



Space Availability

contiguous space +/- 760 sf to 4,549 sf

Occupancy

Immediate

Lease Term

Negotiable

Net Rent

\$14.00 psf | \$6.00 psf for Lower Level 8 only*

Additional Rent (2024 estimate)

\$13.55 psf

Get more information

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Space Highlights

- Suite 112, 114 and 120 can be made contiguous.
- Ground floor space bright spacious with natural light, open office with in suite kitchenette.
- Second floor space consists of a mix of traditional office suites with in suite kitchenettes and lab area.
- Building features include elevator, handicap parking spot, free onsite parking, bike rack and building access system
- Personal trainer on site, walking distance to transit and retail amenities. Easy access to Highway 417.
- Common showers in the building and pylon signage available.

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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

Lower Level 8* 1,825 sf*

Suite 112 1,713 sf

Suite 114 760 sf

Available Area

Suite 120 2,076 sf

Suite 201 1,995 sf

Suite 203 1,743 sf

Parking: 3:1,000 sf



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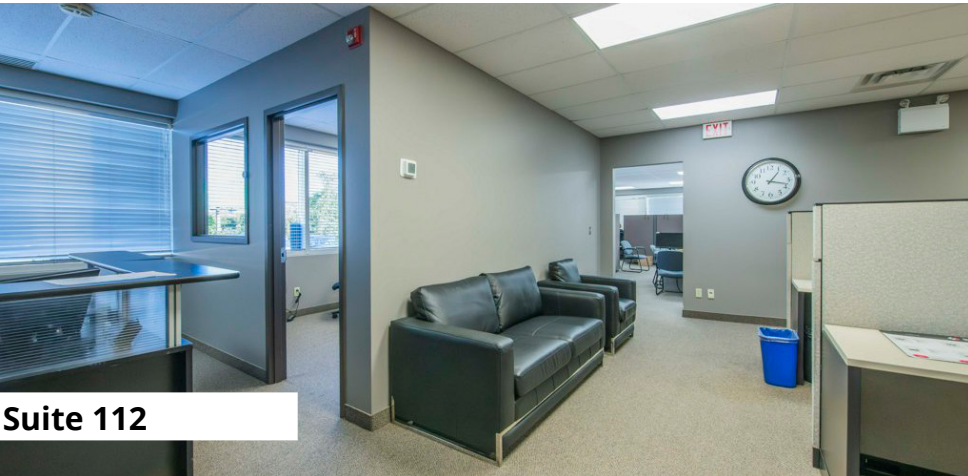
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Gallery

Office space for lease 4043 Carling Avenue, Ottawa, ON



Suite 112



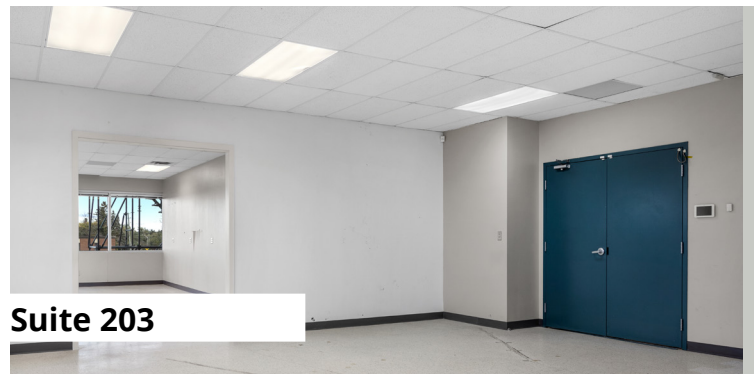
Suite 112



Suite 201



Suite 203



Suite 203

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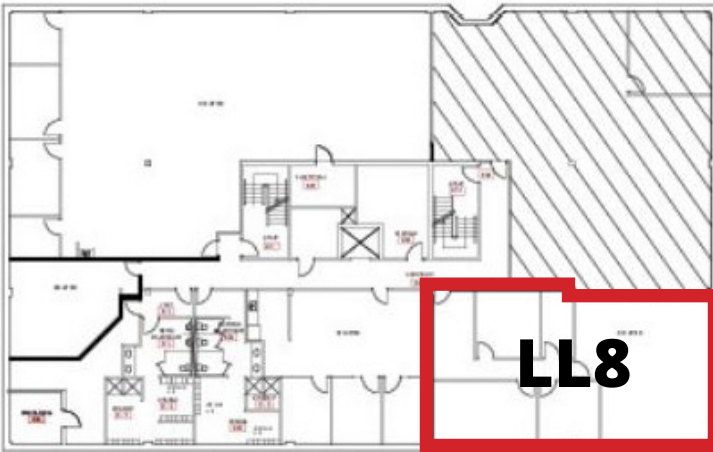
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Floor Plan

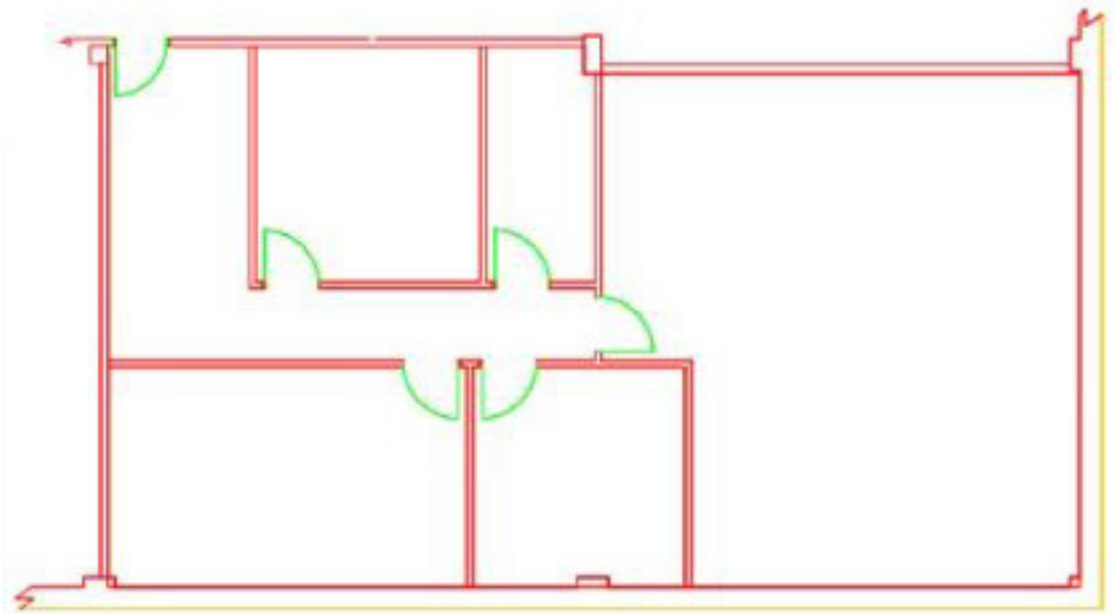
Office space for lease

4043 Carling Avenue, Ottawa, ON



Lower Level 8 | 1,825 sf

Carpet, includes server closet and enclosed offices, open office space and boardroom.



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Floor Plan

Office space for lease

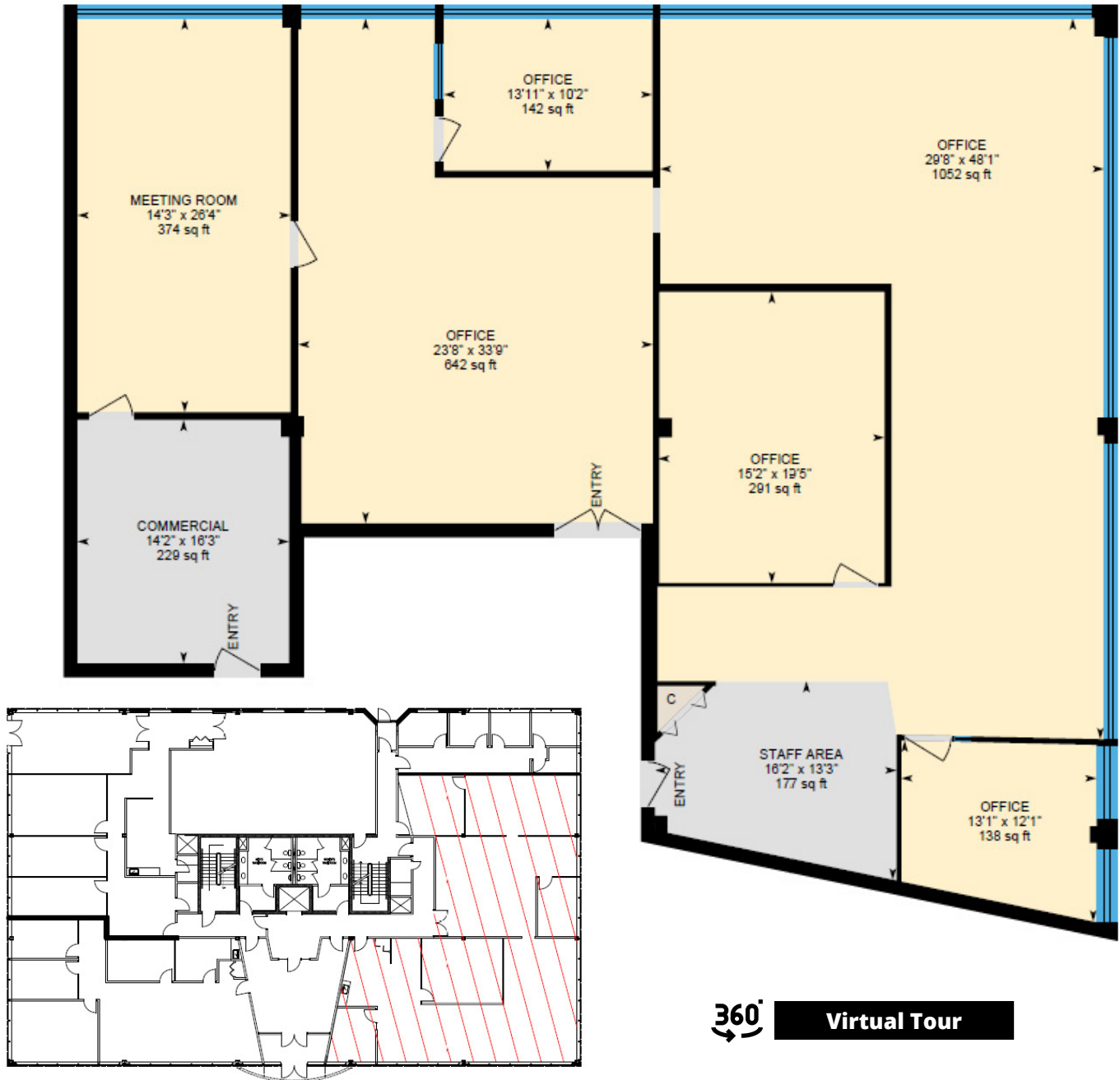
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Suite 112 | 1,713 sf

Contiguous with Suite 114 & 120

Suite 120 | 2,076 sf

Contiguous with Suite 112 & 114



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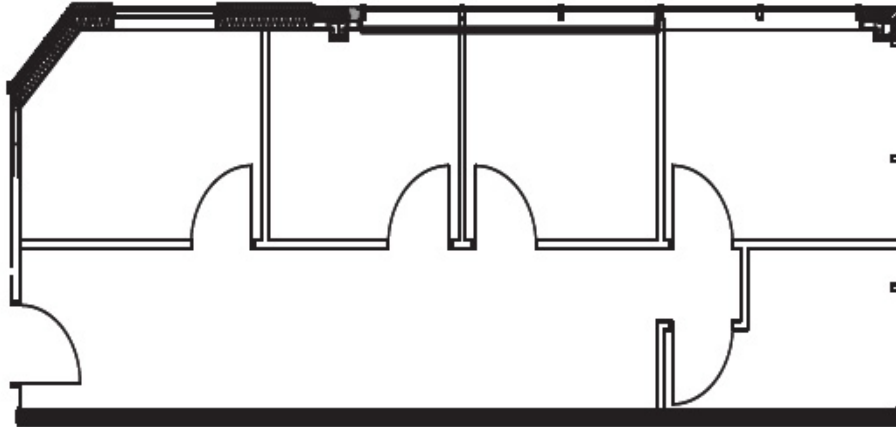
Floor Plan

Office space for lease

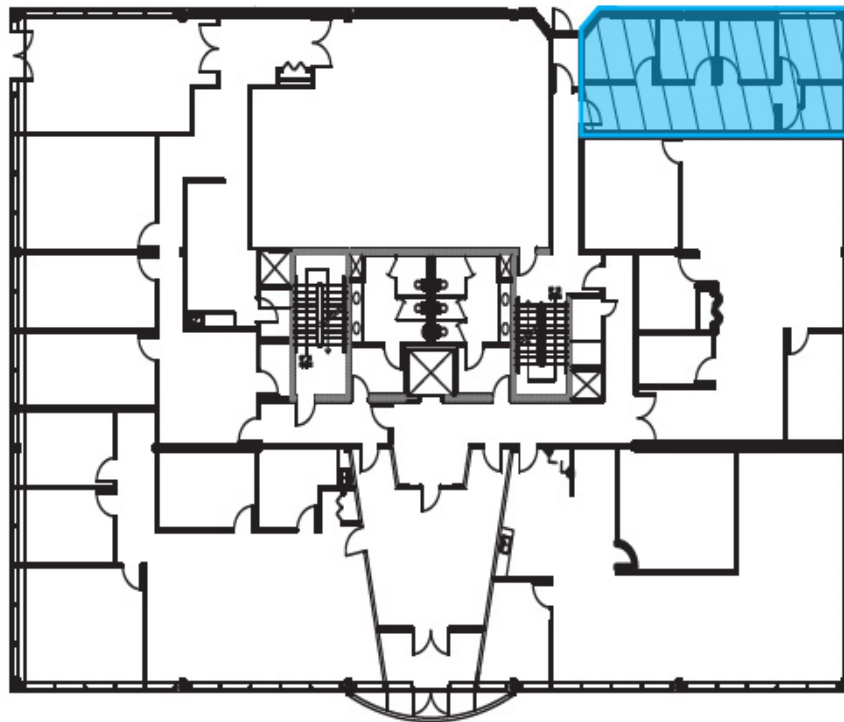
4043 Carling Avenue, Ottawa, ON

Suite 114 | 760 sf

Contiguous with Suite 112 & 120
5 enclosed offices and open space



Suite 114 - 4043 Carling
760 SQ.FT.



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Floor Plan

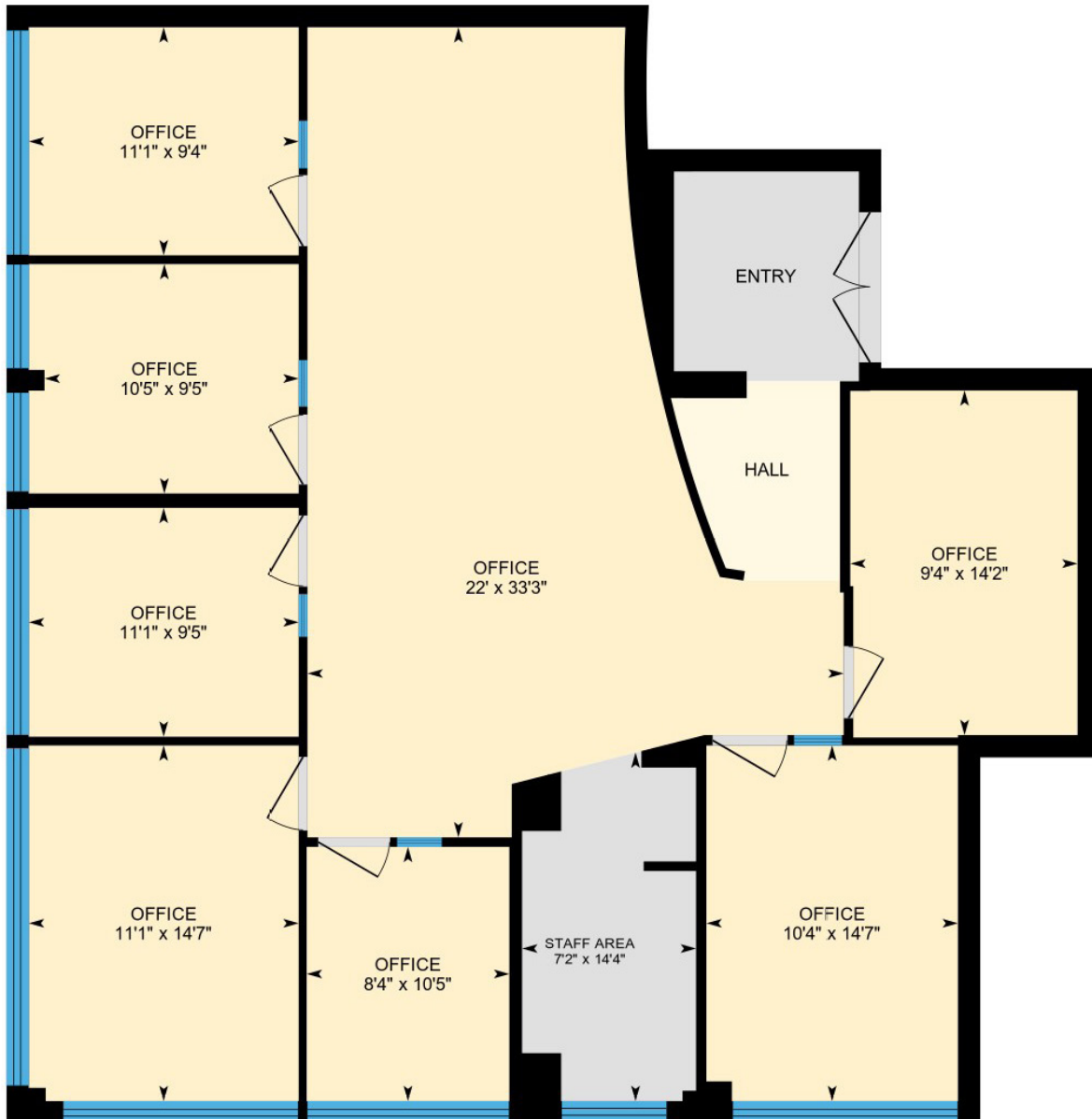
Office space for lease

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Suite 201 | 1,995 sf

6 enclosed offices & 1 boardroom

Small Kitchenette



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Floor Plan

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Suite 203 | 1,743 sf

Office/meeting room, open office area, lab with ESD flooring
Large Kitchenette



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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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