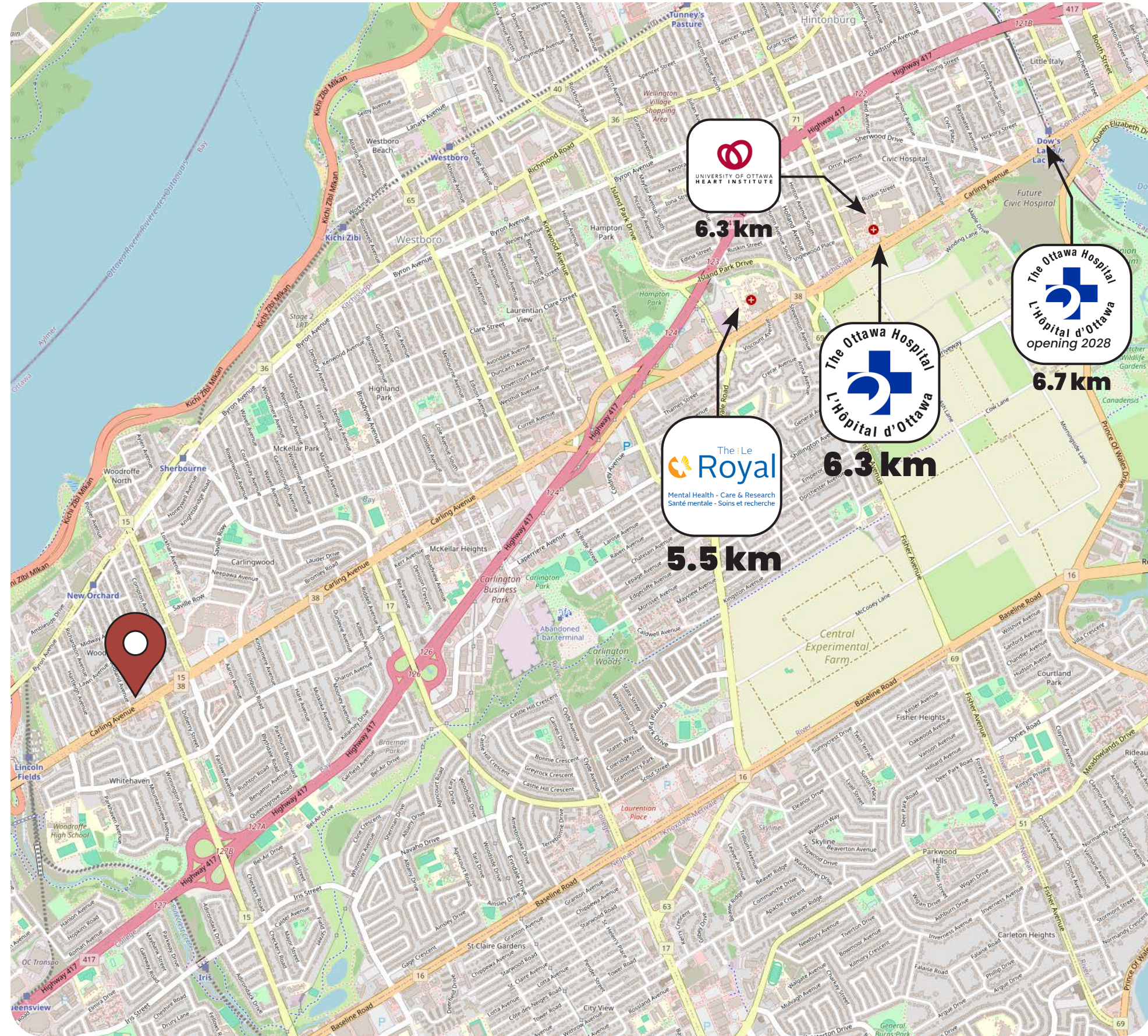
The efficient floor plate can be readily configured to accommodate medical clinics, specialist practices, diagnostic services, or allied health providers requiring a spacious and functional environment.

Access to a Healthcare Hub

Situated within a growing medical district, the location provides convenient access for both patients and healthcare professionals, supporting collaboration and connectivity within Ottawa's broader healthcare community.

Nearest Healthcare Institutions

- The Ottawa Heart Institute - 6.3 KM
40 Ruskin Street
- The Royal Ottawa Mental Health Centre - 5.5 KM
1145 Carling Avenue
- The Ottawa Civic Hospital - 6.3 KM
1053 Carling Avenue
- The Ottawa Civic Hospital - 6.3 KM
Experimental Farm - Opening 2028



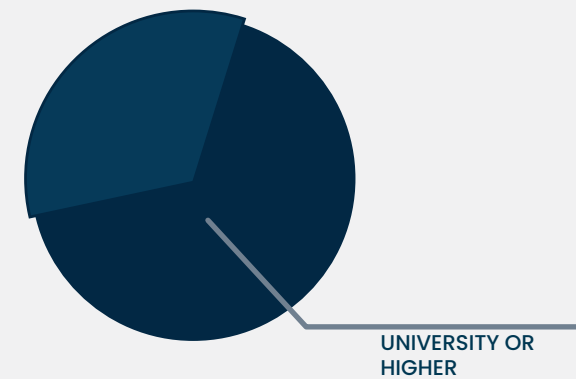
Demographic Data

The surrounding area is characterized by a well-educated, workforce-oriented population with a strong presence of professionals across business, technology, and administrative sectors. A large share of residents hold post-secondary and university credentials, supporting a skilled talent pool well suited to knowledge-based industries.

The neighbourhood's demographic profile reflects a mature, employment-active community with a broad mix of professionals, service employees, and technical specialists. For office users such as marketing firms, call centres, and high-tech companies, the area offers direct access to a deep labour market of educated workers, experienced support staff, and technology-literate professionals—an ideal environment for recruitment, growth, and long-term operational stability.

Educational Attainment

Over 66.6% residents hold a University Degree or higher within a 5 km radius.



Income Levels

With 23.78% earning under \$40,000, the range of average household incomes is:

\$75K TO \$100,000K

Labor Force Participation

63%

within a 5 km radius, a highly active working demographic with most employed in sales & services, government, social sciences, education, business, finance, and administration.

Household Characteristics

One or two-person households dominate making up 65%, with household growth expected to reach

26.7% BY 2033

Over 28,800 new households are expected by 2033 – sustained demand that supports long term leasing stability.

Population Growth

The population within a 5 km radius is projected to reach 228,258 by 2033.

22% GROWTH BY 2033

Age Distribution

Within a 5 km radius, the population is predominantly of working age, with approximately 80% of residents under 65, reflecting a strong base of active adults and working professionals in the surrounding area.


MEDIAN AGE IS

40



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