



Space Availability

LL-12 with +/- 448 sf
112 with +/- 1,713 sf
202 with +/- 2,854 sf

Occupancy

Immediate

Lease Term

Negotiable

Net Rent

\$14.00 psf
\$7.00 psf - Lower Level 12 (LL-12) only *

Additional Rent (2025 estimate)

\$13.96 psf

Space Highlights

- Building features include elevator, handicap parking spot, free onsite parking, bike rack and building access system
- Second floor space consists of a mix of traditional offices with in-suite kitchenettes and open area for work stations
- Personal trainer on site, walking distance to transit and retail amenities. Easy access to Highway 417
- Common showers recently renovated in the building
- Pylon signage available

Get more information

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Platinum member

Property Overview

Office space for lease

4043 Carling Avenue, Ottawa, ON

Address: 4043 Carling Avenue

Location: Kanata North Business Park

Zoning: IG6 - General Industrial Zone

Year Built: 2001

Suite LL-12 488 sf *

Suite 112 1,713 sf

Available space:

~~Suite 201 1,995 sf~~
LEASED

Suite 202 2,854 sf

Parking: 3:1,000 sf



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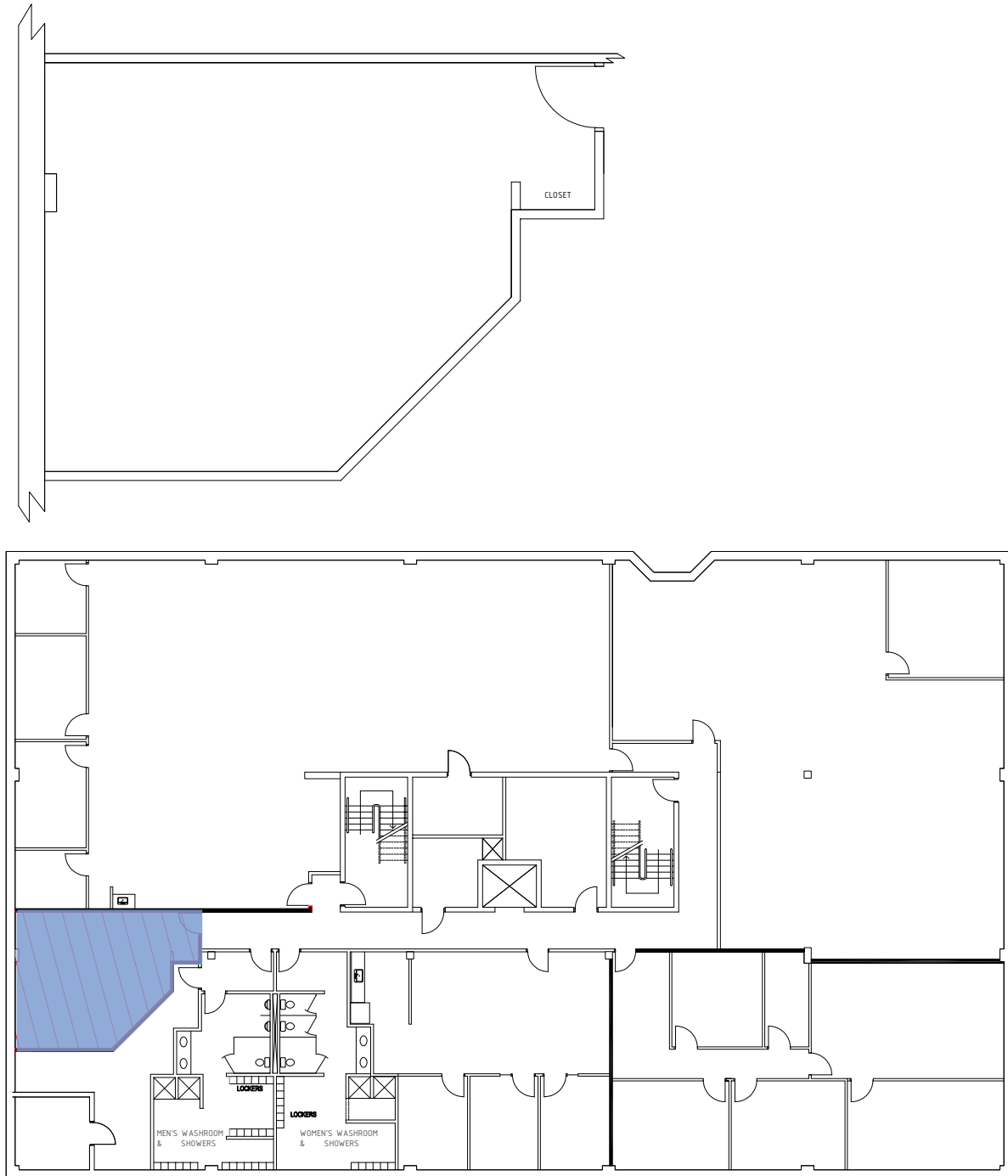
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Floor Plan

Office space for lease

4043 Carling Avenue, Ottawa, ON

Suite LL-12 | 488 sf



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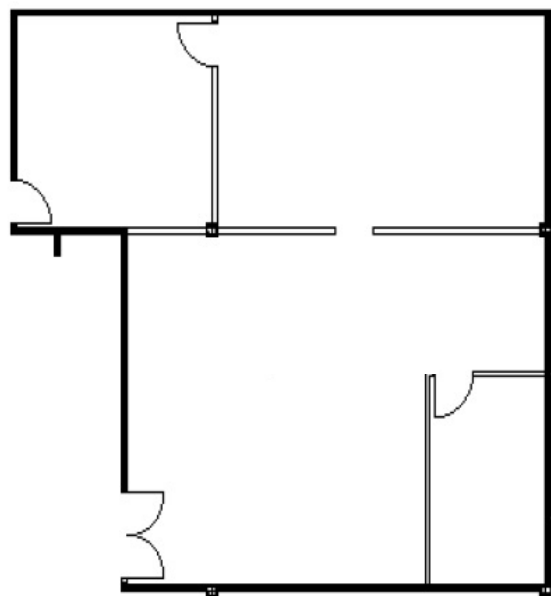
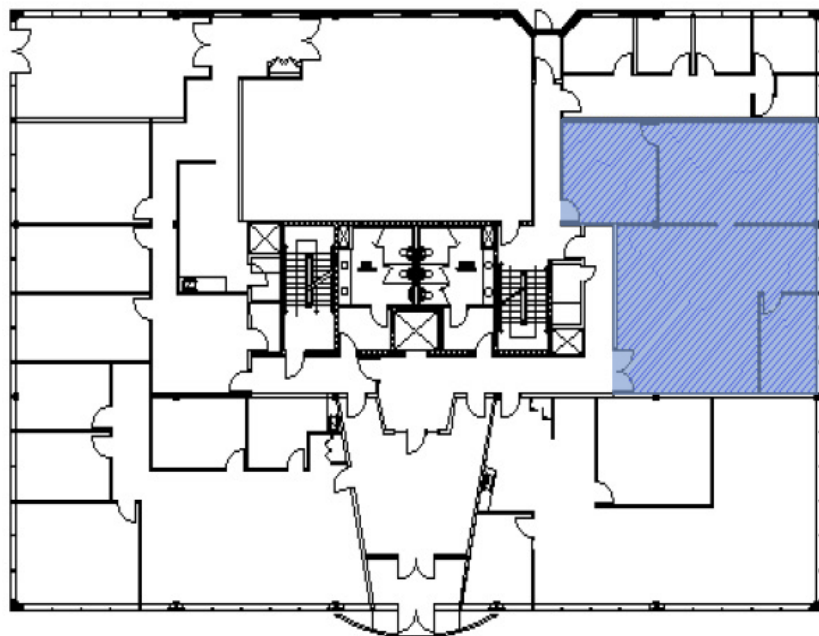
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Floor Plan

Office space for lease

4043 Carling Avenue, Ottawa, ON

Suite 112 | 1,713 sf



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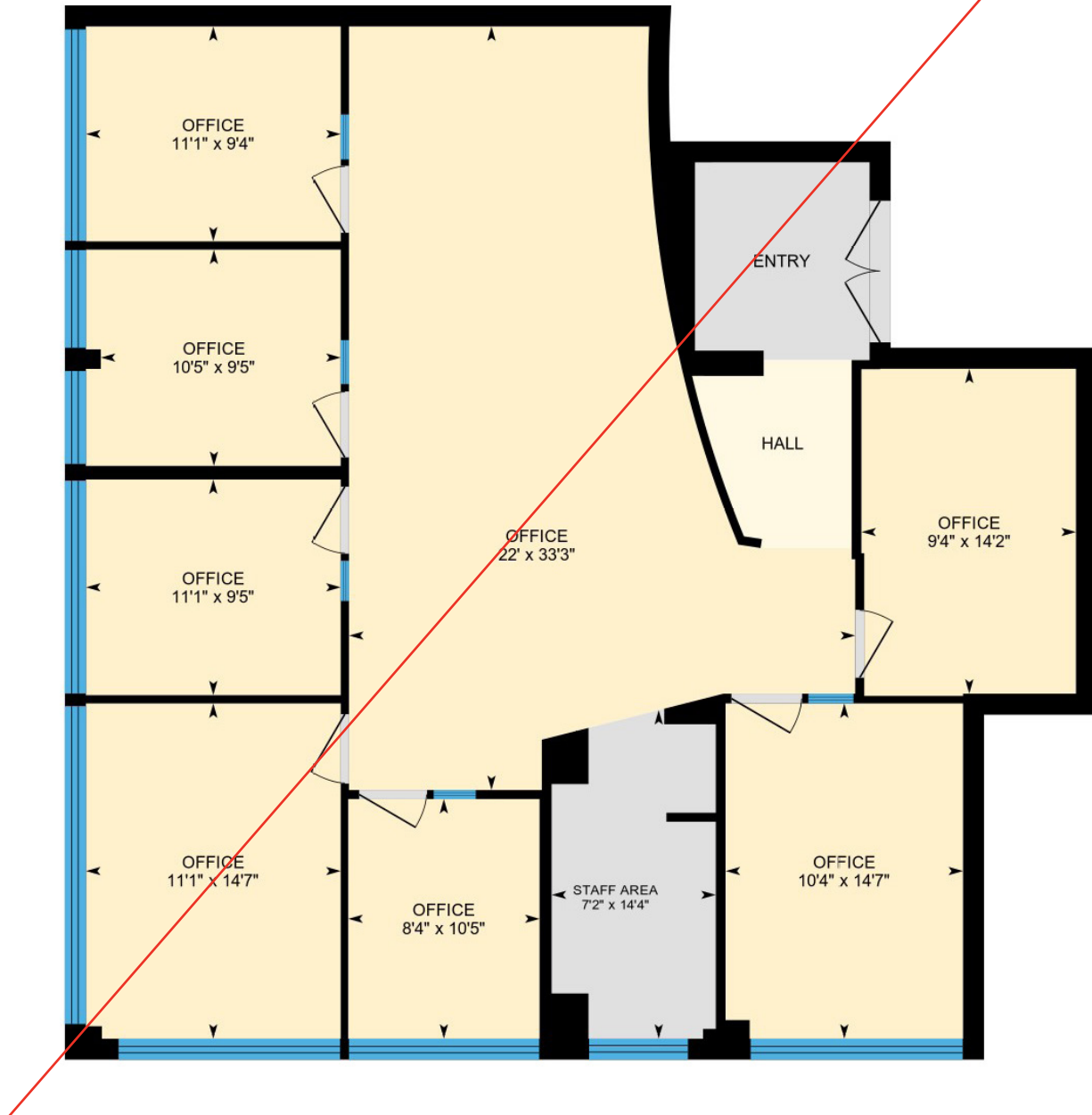
Floor Plan

Office space for lease

4043 Carling Avenue, Ottawa, ON

Suite 201 | 1,995 sf

LEASED



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Map

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Demographics 5km Radius



Total
Population

55,833



Average
Household Size

2.9



Average
Age

40



Average Household
Income

\$157,532



Average Household
Expenditure

\$127,844

Travel Distances

Highway 417	2.6 km 3 mins
Highway 416	8.9 km 7 mins
Downtown, Ottawa	23.1 km 19 mins
University of Ottawa	24.3 km 18 mins
Carleton University	25.4 km 21 mins
VIA Rail Train Station	25.8 km 21 mins
Ottawa International Airport	31.1 km 25 mins



Bike Score

63



Walk Score

31



Transit Score

39

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