

FOR LEASE - COMMERCIAL PROPERTY

1600 CARLING AVE



Commercial Opportunity - Churchill Office Park

1600 Carling Ave.

Up to 54,525sf Office space Available

1600 Carling Avenue, sits on 4.3 acres of land with over 183,000sf. This magnificent building offers 8 floors with lots of natural light and a bright and spacious 8-storey open atrium.

The close proximity to Highway 417 and the downtown core, offers a variety of retail amenities, not to mention an electric vehicle charging station and bicycle storage.

We have the perfect space for your business!

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

(613) 230-2100

info@regionalgroup.com
regionalgroup.com

Bruce Barrett
(613) 219-7184 Direct
bbarrett@regionalgroup.com



Property Highlights

- On-site cafeteria
- Walking distance to a variety of retail amenities
- Certified LEED Gold
- BOMA Best Gold Certification
- 200 Underground and 241 surface parking stalls
- On-site EV Charging station
- Close proximity to public transportation
- Direct access to Highway 417



Availability & Rates

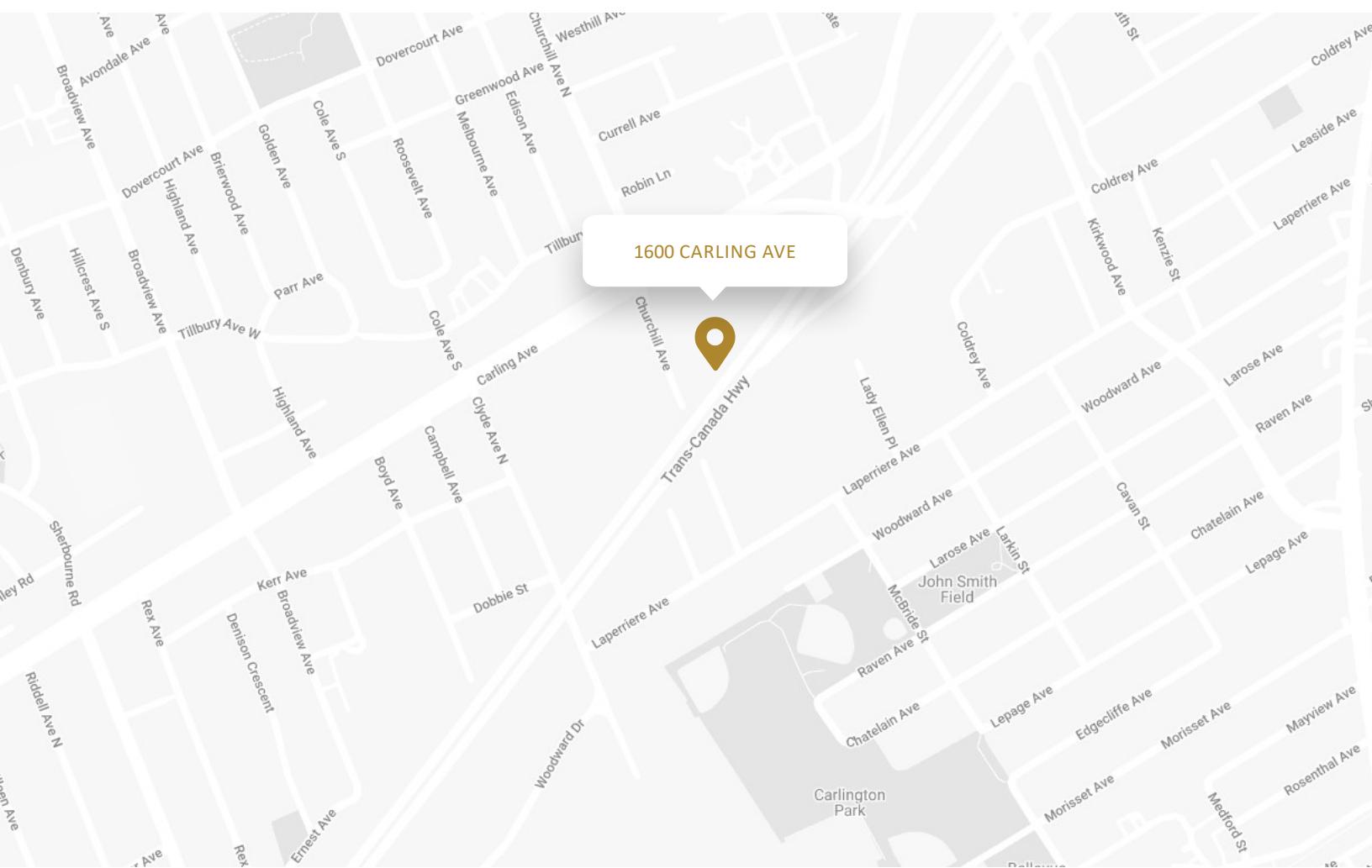
Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
Unit 110	1,036	Call for pricing	\$19.84	Immediate
Unit 300	7,059	Call for pricing	\$19.84	Immediate
Unit 430	10,048	Call for pricing	\$19.84	Immediate
Unit 530	6,121	Call for pricing	\$19.84	Immediate
Unit 610	5,051	Call for pricing	\$19.84	Immediate
Unit 701	1,082	Call for pricing	\$19.84	Feb 1, 2027
Unit 702	2,201	Call for pricing	\$19.84	Feb 1, 2027
Unit 710	4,576	Call for pricing	\$19.84	Feb 1, 2027
Unit 800	17,351	Call for pricing	\$19.84	Feb 1, 2027

TI Allowance – Negotiable

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Property Specifications

Construction	Concrete frame w/ exterior clad curtain wall system w/ gold tinted double glazed vision panels
Year Built	1984
Loading facilities	Yes
HVAC	Rooftop Unit - Air Handling units with chilled water and cooling tower
Electricity	4,000 AMPS/600V
Sprinklered	Yes
Elevator	4 + additional parking elevator that serves basement & ground floor
Parking Spots	200 underground stalls & 297 surface parking stalls

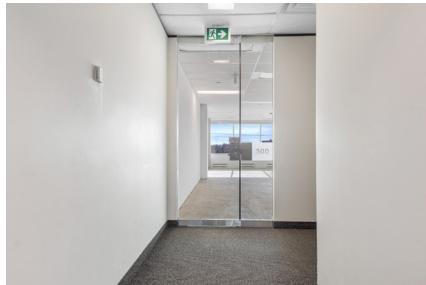
Suite 110

1,036sf



Suite 300

7,059sf



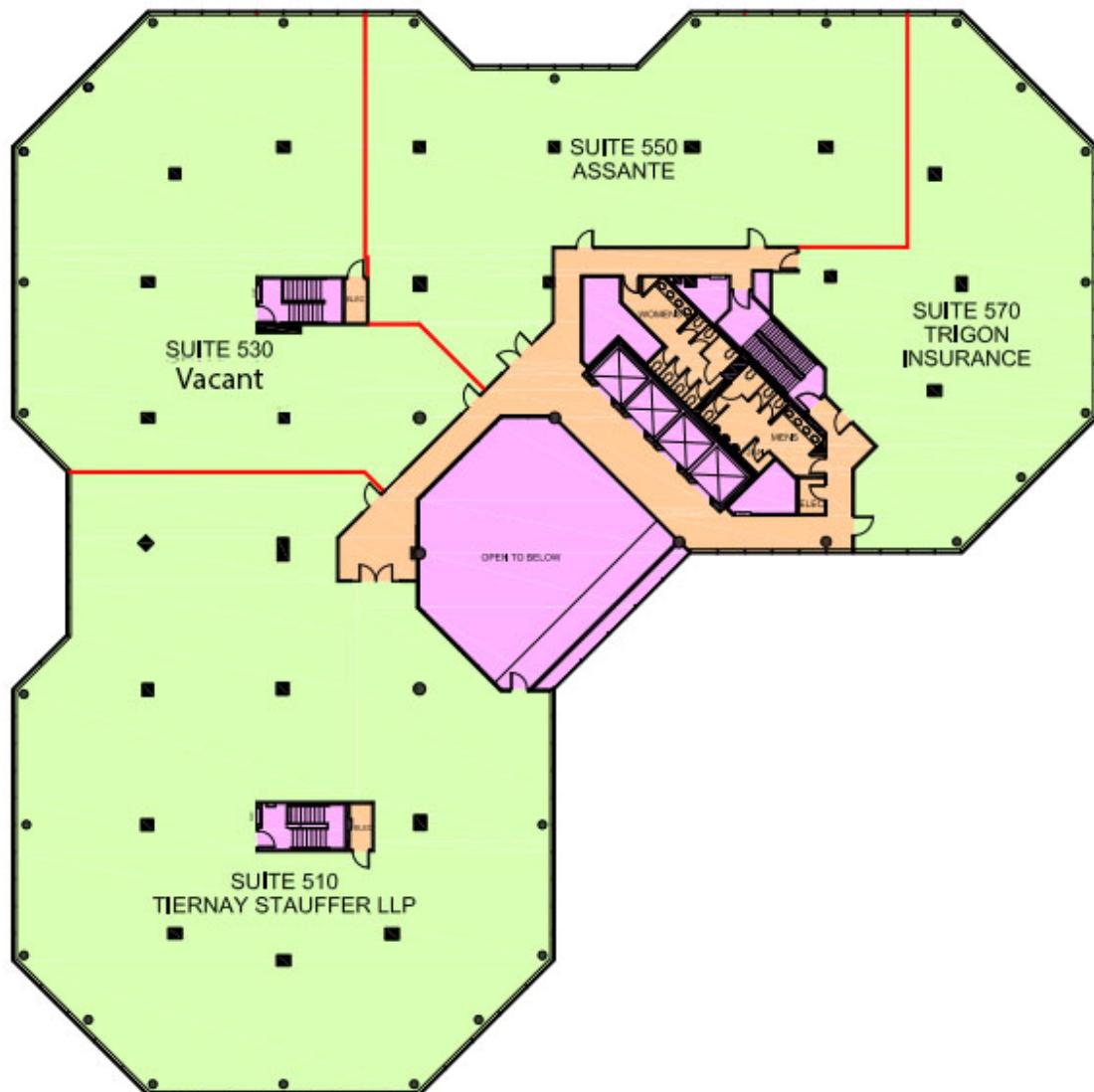
Suite 430

10,048sf



Suite 530

6,121sf



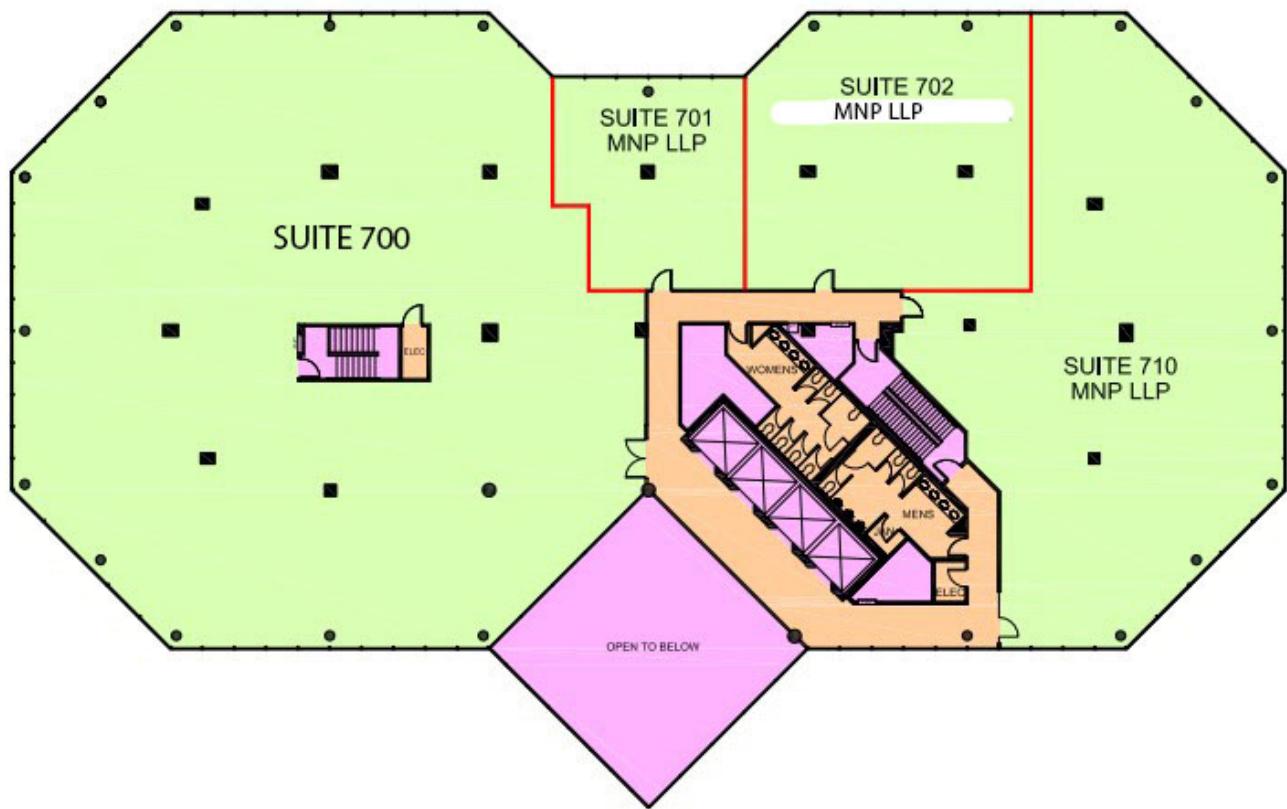
Suite 610

5,051sf



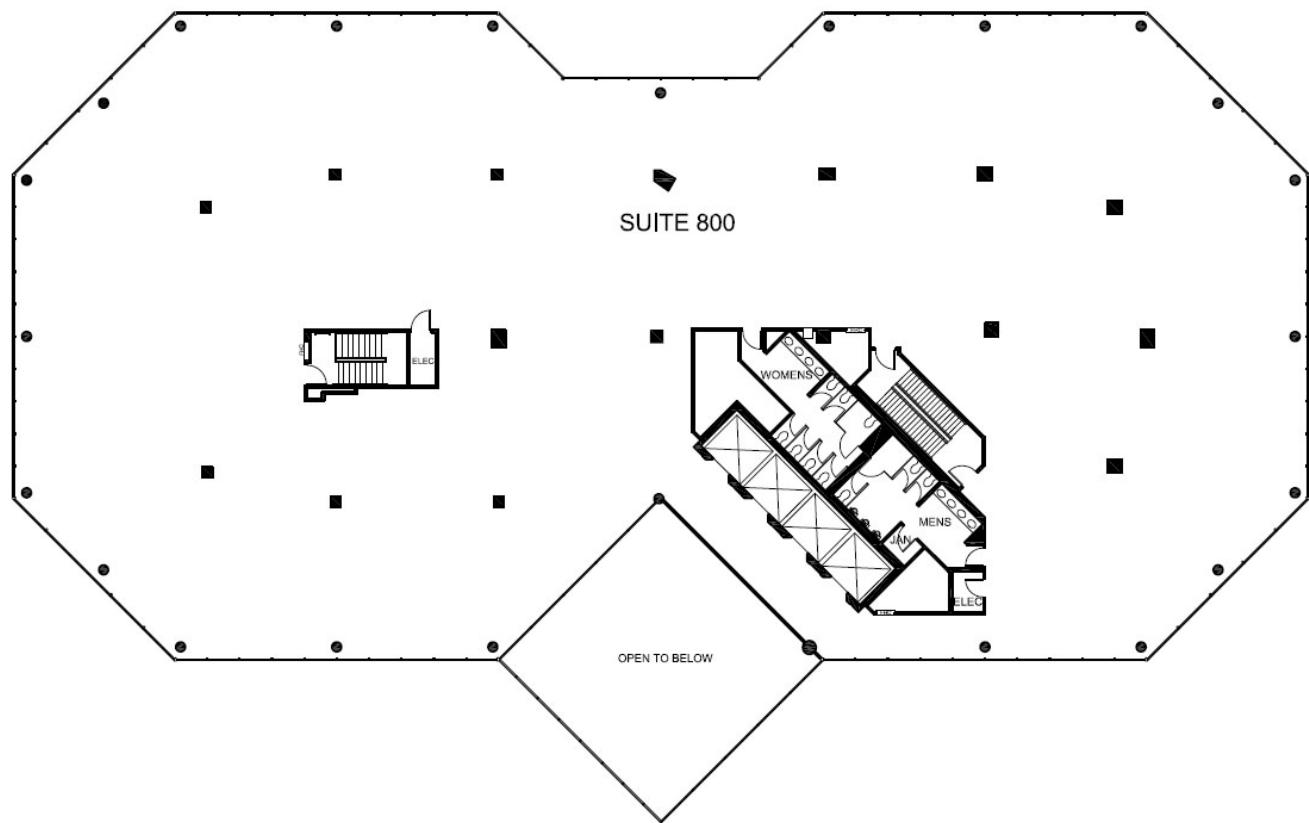
Suite 701, 702 & 710

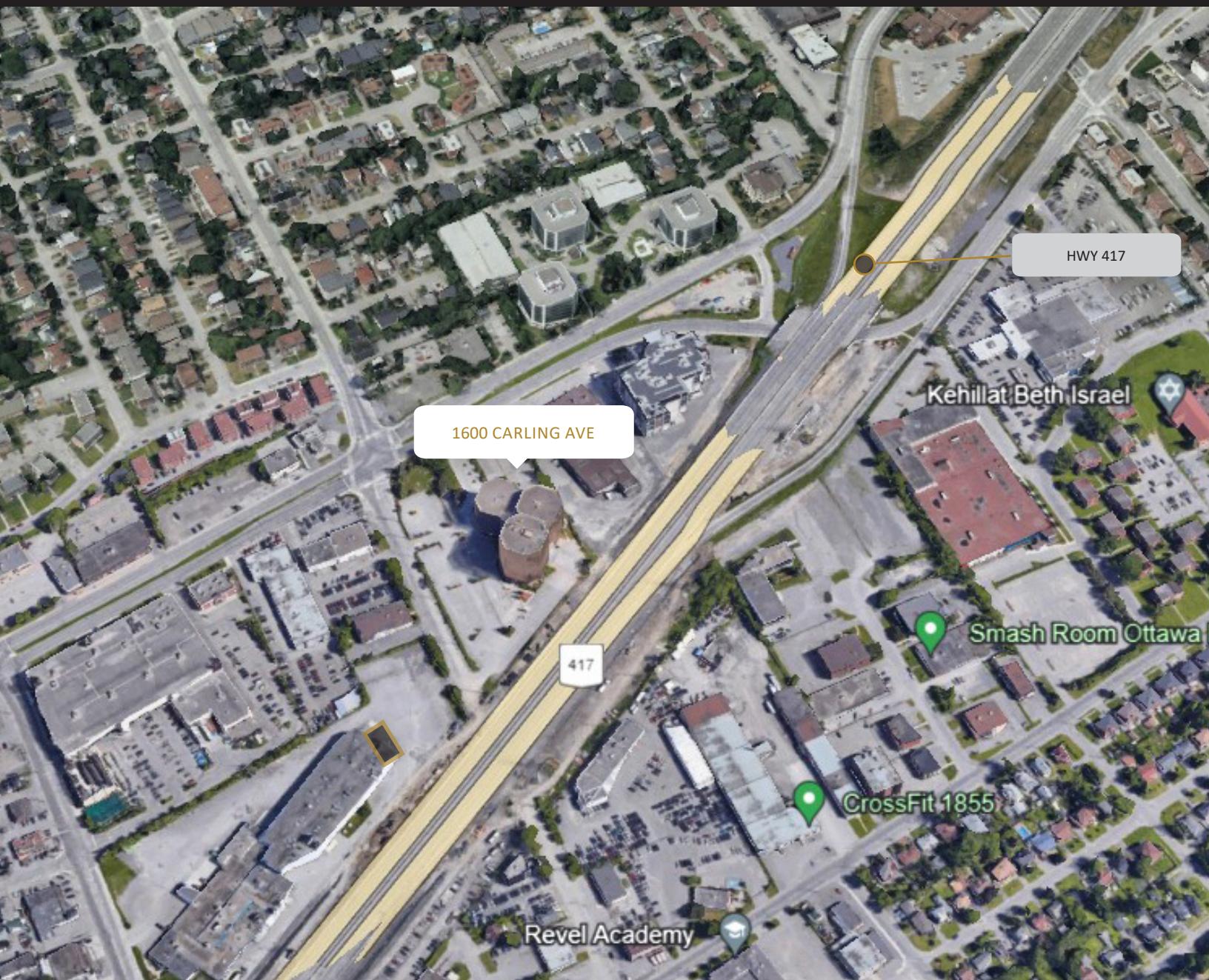
1,082sf, 2,201sf & 4,576sf



Suite 800

17,351sf





Contact us

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