

FOR LEASE

4043 CARLING AVENUE

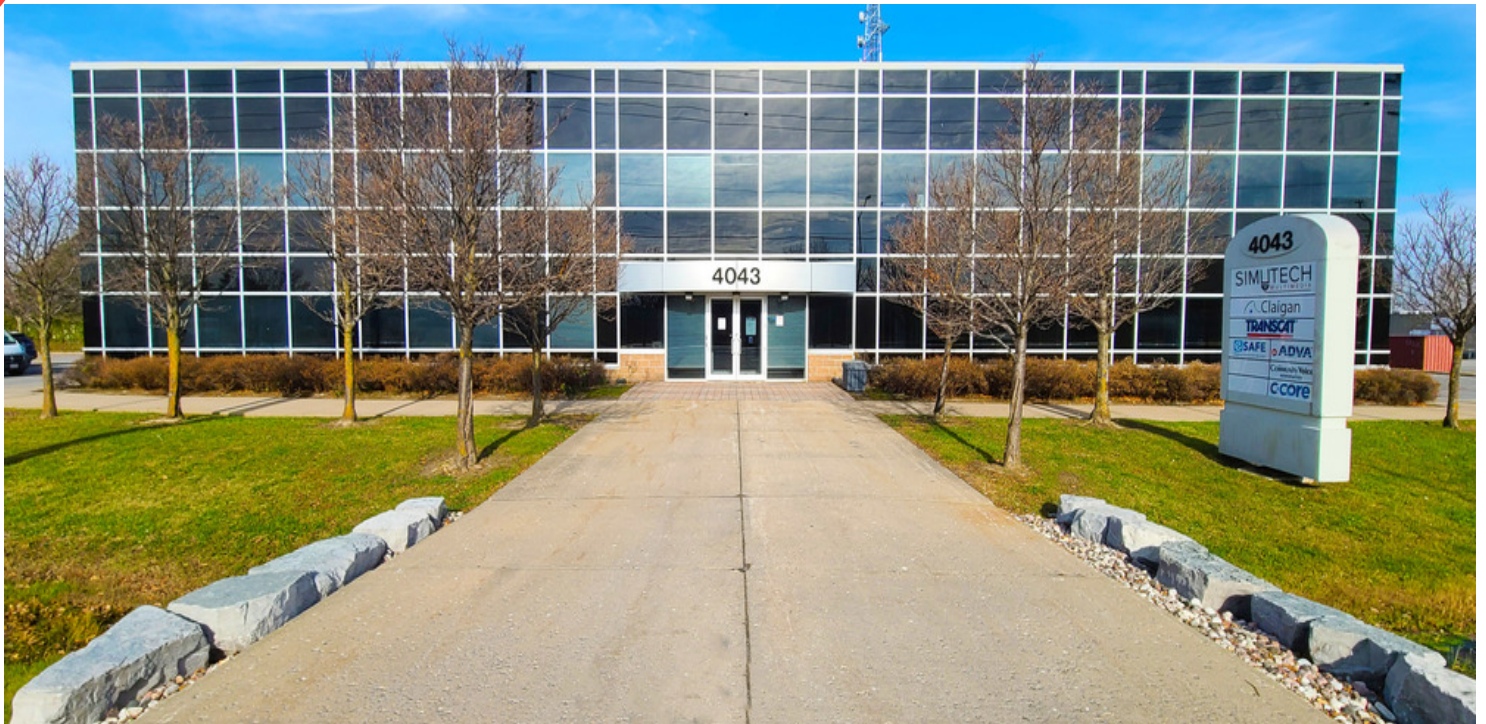
Ottawa, ON K2K 2A4



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OFFERING SUMMARY

Available SF (Suite 112):	802 - 4,974 SF
Lease Rate (Suite 112):	\$12.00 SF/yr (NNN)
Add't Rent (Suite 112):	Approx. \$13.07 PSF

Available SF (Basement):	1,825 - 8,399 SF
Lease Rate (Basement)	\$18.00 SF/yr (Gross)

PROPERTY OVERVIEW

OFFICE/INDUSTRIAL FLEX SPACE for lease located in the ever-growing Kanata North Business Park. Prime location on Carling Avenue, just minutes from HWY 417. Building features 600 VOLT/600 AMP/3 PHASE main electrical power, elevator, common showers, and ample on-site parking. Ground floor features a reception area and a large open workspace. Basement Suite 6 features open concept space with reception area, and two (2) enclosed offices. Basement Suite 8 features closed offices and open office area, reception area, and boardroom. Close to all amenities and public transit.

NOTE: Gross Rate includes: utilities, operating costs, property taxes, cleaning, and parking.

PROPERTY HIGHLIGHTS

- Common showers
- 3 PHASE/600 VOLT/600 AMP main building power
- Elevator service
- On-site parking available
- Secure main entrance

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Available Spaces



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 112	Available	802 SF	NNN	\$12.00 SF/yr	Add't Rent approx. \$13.07 PSF + HST
Basement - Suite 6	Available	6,574 SF	Gross	\$18.00 SF/yr	Contiguous with Suite-8 (1,825 SF) for a total of 8,399 SF.
Basement - Suite 8	Available	1,825 SF	Gross	\$18.00 SF/yr	Contiguous with LL-6 (6,574 SF) for a total of 8,399 SF.
Suite 6 & Suite 8 Combined	Available	8,399 SF	Gross	\$18.00 SF/yr	-
Suite 200	-	4,974 SF	NNN	\$12.00 SF/yr	LEASED!

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Floor Plan - Ground Floor



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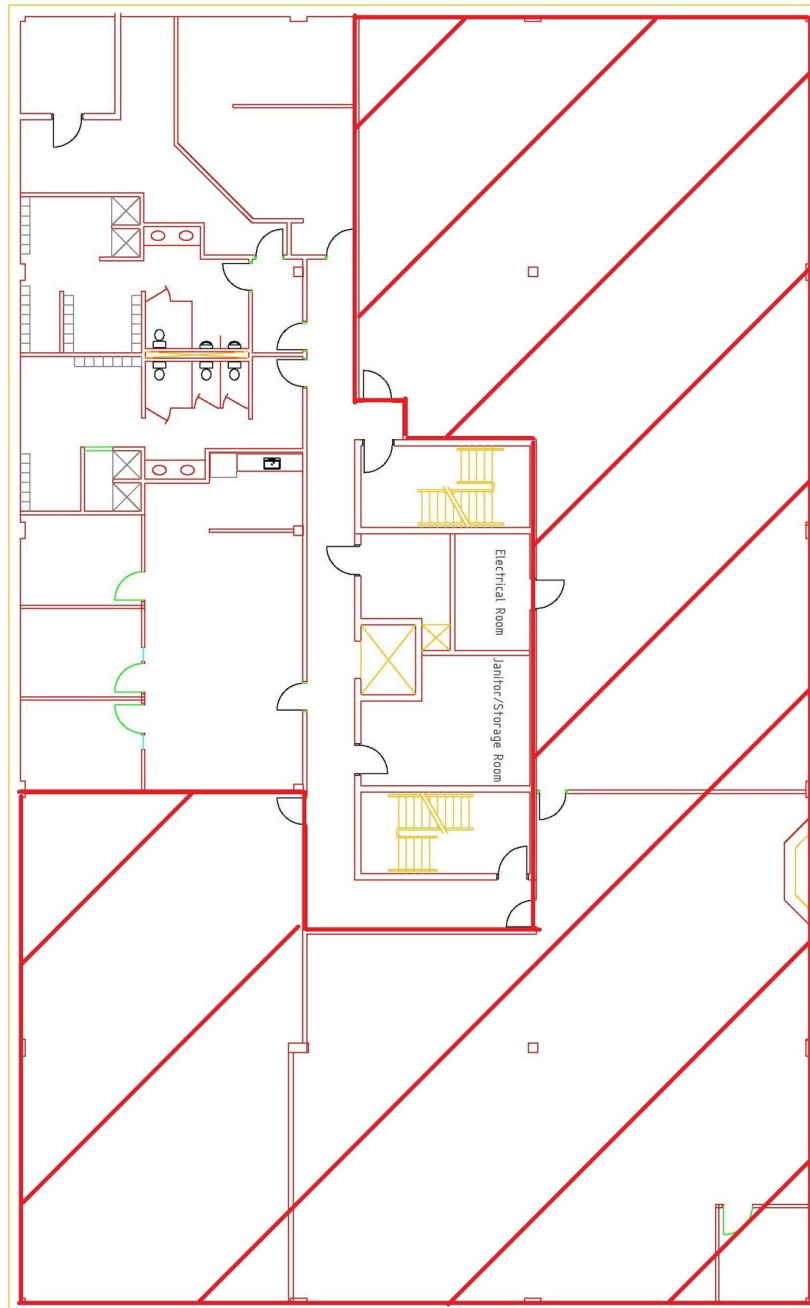
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Floor Plan - Suite 6 & 8



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Photos - Suite 112



Suite 112



Suite 112



Suite 112

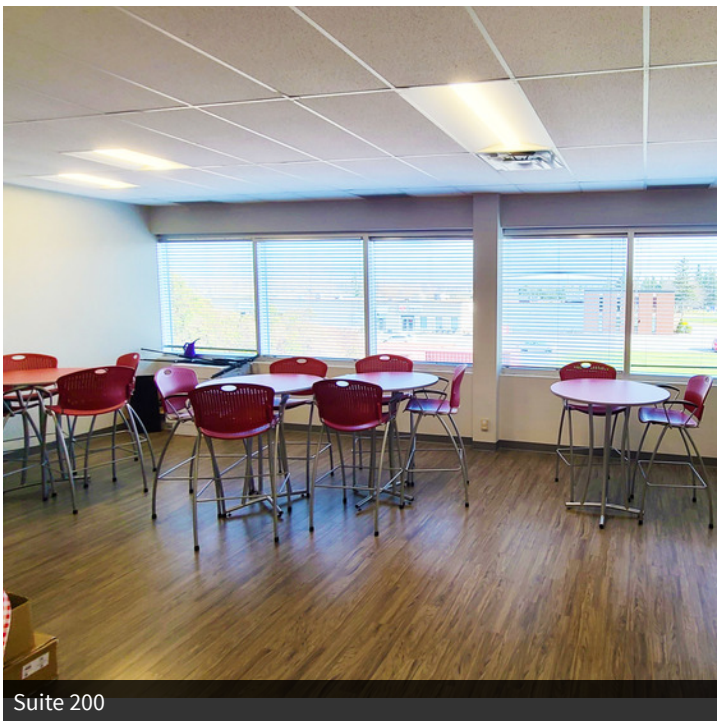
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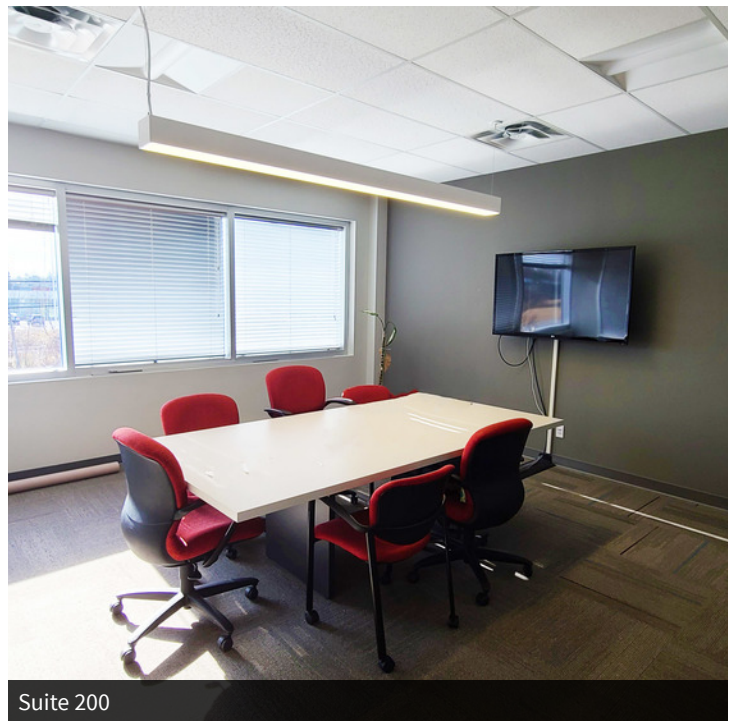
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Suite 200



Suite 200



Suite 200

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Photos - Suite 6 & 8



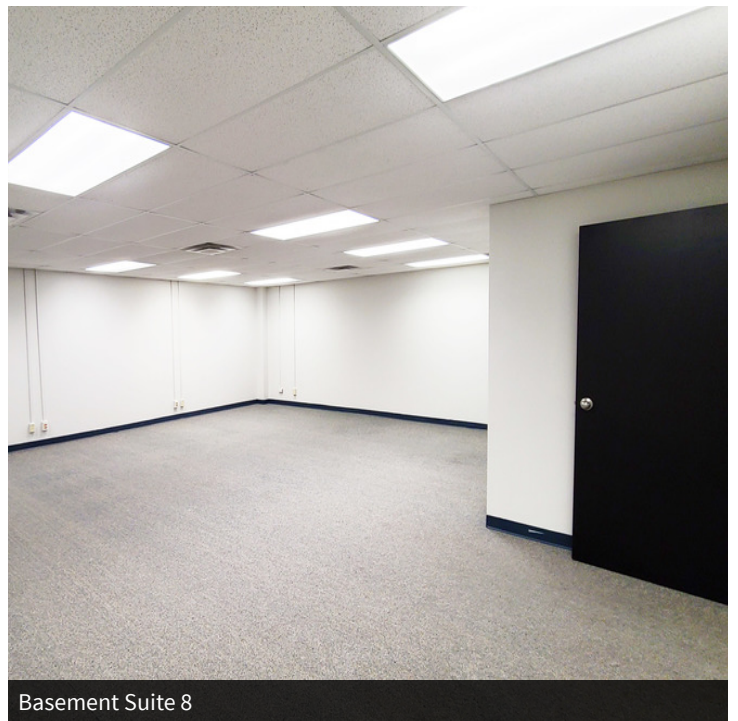
Basement Suite 6



Basement Suite 6



Basement Suite 8



Basement Suite 8

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Retailer Map



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