

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!

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## 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

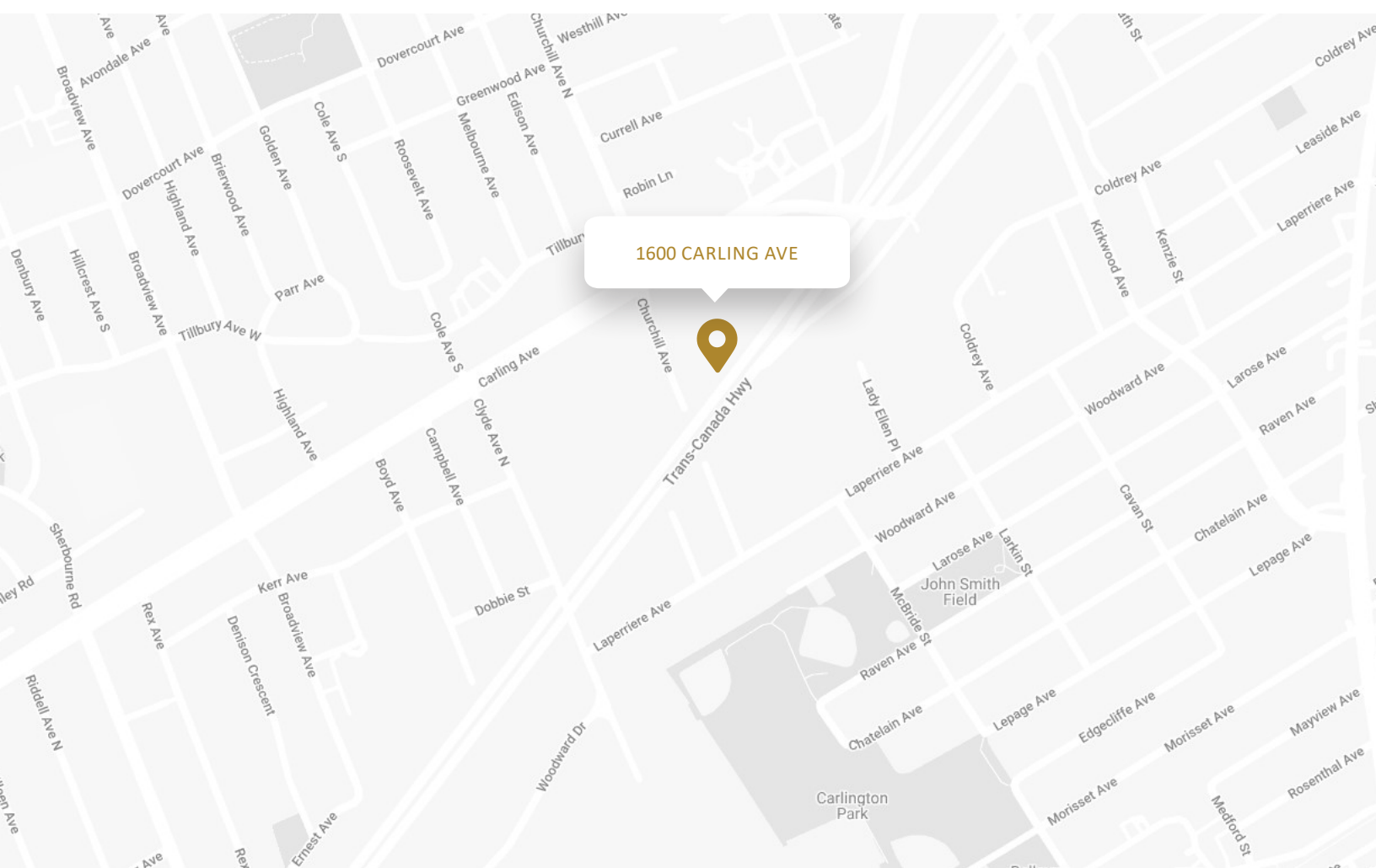


## Availability & Rates

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





## 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



7,059sf



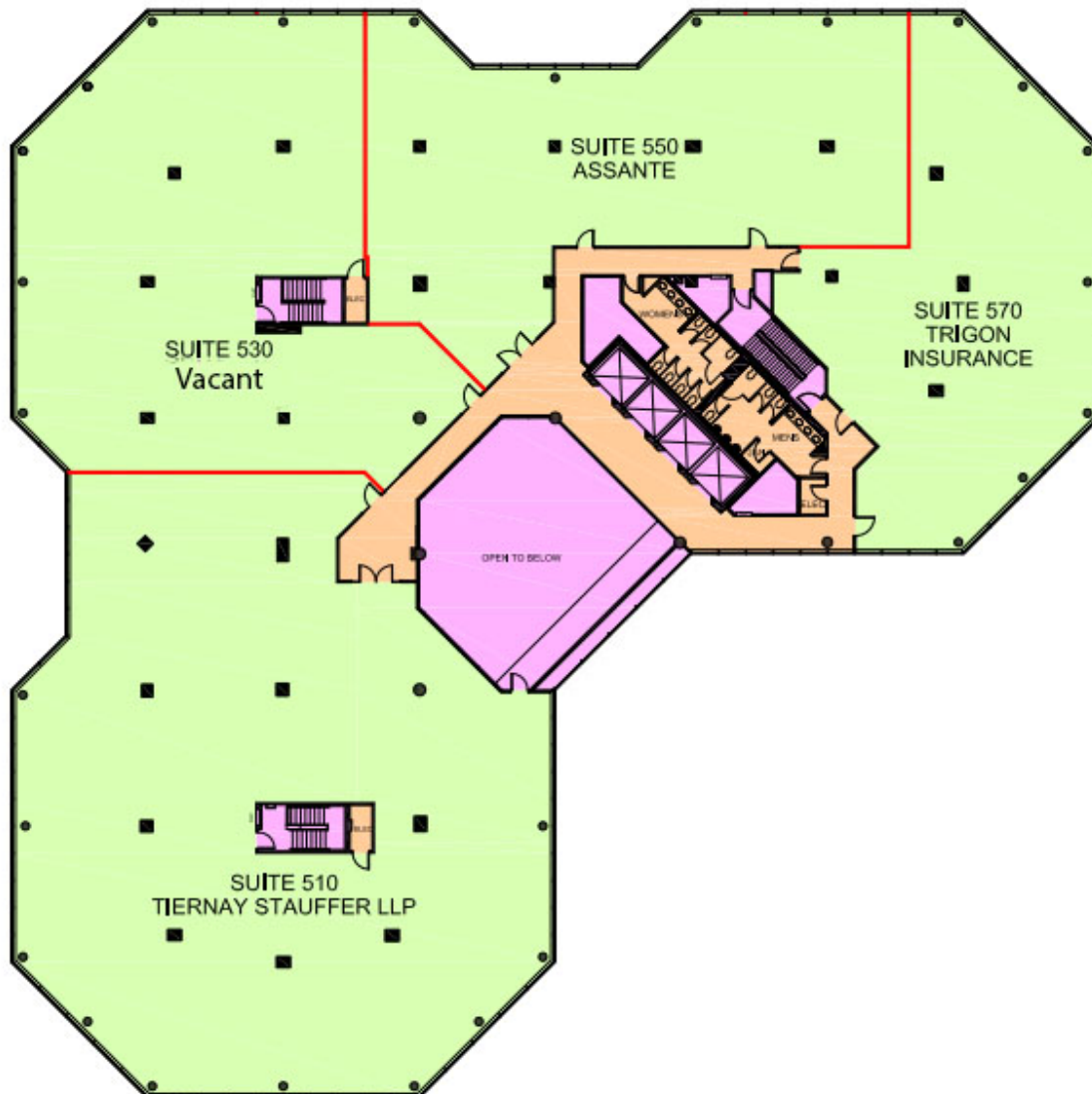
## Suite 430

10,048sf



## Suite 530

6,121sf





## Suite 610

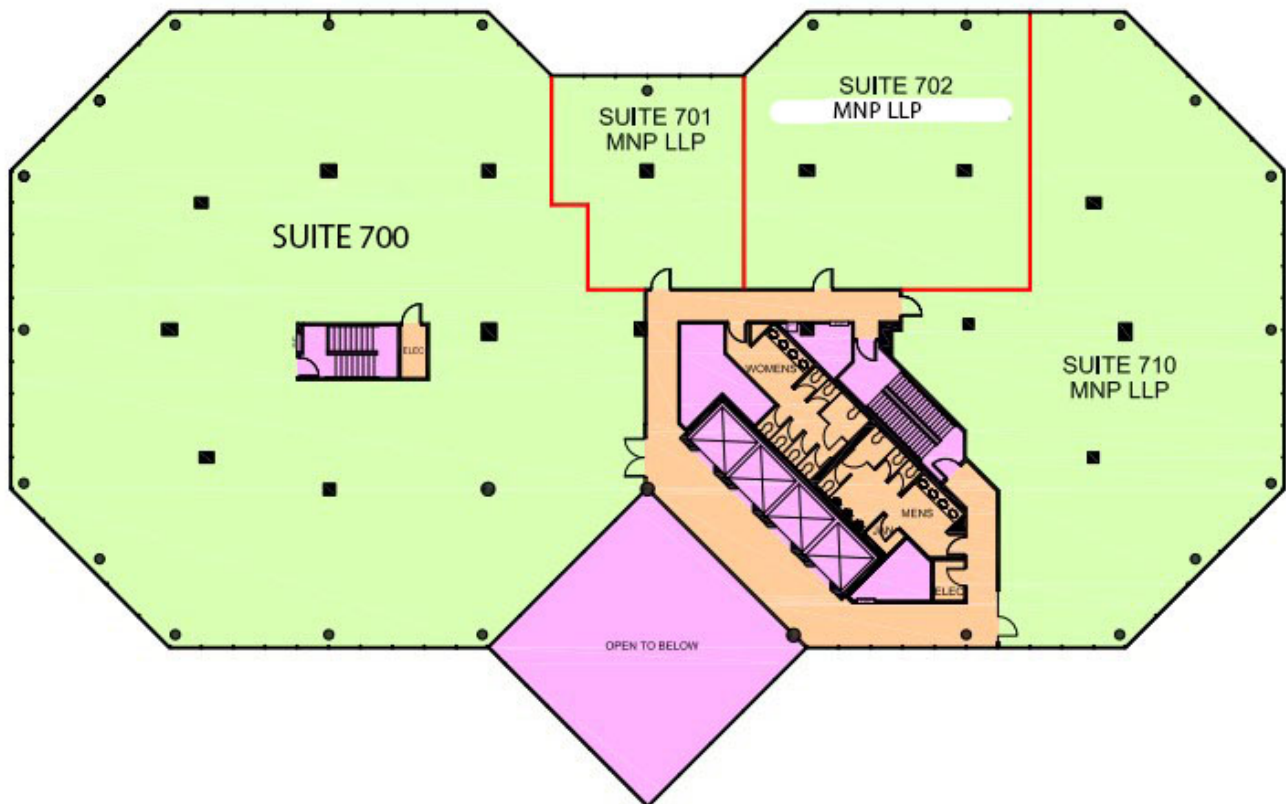
5,051sf





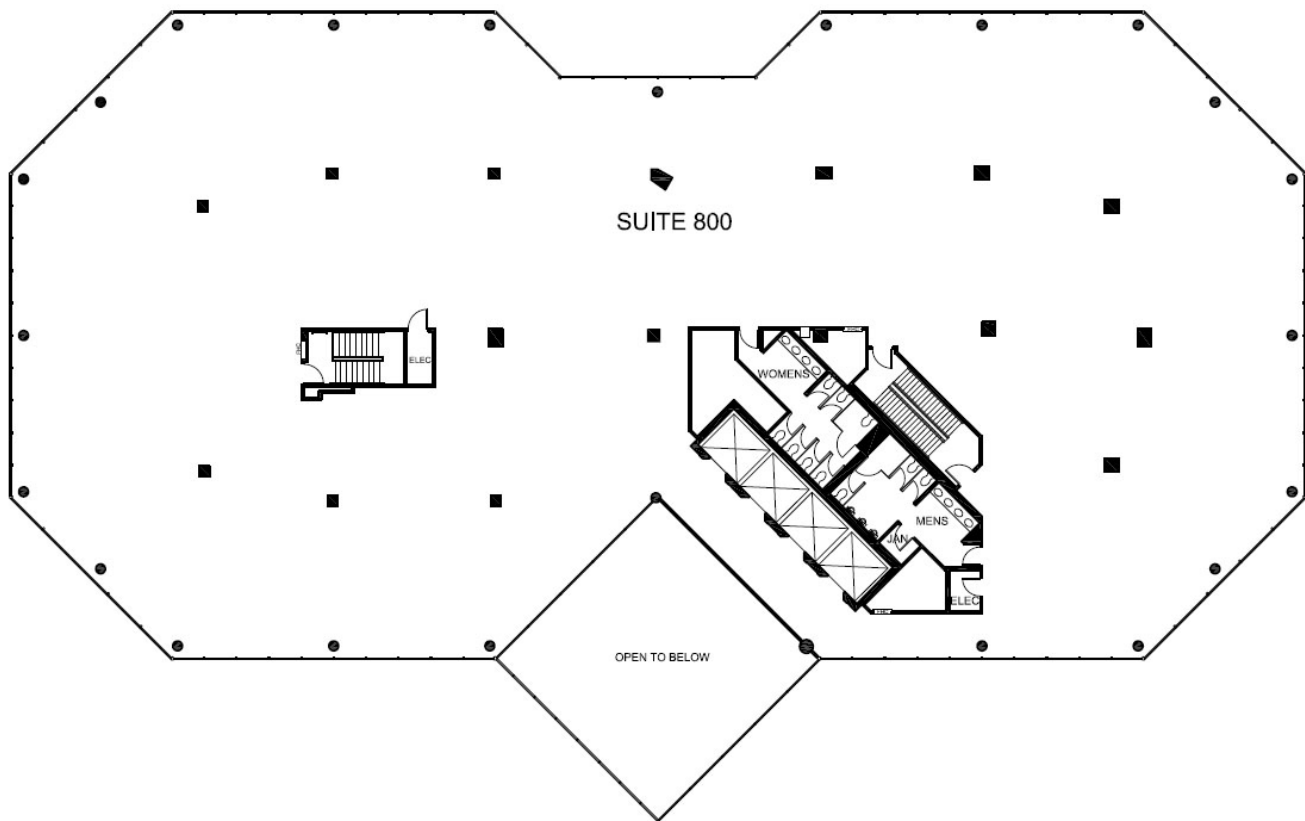
## Suite 701, 702 & 710

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

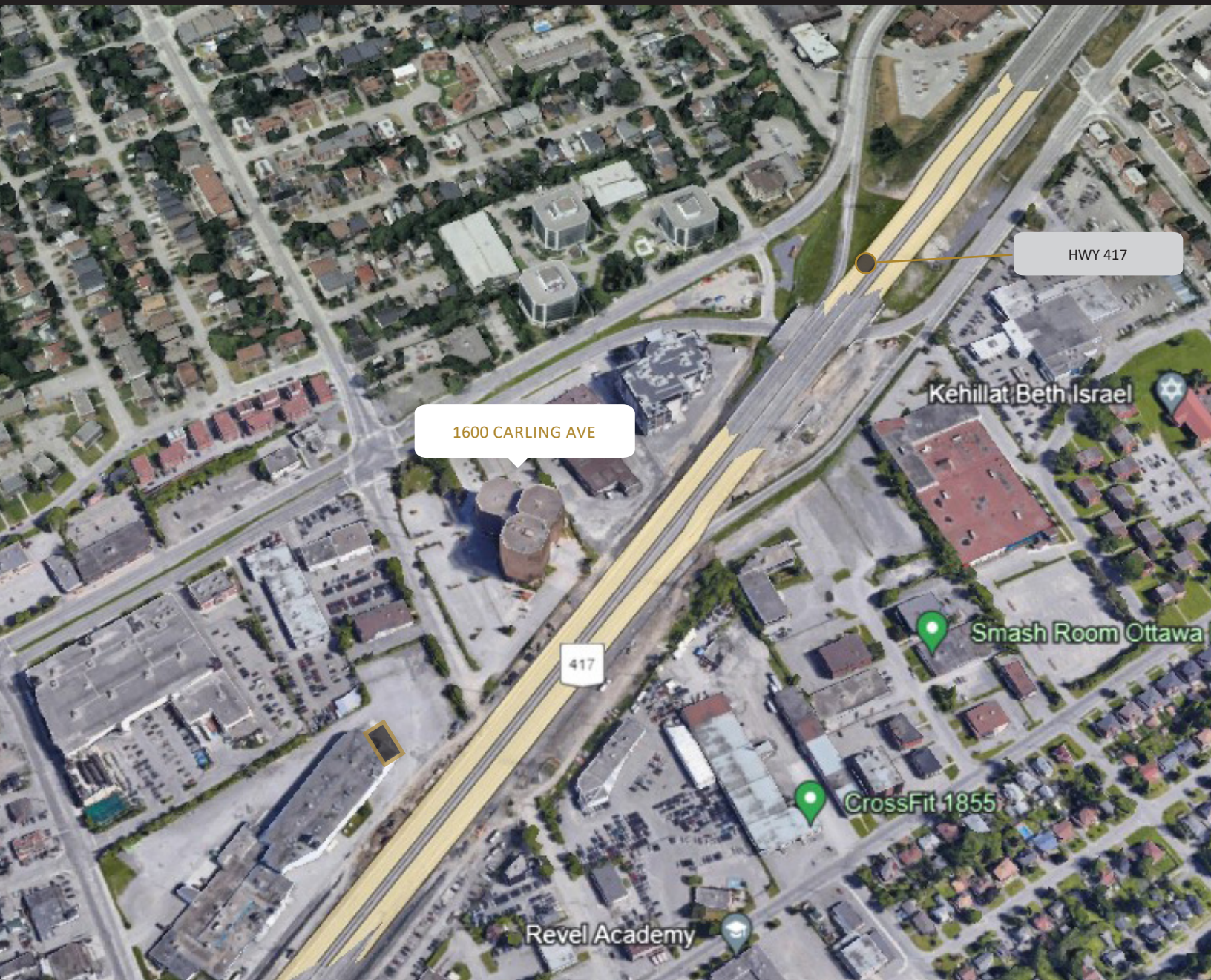


## Suite 800

17,351sf







## Contact us

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