

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!

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

Regional Group  
1737 Woodward Drive, 2<sup>nd</sup> Floor  
Ottawa, ON  
K2C 0P9

(613) 230-2100

info@regionalgroup.com  
regionalgroup.com



## Property Highlights

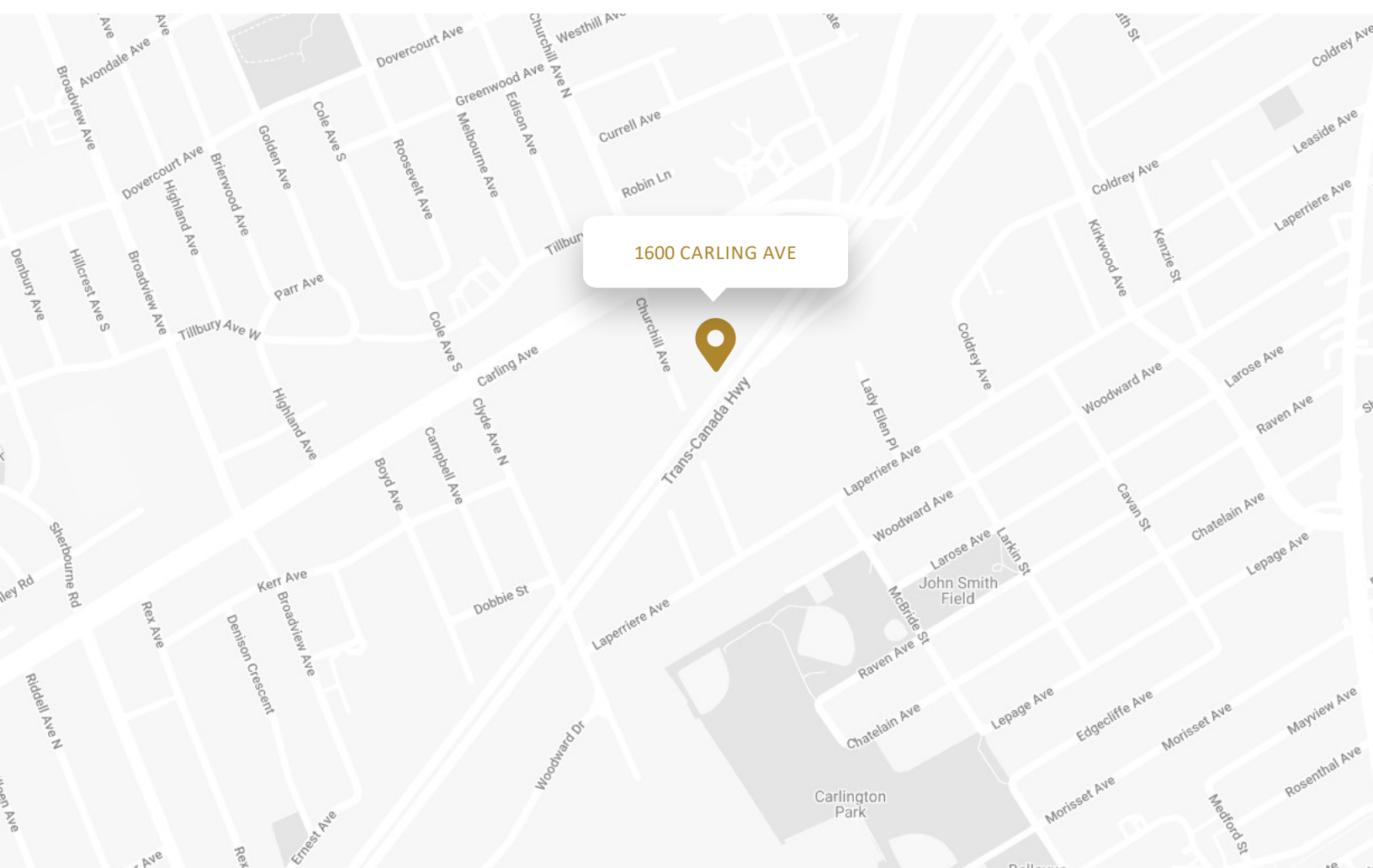
- On-site cafeteria
- Walking distance to a variety of retail amenities
- Certified LEED Gold
- BOMA Best Gold Certification
- 200 Underground and 241 surface parking stalls
- On-site EV Charging station
- Close proximity to public transportation
- Direct access to Highway 417



## 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



## 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	400 AMPS/600V
Sprinklered	Yes
Elevator	4 + additional parking elevator that serves basement & ground floor
Parking Spots	200 underground stalls & 297 surface parking stalls

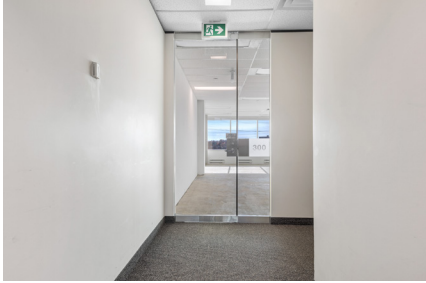
## Suite 110

1,036sf



# Suite 300

7,059sf



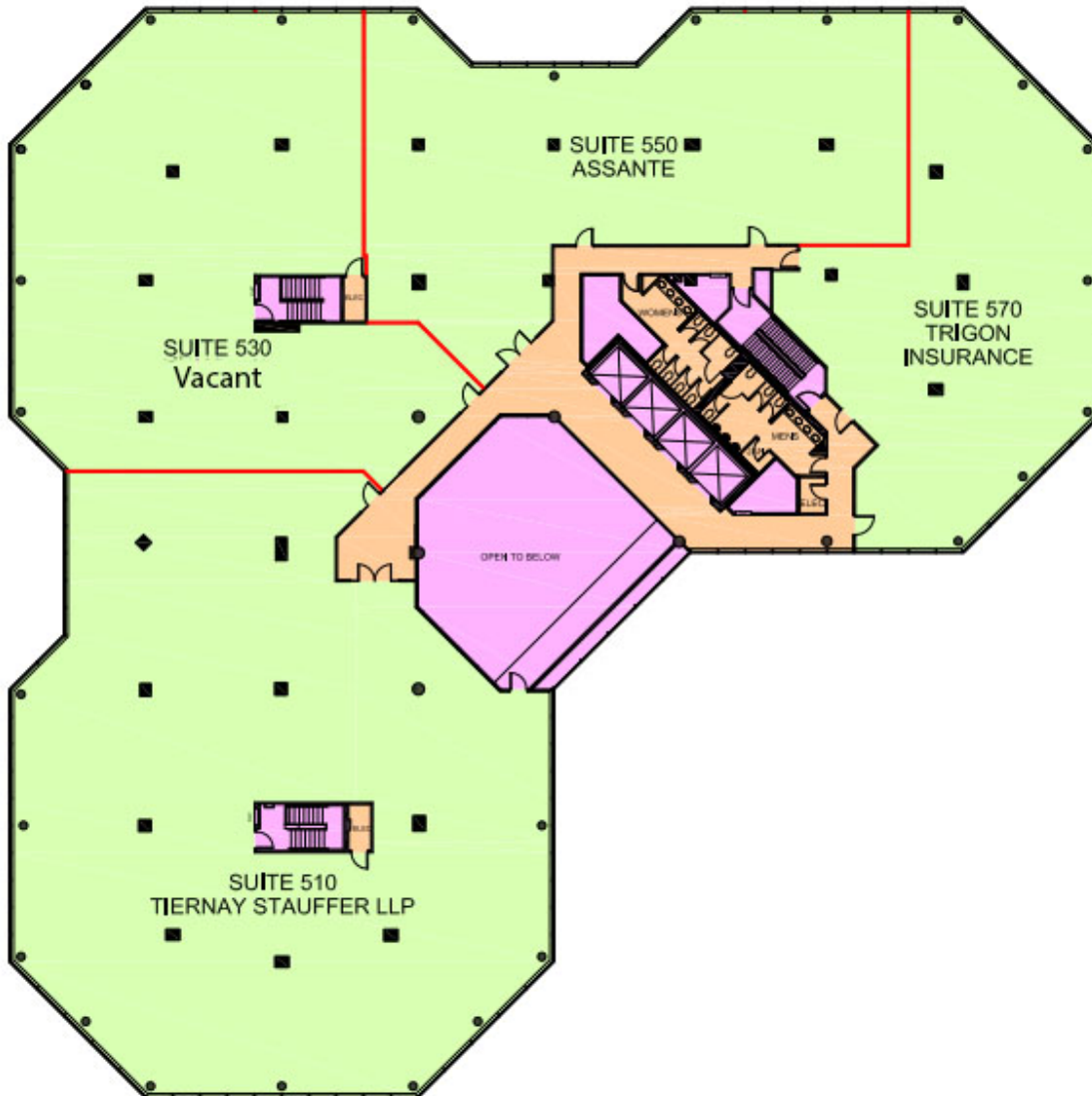
# Suite 430

10,048sf



# Suite 530

6,121sf



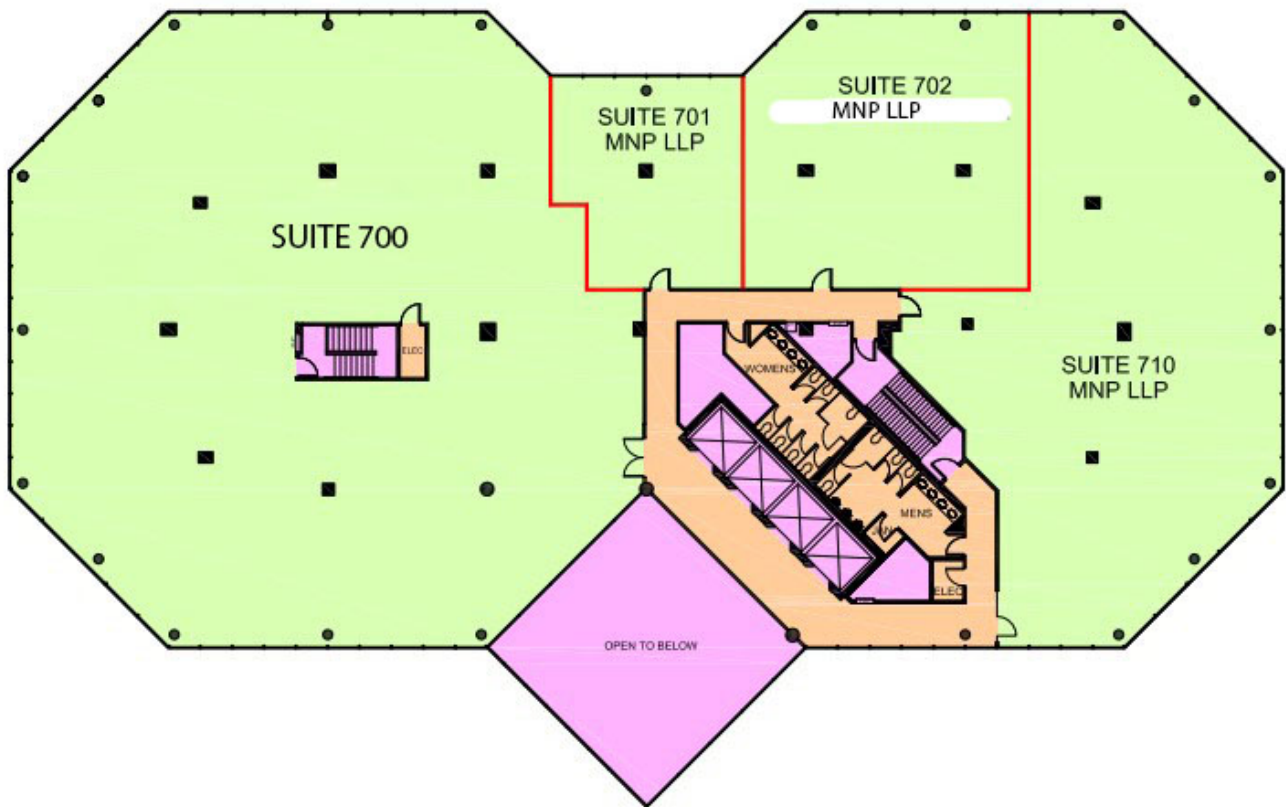
# Suite 610

5,051sf



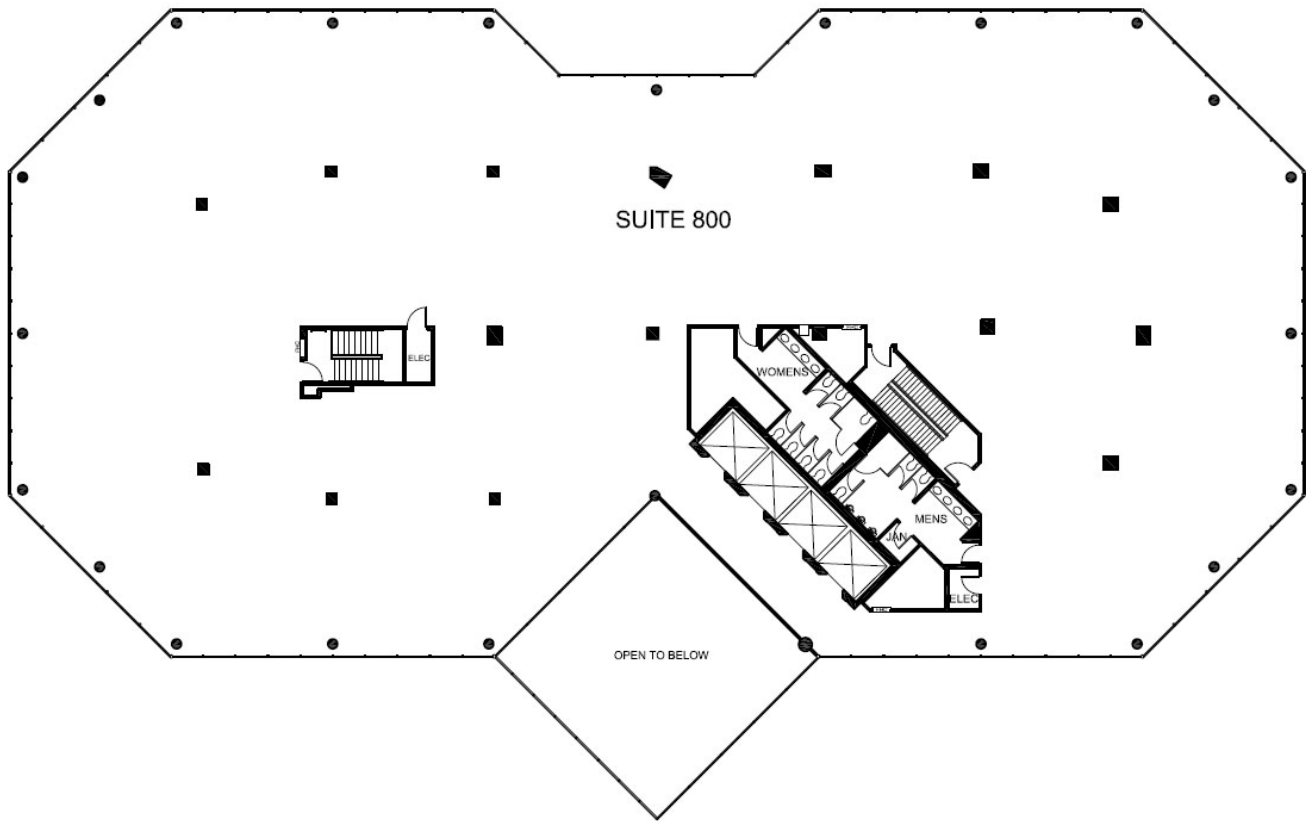
## Suite 701, 702 & 710

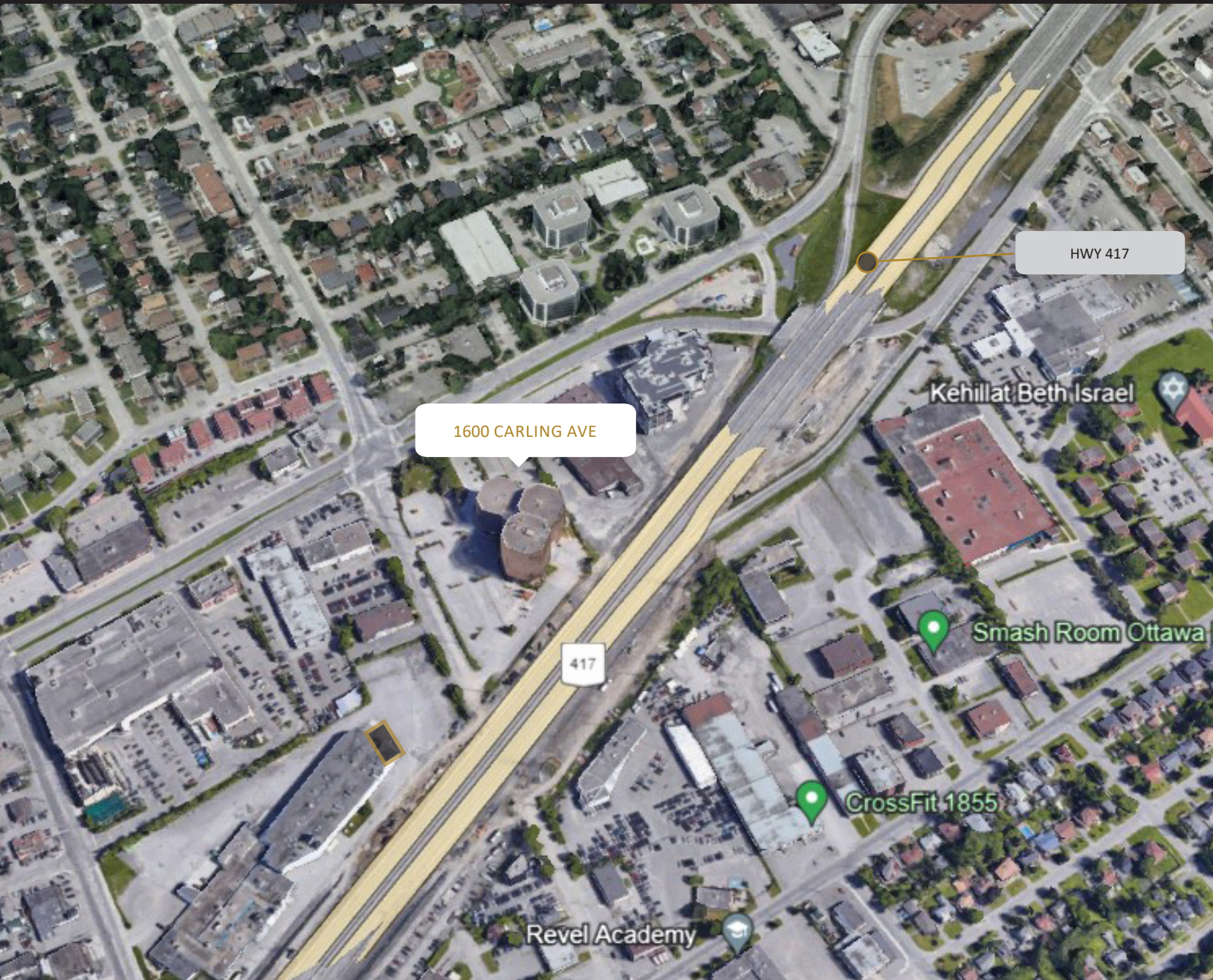
1,082sf, 2,201sf & 4,576sf



# Suite 800

17,351sf





## Contact us

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

Regional Group  
1737 Woodward Drive, 2<sup>nd</sup> Floor  
Ottawa, ON  
K2C 0P9

(613) 230-2100  
info@regionalgroup.com  
regionalgroup.com

The information herein contained has not been verified by The Regional Group of Companies Inc. (the 'Agent'). The Agent does not warrant in any manner, implied or otherwise, that the information herein contained is accurate. The Agent does not, and will not, accept or assume any liability for any consequence or result, negative or otherwise, arising from the reliance of the party receiving the information (the 'Recipient') on the information herein contained. It is the sole and exclusive responsibility of the Recipient to independently verify all information herein contained and perform all due diligence as reasonably required. The information herein contained is subject to change and / or alteration without prior notice, and the Agent hereby reserves the exclusive right to remove from the market said information and / or the Property / Space for Lease to which it pertains. The Regional Group of Companies Inc. is acting solely as an agent for its client, and is not acting in its personal or corporate capacity.

