

// 3,469 Sq. Ft. of
Prime Office
Space

FOR LEASE

Units 1A-3B, 1655 Carling Avenue, Ottawa
ON



BEN ZUNDER Vice President | Sales Representative
613.913.8858 | bzunder@cdnglobal.com

ERIKA JOHNSON Sales Representative
514.237.1612 | ejohnson@cdnglobal.com

PHILIP ZUNDER President | Broker of Record
613.725.7170 | pzunder@cdnglobal.com

CDN GLOBAL (OTTAWA) LTD.
1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6
www.cdnglobal.com

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Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

Five (5) prime retail units for lease on the ground floor of a major multi-residential project on Carling Avenue. 1655 Carling Avenue consists of two (2) towers situated over one (1) common podium and three (3) underground levels. One tower is 18 stories, the other is 16 stories for a total of 418 residential units.

Suitable for food services not requiring ventilation, personal service businesses, medical or dental uses, retail, etc.

| | |
|--------------------------------|---|
| ADDRESS | 1655 Carling Avenue, Ottawa ON |
| UNIT AREA | Unit 1A: 917 SF Unit 1B: 1560 SF Unit 2A: 1115 SF Unit 2B: 1322 SF Unit 3A: Leased Unit 3B: 1393 SF |
| BASE RENT | \$40.00/SF (net) |
| OPERATING COSTS & REALTY TAXES | \$13.00/SF (estimated 2025) (\$9.50 realty taxes, \$3.50 operating costs) |
| LEASE TERM | 5 to 10 years |
| POSSESSION | Immediate |

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LOCATION

Carling Avenue is a major east-west arterial road in the west-end of Ottawa, ON. It runs from March Road to Bronson Avenue, connecting Kanata to the Glebe.

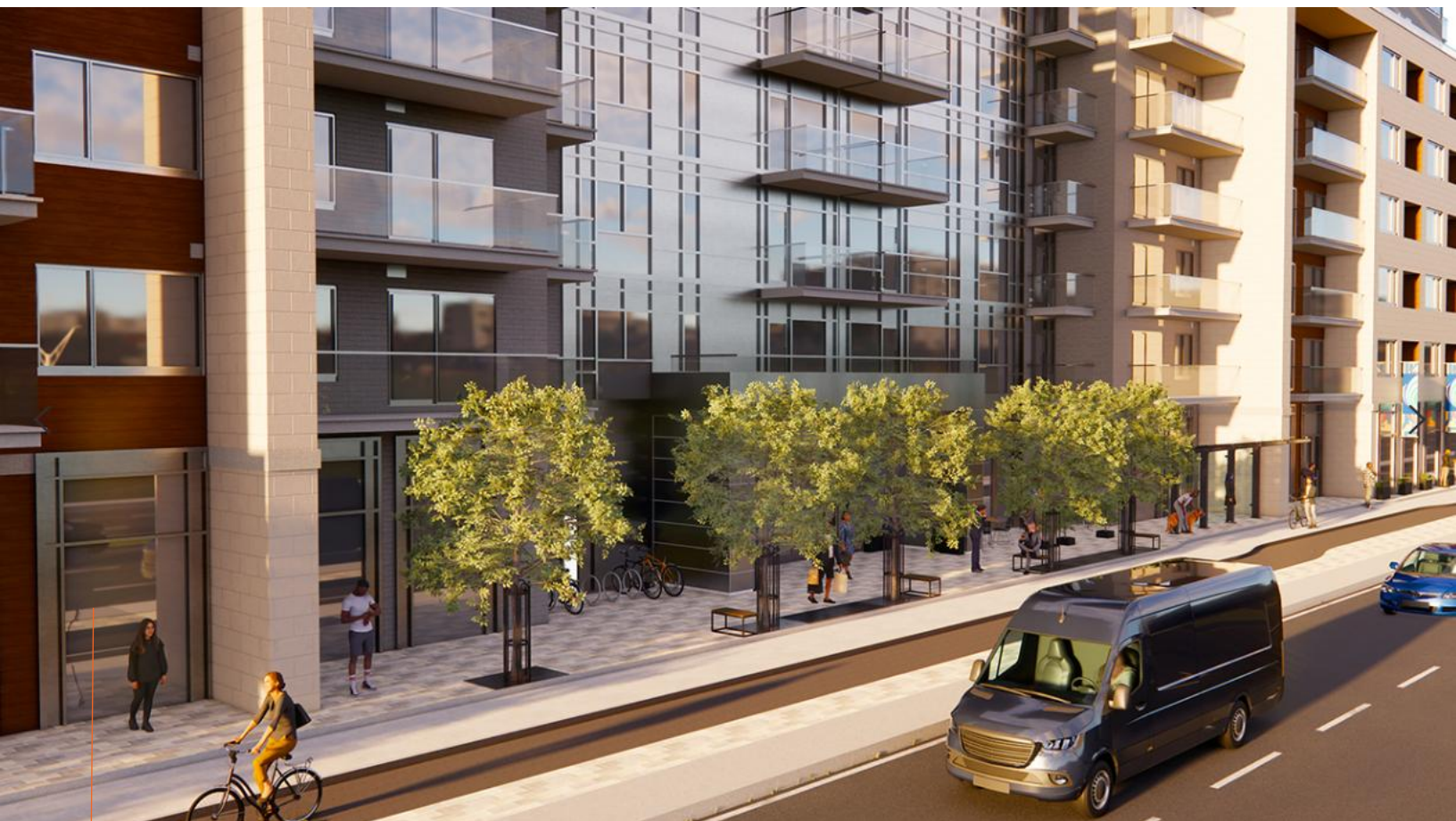
The building's prime location offers extremely convenient access to Highway 417 making it quick to get where you need to go. It is close to Westboro, Little Italy, Dow's Lake, the Experimental Farm, and the Ottawa Civic Hospital Campus.



DEMOGRAPHICS

| Radius | 2 KM | 5 KM | 10 KM |
|--------------------------|-----------|-----------|-----------|
| Population (2023) | 45,887 | 192,845 | 600,672 |
| Population (2028) | 52,042 | 215,553 | 663,022 |
| Population (2033) | 57,520 | 235,972 | 718,912 |
| Daytime Population | 45,523 | 186,991 | 697,505 |
| Median Age | 41.7 | 40.7 | 39.4 |
| Average Household Income | \$124,617 | \$107,357 | \$101,426 |

CONTACT INFORMATION



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