



**Real Estate
Brokerage**

COMMERCIAL

1673 Carling Avenue, Ottawa
Office Leasing Opportunities

836 sq. ft. & 893 sq. ft. (contiguous 1,729 sq. ft.)



Exclusive Listing Agents

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OPPORTUNITY AT A GLANCE

Property Summary

- Located on Carling Avenue, between Cole Avenue and Churchill Avenue.
- Close access to 417 Queensway.
- Excellent leasing opportunity in west end location across from the new Canadian Tire.
- Fantastic traffic circulation and frontage on Carling Avenue.
- Ideal for a wide range of commercial uses.
- Immediate proximity to many residential communities.
- Newly renovated exterior facade.

Leasing Facts

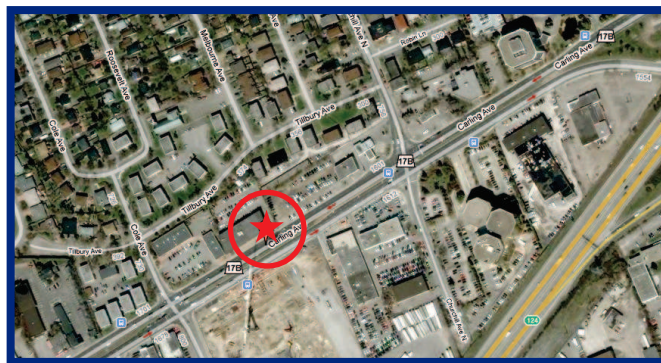
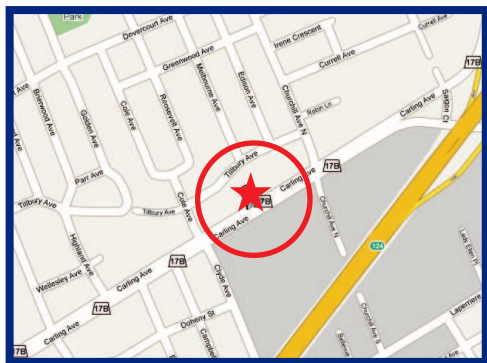
Available Spaces: * Suite 200 - 836 sq. ft., second floor office space
 * Suite 202 - 893 sq. ft., second floor office space
 *Space can be combined for a total of 1,729 sq. ft.

Lease Rate \$18.00 psf Gross

Parking Ample

Zoning: **AM1 H(20) - Arterial Mainstreet Zone**

FOR LEASE



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