

**AVISON  
YOUNG**

**Turnkey modern office space**

**For Sublease**

**1565 Carling Avenue  
Ottawa, ON**



## Space Highlights

- Suite 600: +/- 5,705 sf of available space
- Prime location and professional atmosphere
- Class A office campus in Ottawa's west end
- Turnkey space with modern finishes
- Amenities available: conference rooms, fitness centre, café
- Easy access via Queensway & transit
- Surrounded by shops, dining & services

Avison Young Commercial Real Estate Services, LP, Brokerage | 45 O'Connor Street,  
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**Get more  
information**

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Platinum  
member

# Property

## For Sublease

1565 Carling Avenue  
Ottawa, ON

**Address:** 1565 Carling Avenue, 600  
Westboro - Hampton Park,  
ON K1Z 8R1

**Location:** Westboro - Hampton Park

**Year Built:** 1982

**Available Area:** Suite 600 = +/- 5,705 sf

**Net Rent:** Contact listing agent

**Additional Rent:** \$21.00 psf

**Parking ratio:** 2/1,000 sf, monthly cost is  
\$85 + hst

**Term:** June 30, 2032

### Key Highlights:

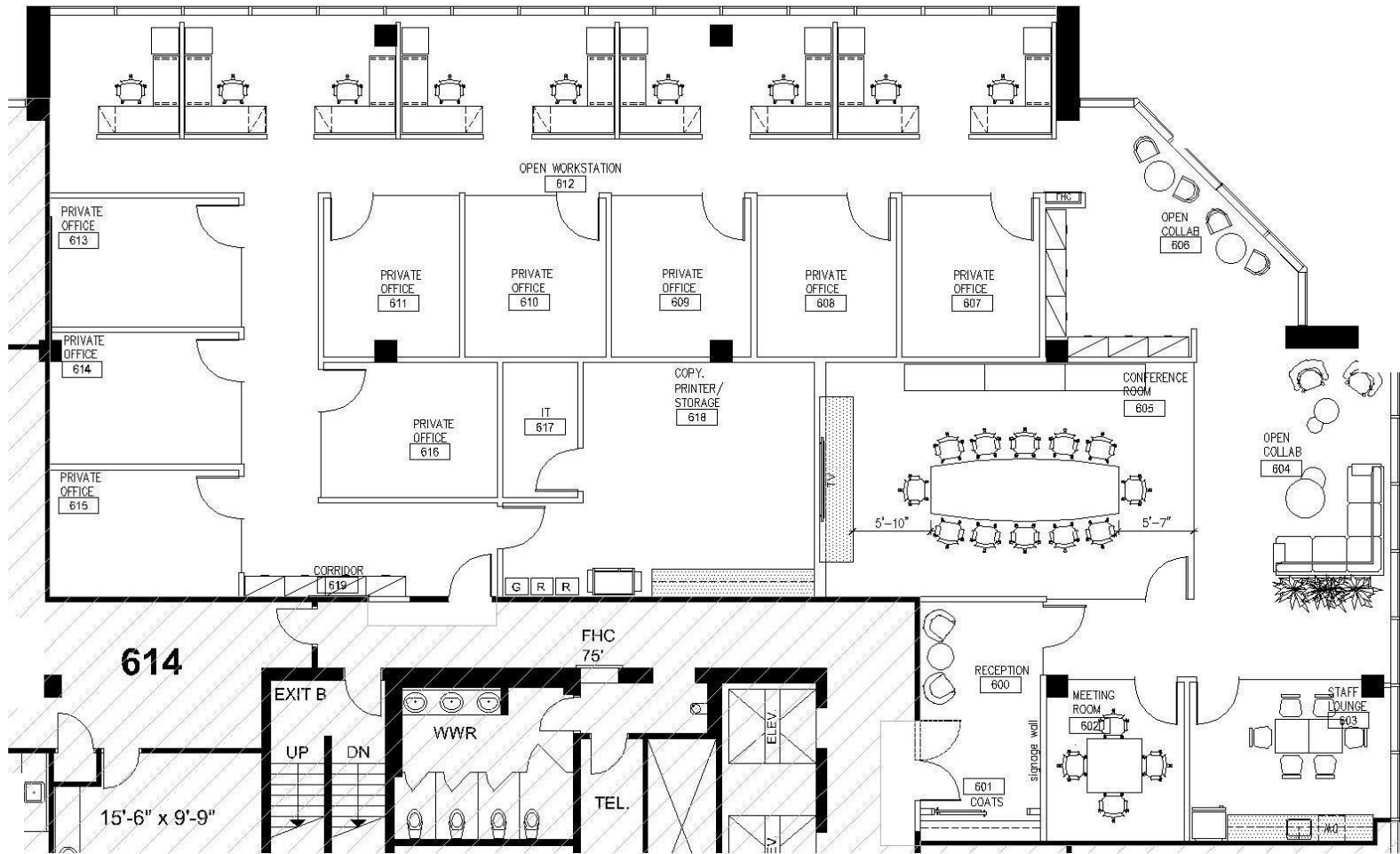
- Furniture is negotiable
- 6th floor with superb north-west views
- Nine (9) closed offices, one (1) reception area, one (1) staff lounge with kitchen, one (1) meeting room, one (1) conference room, two (2) collaborative areas, open offices, printer/storage area and server room
- Client-facing reception with double door entry off the elevators
- LEED, BOMA and Energy Star certified building



# Floor Plan

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Floorplan not to scale

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# Gallery

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# Gallery

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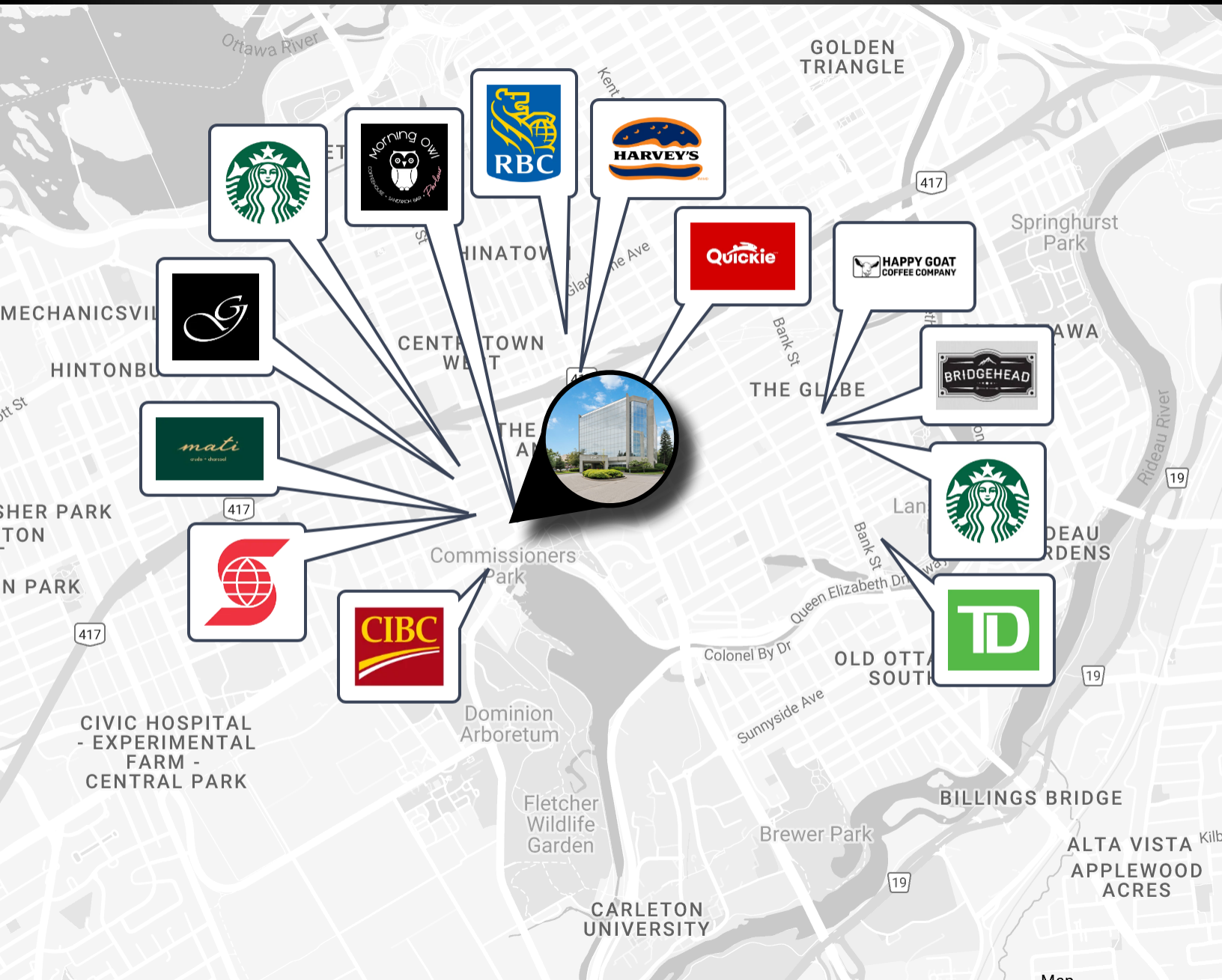
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# Map

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**Location:** Located on Westboro - Hampton Park area

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