

FOR LEASE - OFFICE SPACE

1105 CARLING AVENUE



Centrally Located Office Space Available

1105 Carling Avenue

684sf to 1,565sf available

1105 Carling Avenue is a 24,000 square foot office building located at the central intersection of Carling Avenue and Holland Avenue, a prime location in Ottawa. The building is ideal for all professional services - doctors, therapists, lawyers, accountants, engineers, and otherwise.

Newly renovated common areas including the lobby and hallways, washrooms on every floor, two elevators, and ample parking directly adjacent to the building are just some of the many features which draw in tenants and visitors alike.

The building overlooks the scenic experimental farm, allowing everyone to enjoy the majestic landscape view.

Todd Beech

Leasing Manager

(613) 230-2100 x7208

tbeech@regionalgroup.com

Regional Group

1737 Woodward Drive, 2nd Floor

Ottawa, ON

K2C 0P9

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Property Highlights

- Barrier-free, fully accessible building
- Spacious, modern lobby with seating area
- Abundant natural light with pleasant views of the surrounding areas
- Elegant corridors with ceramic wall and floor tile, stainless steel and birchwood accents
- Ample parking for staff and clients
- Professionally managed building with 24/7 emergency on-call service
- Centrally located in Ottawa, proximate to several bus routes



Availability & Rates

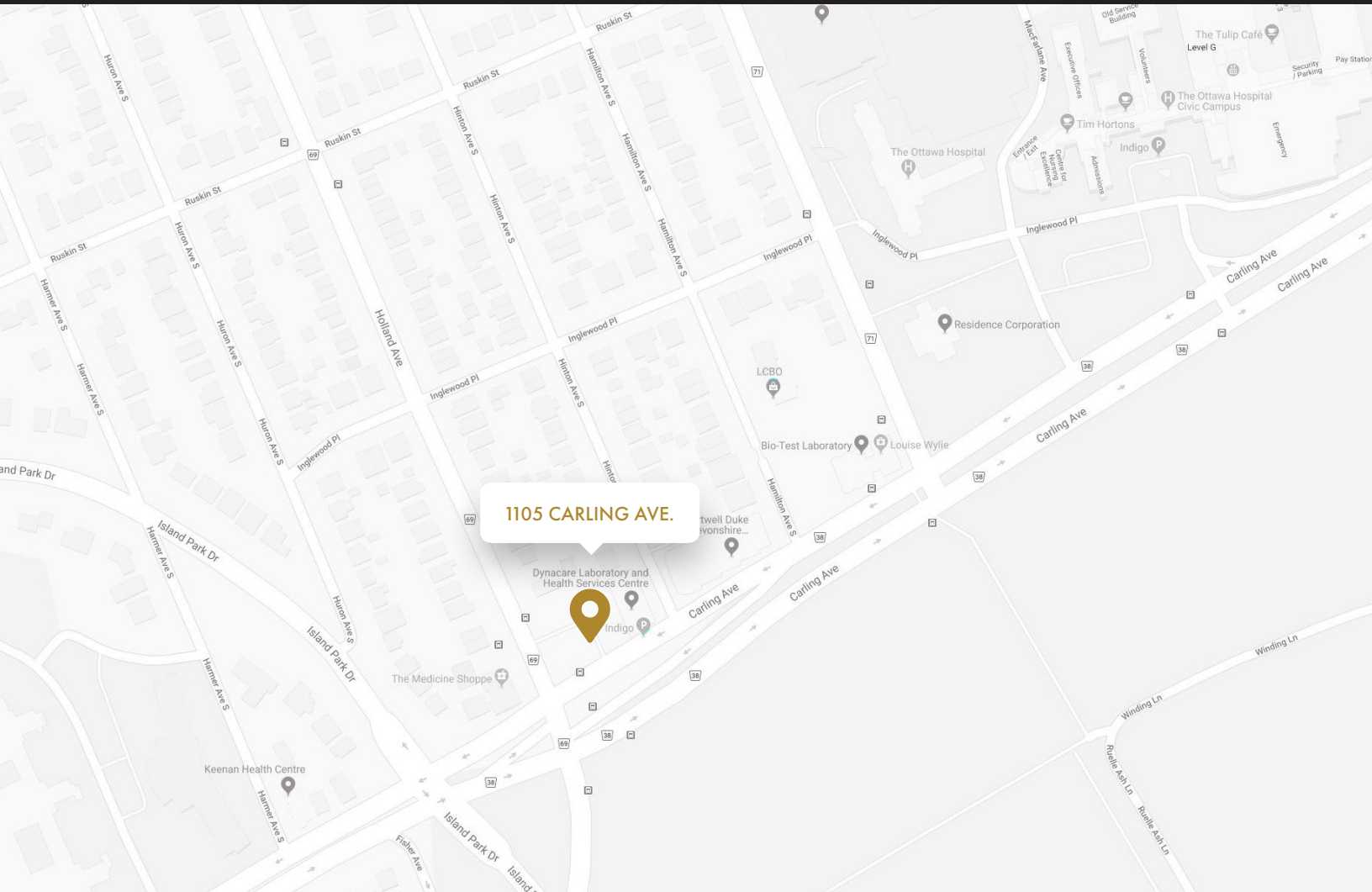
| Suite | Area (sf) | Net Rent (PSF) | Additional Rent (PSF) | Availability |
|----------------|-----------|----------------|-----------------------|--------------|
| 301 | 1,409 | \$12.00 | \$14.80 | Immediate |
| 303 (Turn-key) | 684 | \$12.00 | \$14.80 | Immediate |
| 305 | 718 | \$12.00 | \$14.80 | Immediate |
| 306 | 1,565 | \$12.00 | \$14.80 | Immediate |
| 403 | 760 | \$12.00 | \$14.80 | Immediate |
| 406 | 771 | \$12.00 | \$14.80 | Immediate |

TI Allowance – Negotiable

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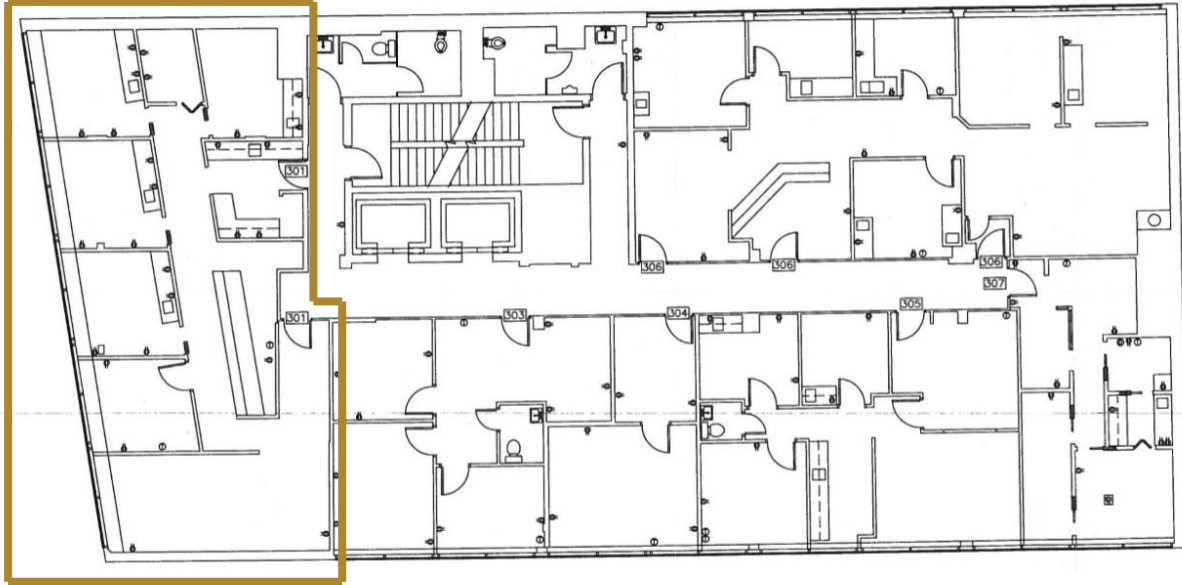
Property Specifications

| | |
|---------------------------|---|
| Year Constructed | 1964 |
| Construction | Concrete |
| Exterior Walls | Brick, concrete, and glazing |
| Roof Type | BUR on concrete deck |
| Ceiling Height | 8' |
| Power | 400amp, 3-phase, 4-wire |
| Loading Facilities | No |
| Air Conditioning | Central AHU |
| Heat | Hot water system/boilers |
| Sprinklered | No |
| Parking Ratio | Ample paid service parking |
| Elevator | Yes |
| Separately Metered | No. Tenants do not pay anything above operating costs |



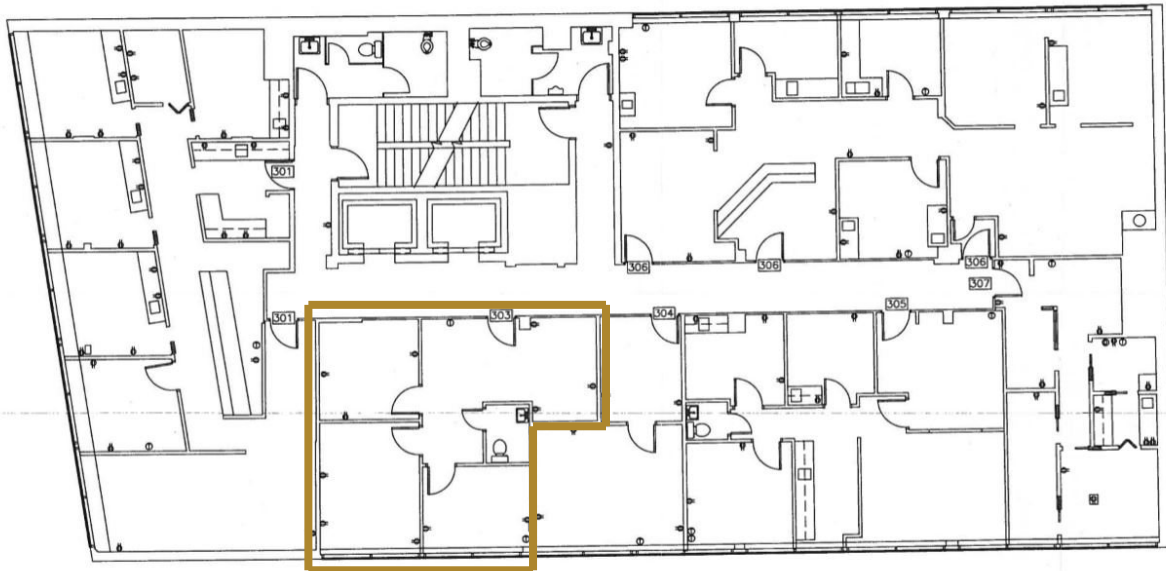
Suite 301

1,409sf



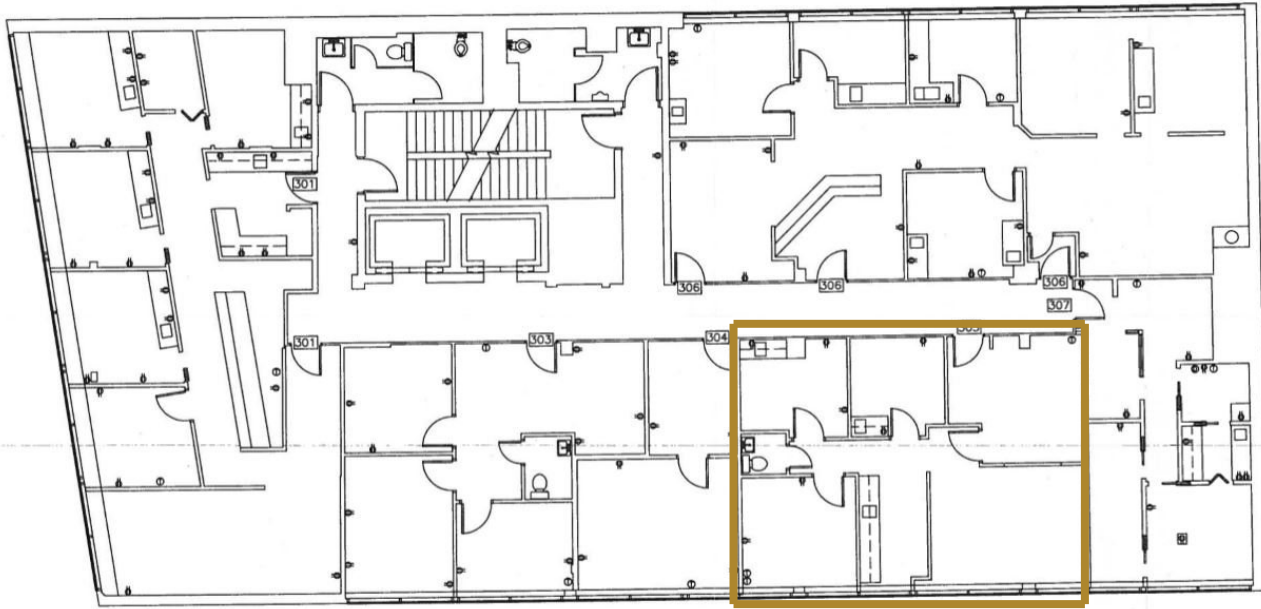
Suite 303

684sf



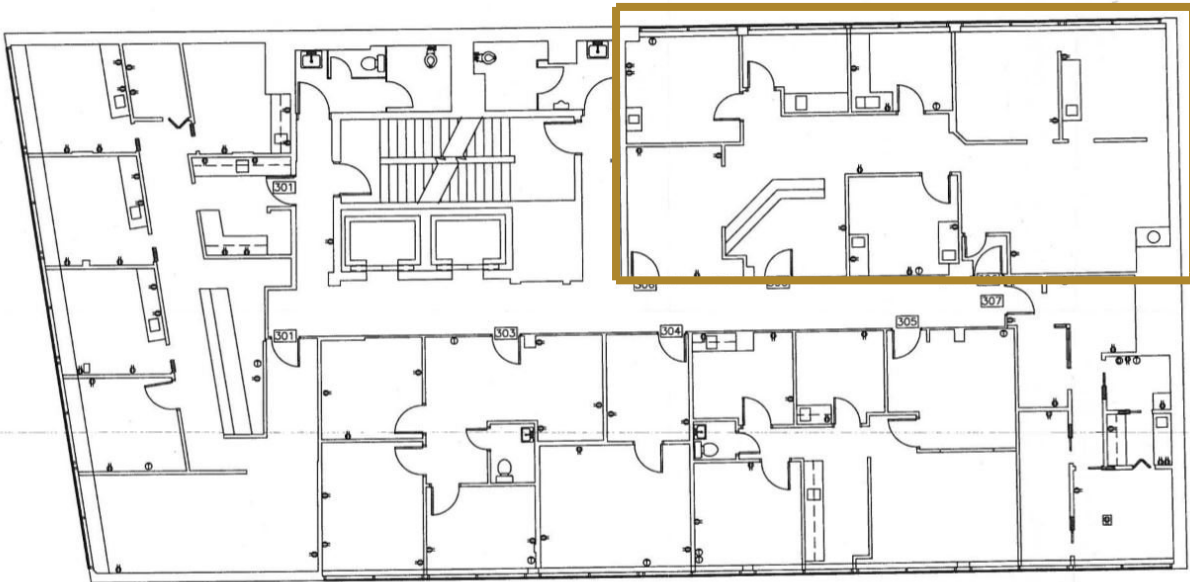
Suite 305

718sf



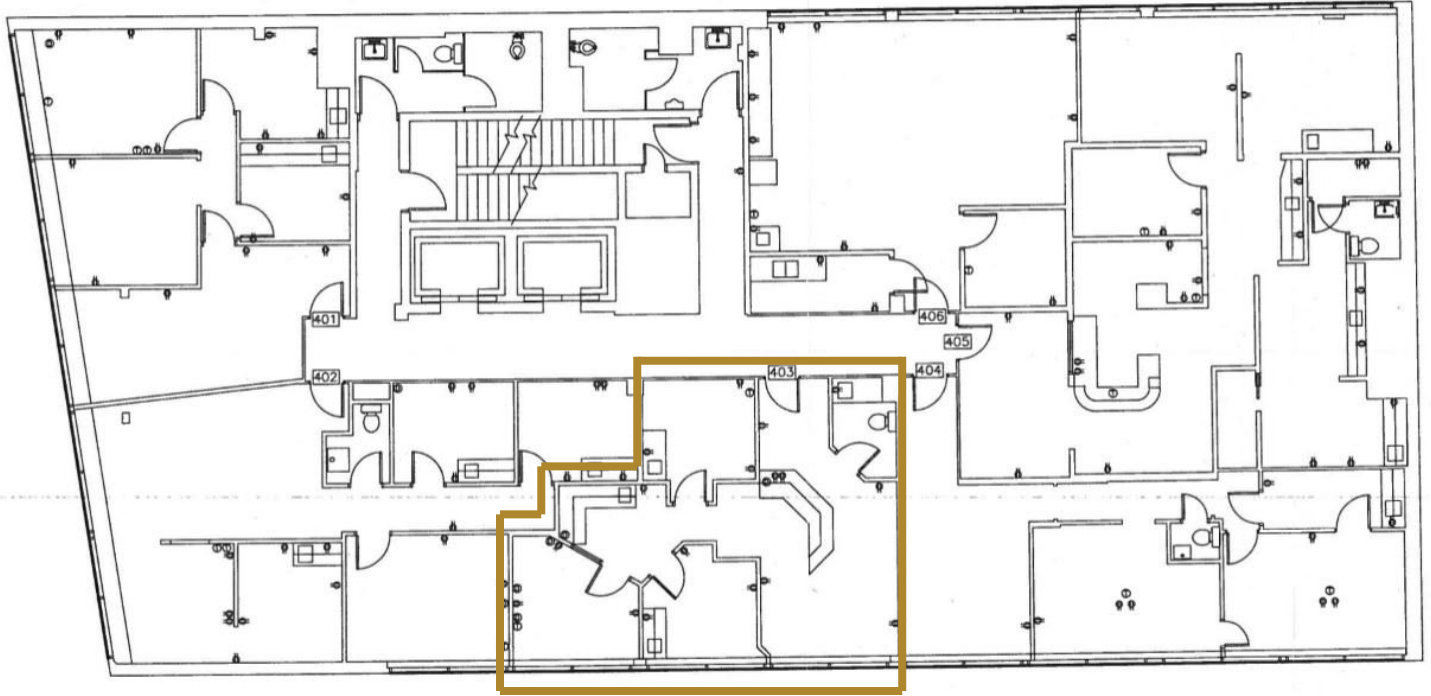
Suite 306

1,565sf



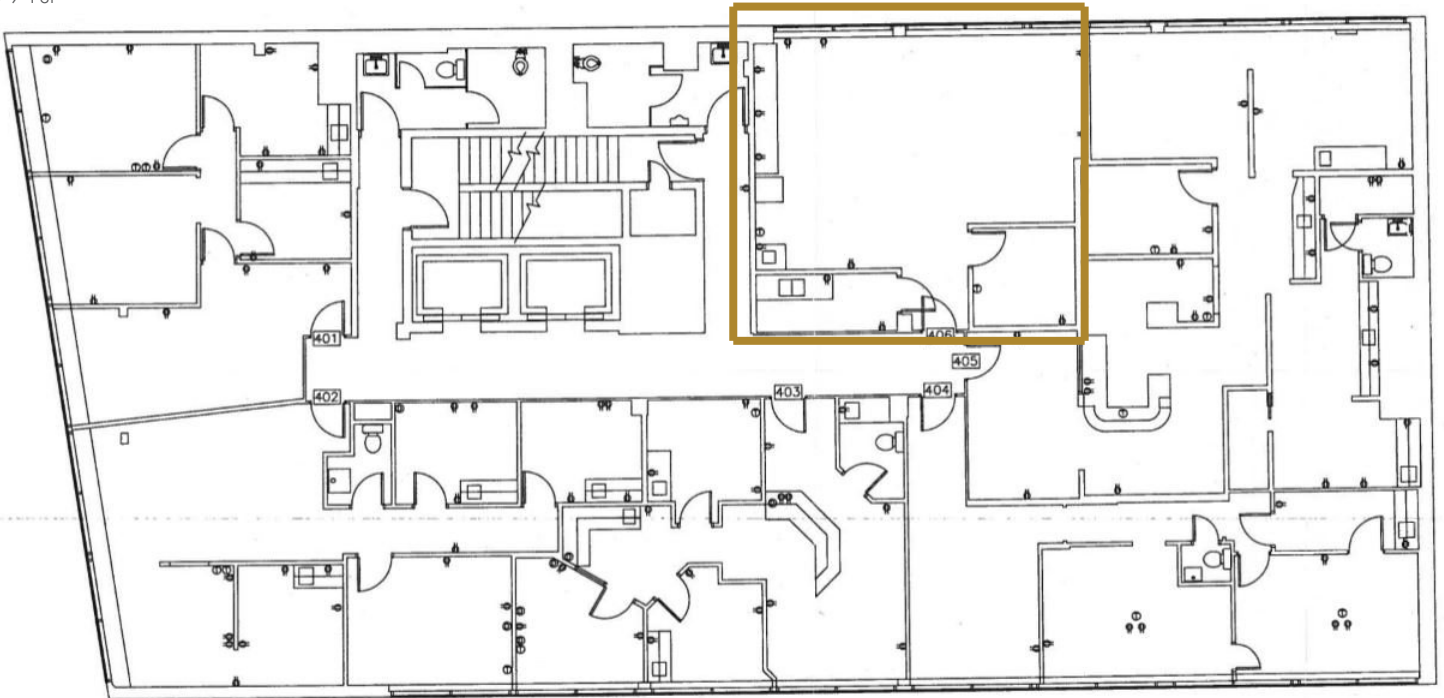
Suite 403

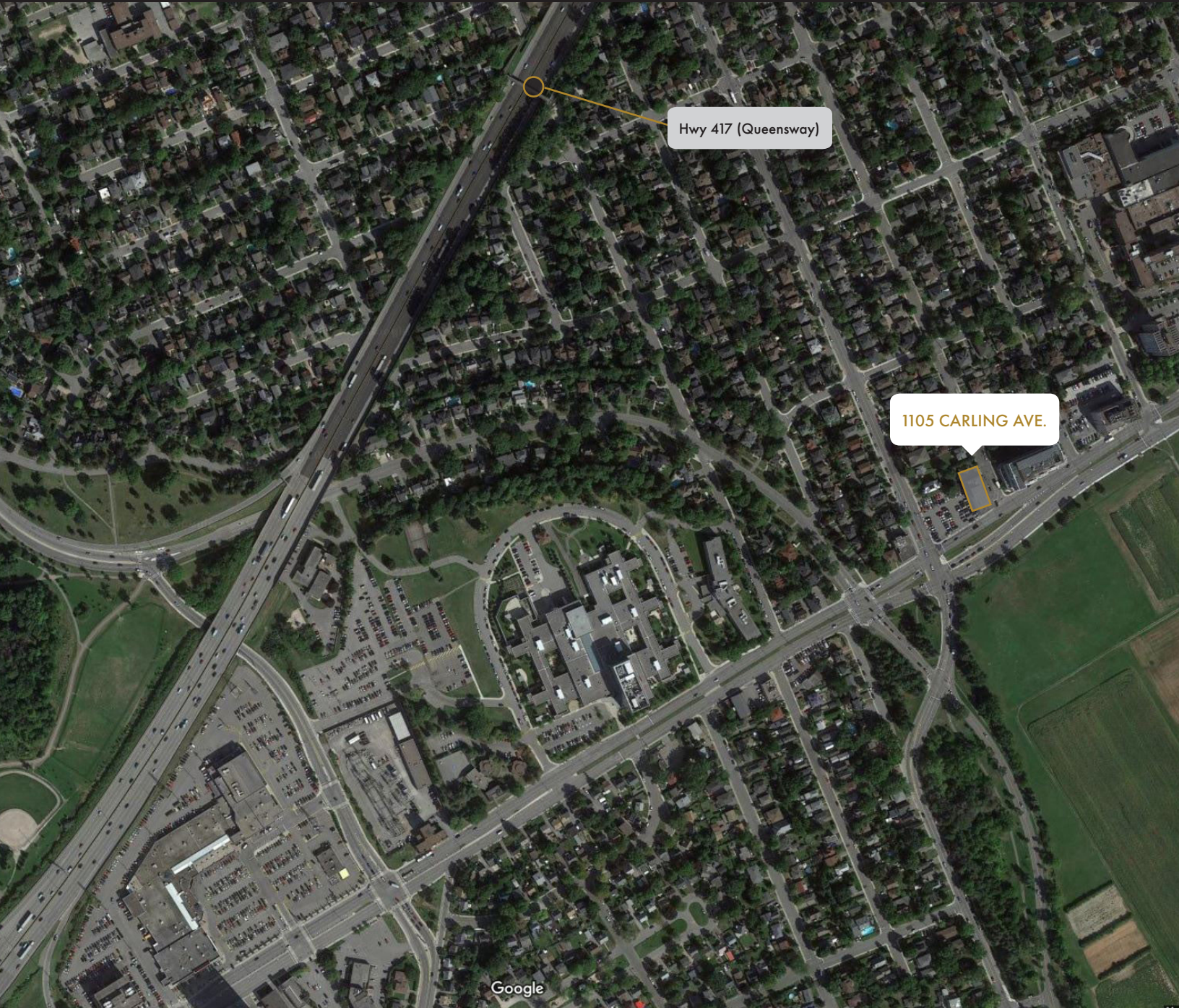
760sf



Suite 406

771sf





Contact us

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