

1750 COURTWOOD CRESCENT

OTTAWA, ON, K2C 2B5

OFFICE FOR LEASE

EXECUTIVE SUMMARY

1750 COURTWOOD CRESCENT
OTTAWA, ON, K2C 2B5



OFFERING SUMMARY

AVAILABLE SF: 919 - 1,278 SF
LEASE RATE: \$17.00 SF/yr (NNN)
ADDITIONAL RENT: approx. \$13.20 SF/yr

PROPERTY OVERVIEW

Well-located professional office space available for lease at 1750 Courtwood Crescent, within Ottawa's established Central Carlington Business Park. Offering a selection of efficient suites, the property provides an excellent opportunity for professional, medical, consulting, administrative and other office users seeking an accessible and centrally located workplace.

Strategically positioned near the Highway 417 and Maintland interchange, the property provides convenient east-west connectivity across Ottawa and easy access to public transit. The surrounding area offers a strong selection of restaurants, cafés, banking, shopping and everyday services, providing added convenience for both employees and clients.

PROPERTY HIGHLIGHTS

- Mixed-use office, 3-storey commercial building
- Close proximity to public transit and HWY 417 E & W
- Flexible availabilities and possession dates
- Utilities included
- Elevator-served building
- Wheelchair accessible throughout
- Parking available at a ratio of 2:1,000 SF
- Zoned IM (260) H(11) for a broad range of commercial uses

AVAILABLE SPACES

1750 COURTWOOD CRESCENT
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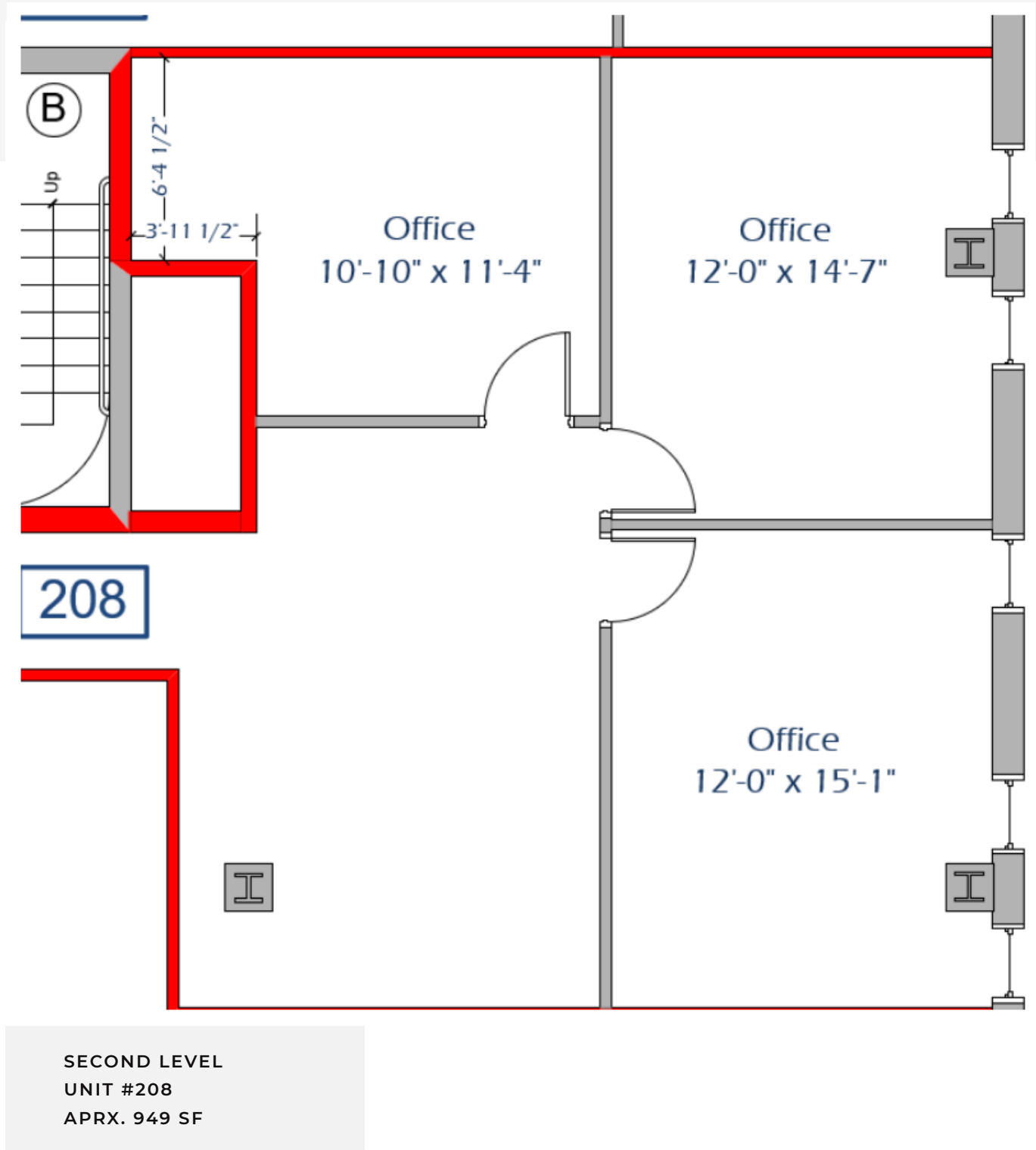
SPACES	SPACE SIZE	LEASE RATE
Suite 208	949 SF	\$17.00 SF/yr
Suite 305	919 SF	\$17.00 SF/yr
Suite 312	1,278 SF	\$17.00 SF/yr

FLOOR PLANS

1750 COURTWOOD CRESCENT

SPACE: UNIT #208

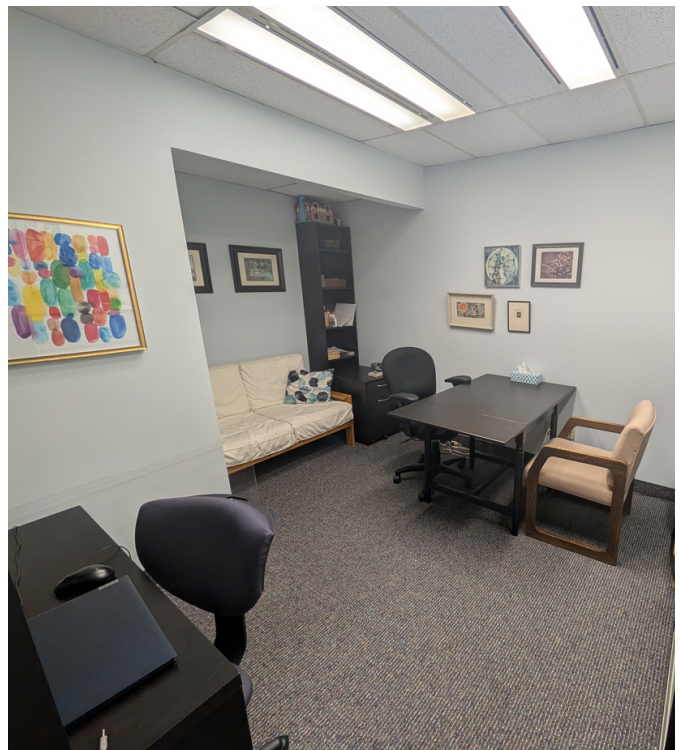
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ADDITIONAL PHOTOS

SUITE 208 - 1750 COURTWOOD CRESCENT

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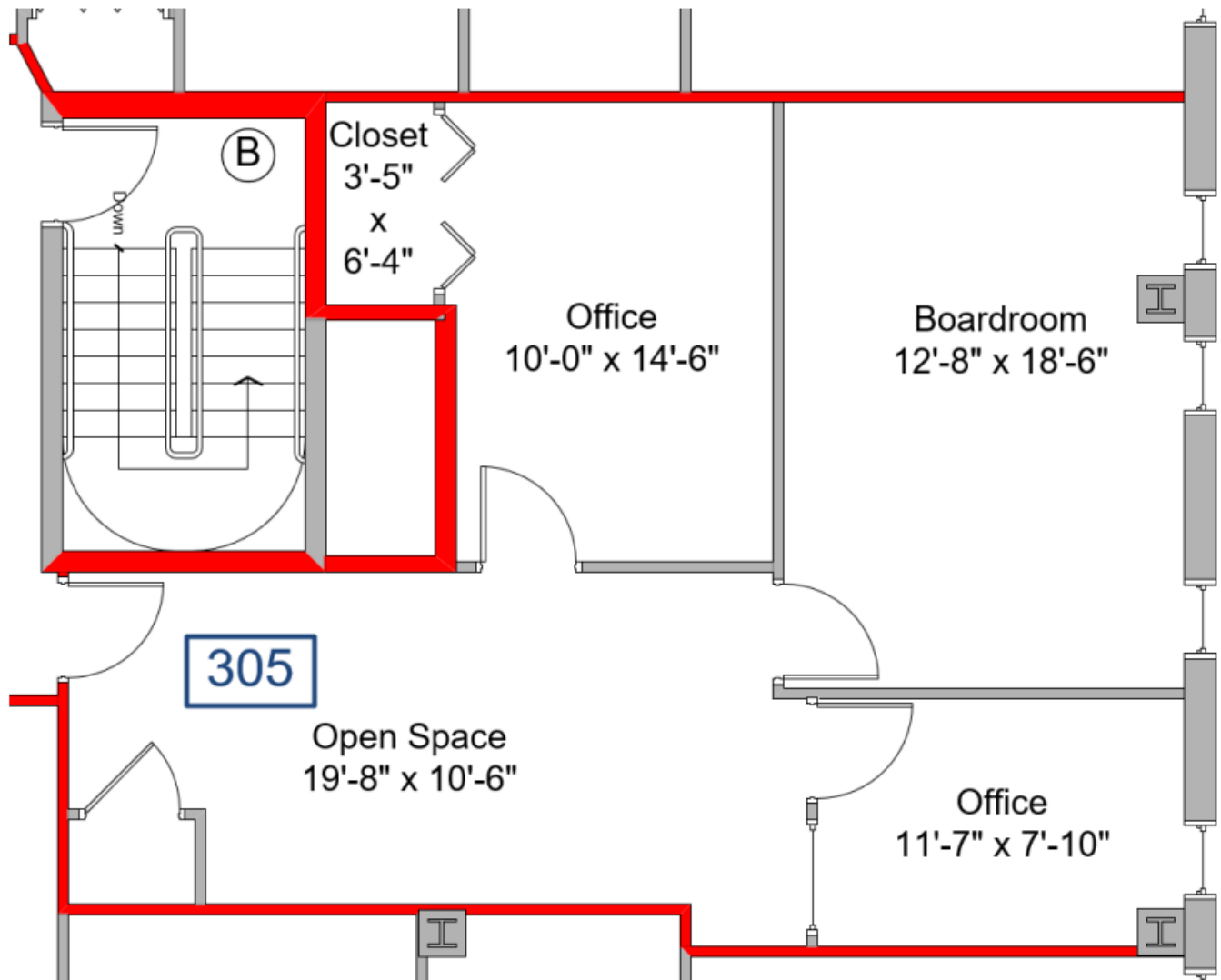


FLOOR PLANS

1750 COURTWOOD CRESCENT

SPACE: UNIT #305

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THIRD LEVEL
UNIT #305
APRX. 919 SF

ADDITIONAL PHOTOS

SUITE 305 - 1750 COURTWOOD CRESCENT

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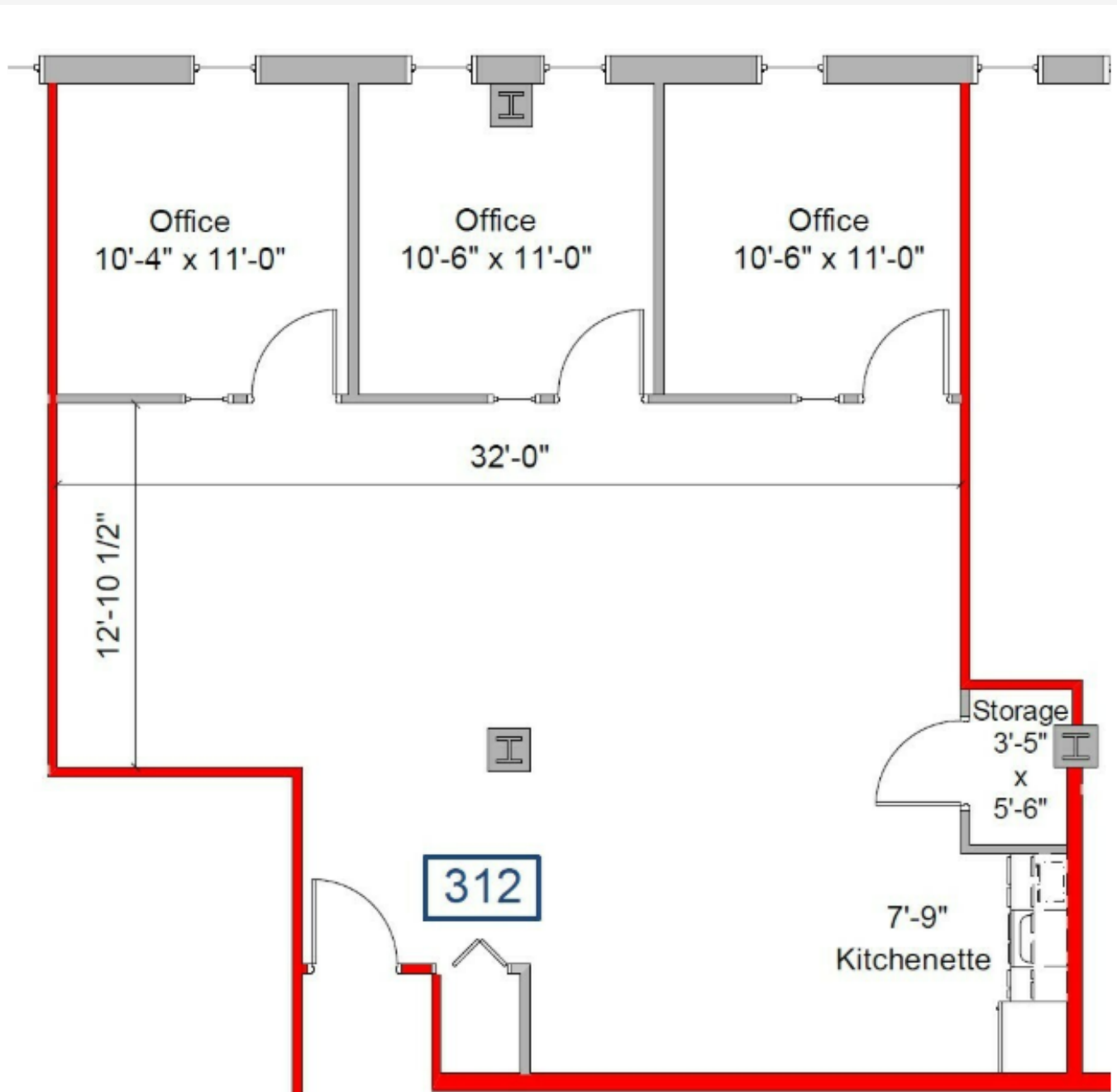


FLOOR PLANS

1750 COURTWOOD CRESCENT

SPACE: UNIT #312

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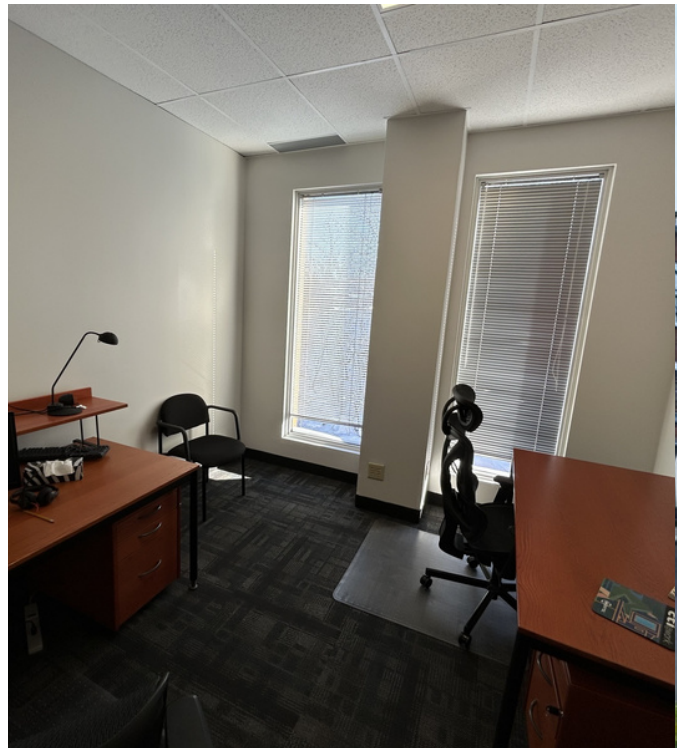
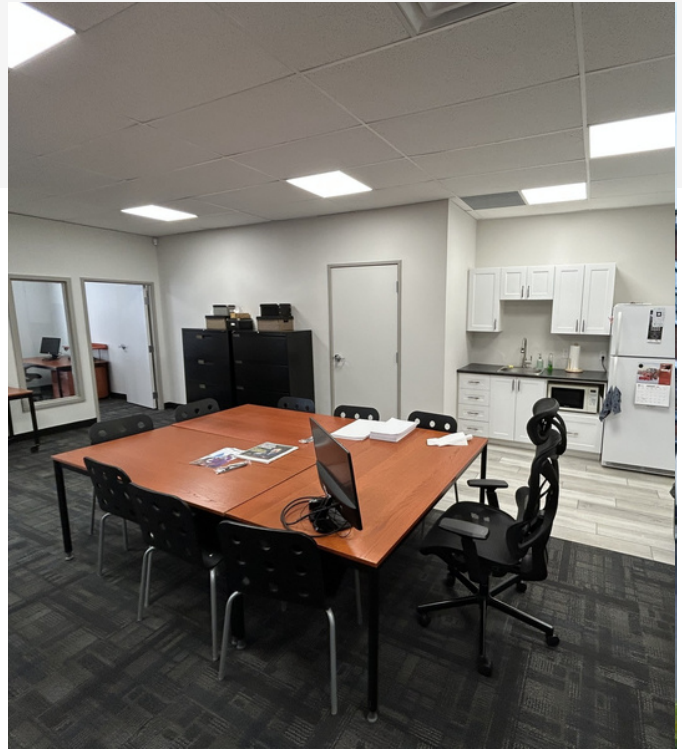


THIRD LEVEL
UNIT #312
APRX. 1,278 SF

ADDITIONAL PHOTOS

SUITE 312 - 1750 COURTWOOD CRESCENT

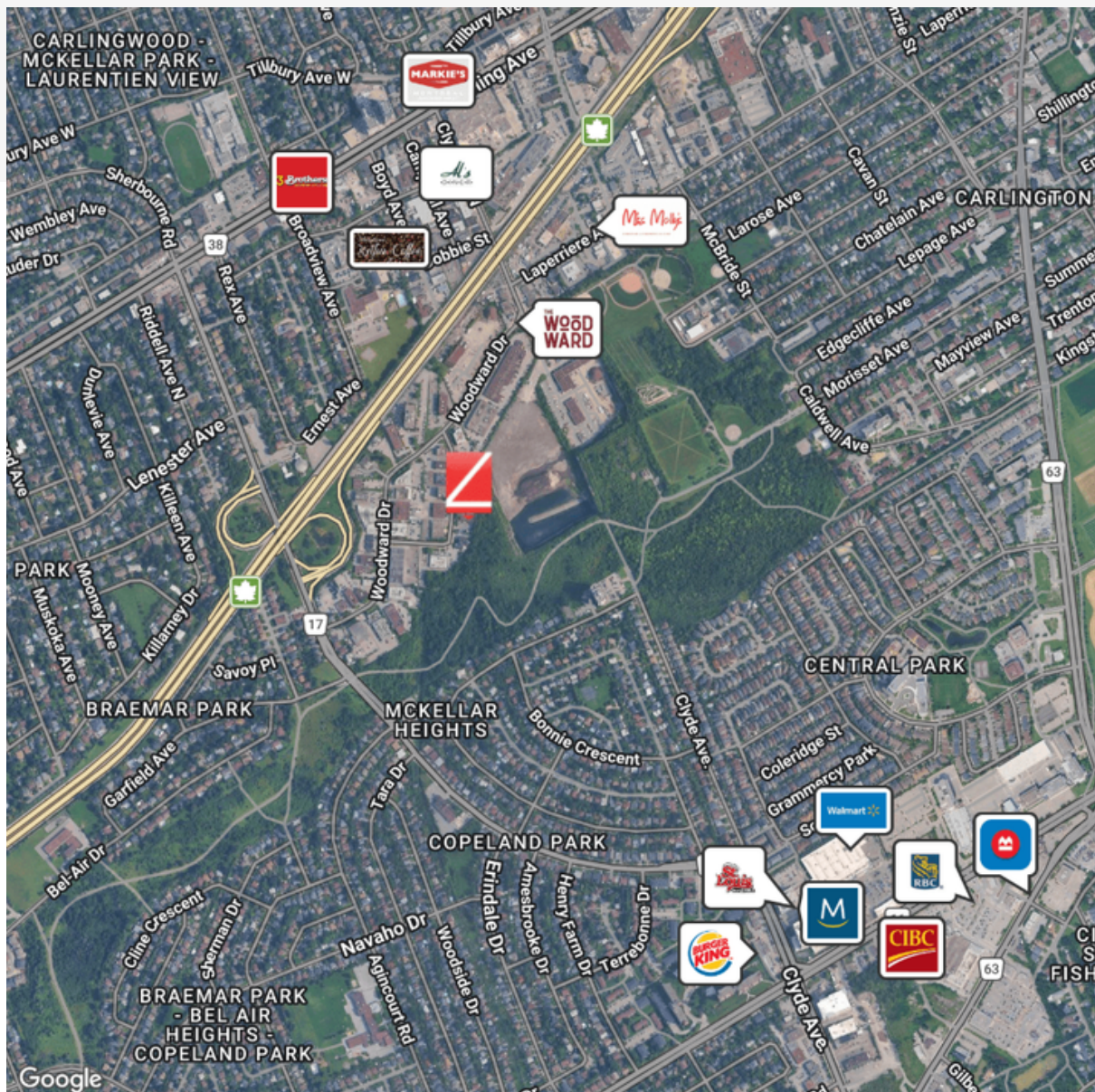
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RETAILER MAP

1750 COURTWOOD CRESCENT

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WITHIN CLOSE PROXIMITY

- The Wood Ward
- Miss Molly's Dine
- International Kafia Coffee
- 3 Brothers Shawarma
- Markie's Montreal Smoked Meat
- Al's Diner
- St. Louis Bar & Grill
- Meridian Credit Union
- Burger King
- Walmart
- CIBC
- RBC
- BMO

THANK YOU



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We would love to tour the property and discuss a leasing opportunity.

Please contact one of our representatives, and we can get started!

CONTACT

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