

FOR LEASE - OFFICE SPACE
1451 COLDREY AVENUE/1550 CARLING AVENUE



— Centrally Located Office Space Available

1451 Coldrey Ave./1550 Carling Ave.

This former “Revlon Building” has undergone an award-winning transformation, having received “Building of the Year (TOBY)” Award from BOMA. This 125,000 SF building offers up to 114,000 sf and is home to a number of professional services firms.

Centrally located within Ottawa, the office is minutes away from the Queensway offering quick and easy access to both East and West routes for staff and clients. Easily visible from the Queensway, the pylon sign offers double exposure to both east and west bound routes. The facility offers ample parking, including free Visitor Parking, a rarity in this area.

Located minutes from popular shopping centres and restaurants, this building offers the perfect location for busy professionals.

Regional Group
1737 Woodward Drive, 2nd
Floor
Ottawa, ON
K2C 0P9

(613) 230-2100

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Property Highlights

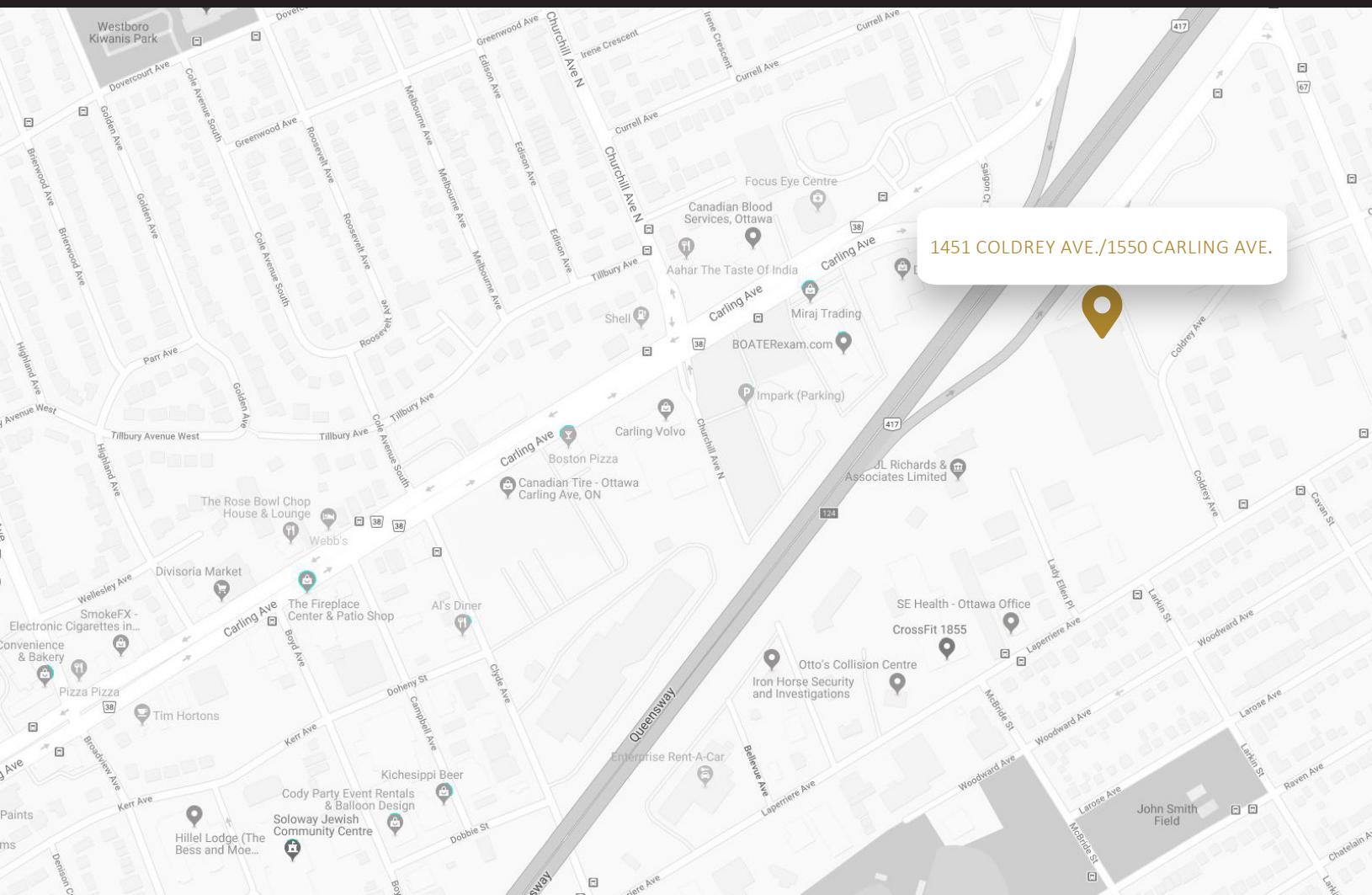
- Award-winning design
- Spacious, modern lobby, flooded with natural light
- Excellent curb appeal
- Quiet professional building
- Ample parking for staff and clients
- Professionally landscaped and gardened for a pleasant exterior environment
- Highway visibility



Availability & Rates

Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
210	14,000	Call for pricing	\$15.68	Immediate
1550	100,000	Call for pricing	\$15.68	Immediate

TI Allowance – Negotiable

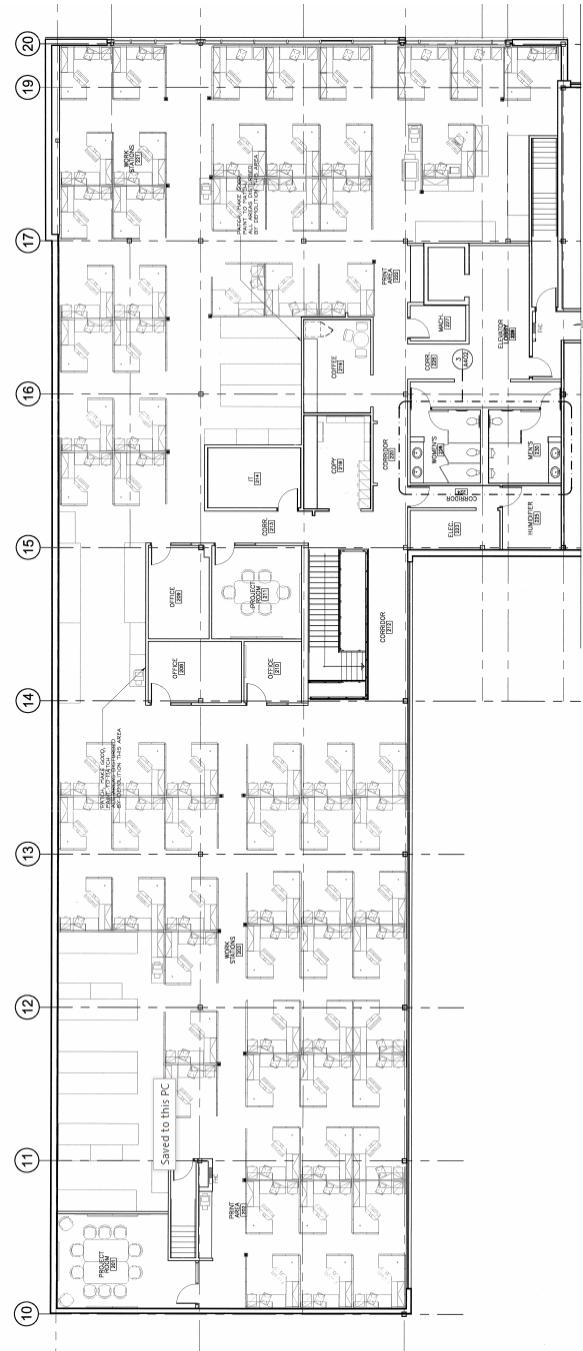


Property Specifications

Year Constructed	1953
Construction	Concrete
Exterior Walls	Stucco
Roof Type	4-ply built-up roof
Ceiling Height	Various Heights
Power	347/600 amp with step-down transformers
Loading Facilities	Dock level door
Air Conditioning	8 roof-top gas units
Heat	Gas
Sprinklered	Yes
Parking Ratio	2.0/1000sf

Suite 210

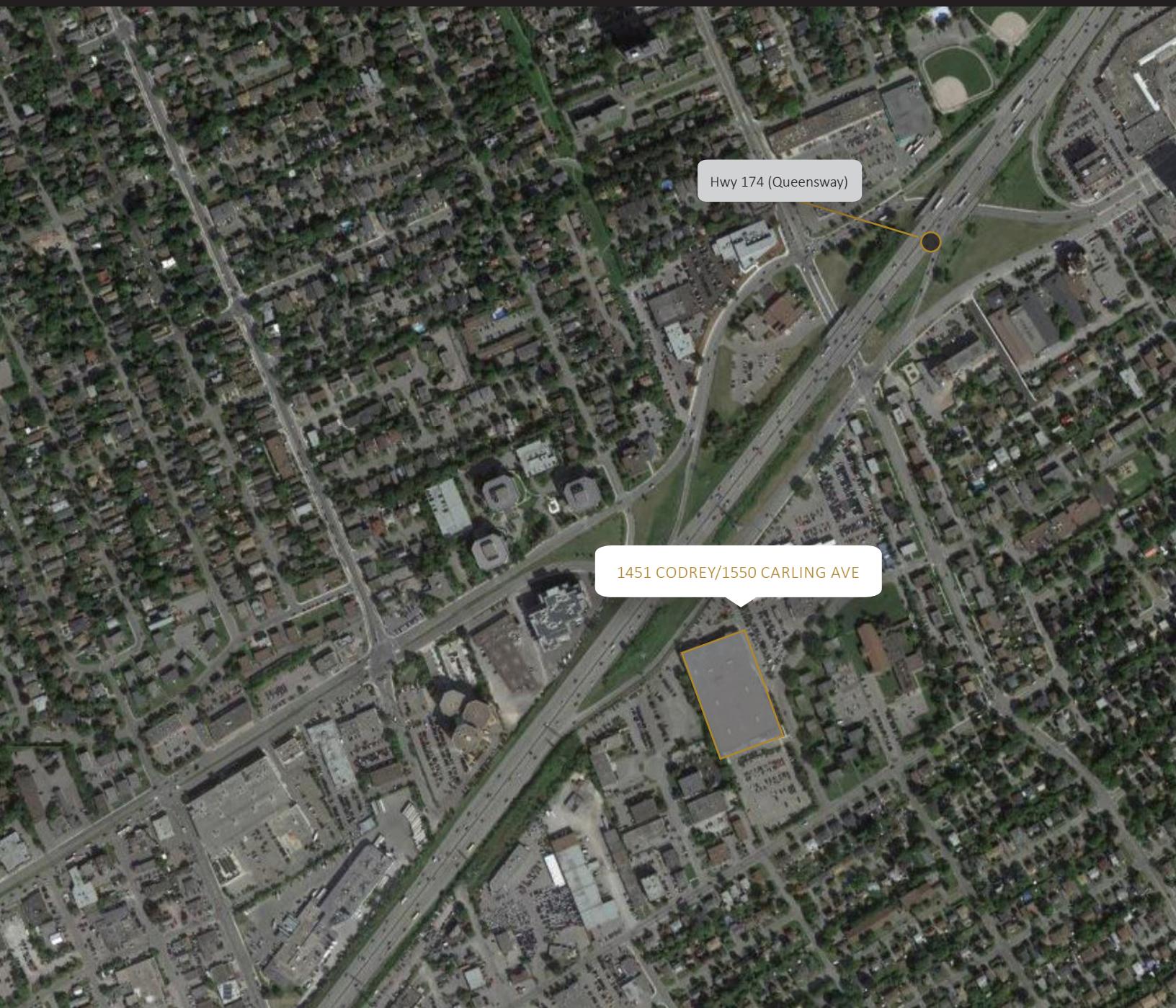
14,000sf



Suite 1550

100,000sf





Contact us

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