

FOR LEASE - OFFICE/MEDICAL SPACE
1127-1129 CARLING AVENUE



— Centrally Located Office/Medical Space Available

1127-1129 Carling Avenue up to 2,666sf (plus basement storage) available

1127-1129 Carling Avenue has 2,666 square feet of office/medical services space, plus basement storage. Located near the central intersection of Carling Avenue and Holland Avenue, a prime location in Ottawa, the building is ideal for professional services- doctors, therapists, lawyers, accountants, engineers.

The property embodies the charm and warmth of a classic Old Ottawa home. Mouldings, divided-light windows, and fireplaces, all add to the ambiance.

The building overlooks the neighbouring scenic experimental farm, allowing everyone to enjoy the majestic landscape view.

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

(613) 230-2100

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Property Highlights

- Home-like atmosphere, ideal for wellness-based or service business.
- Located near Civic Hospital
- Free Parking
- Professionally managed building with 24/7 emergency on-call service
- Centrally located in Ottawa, proximate to several bus routes

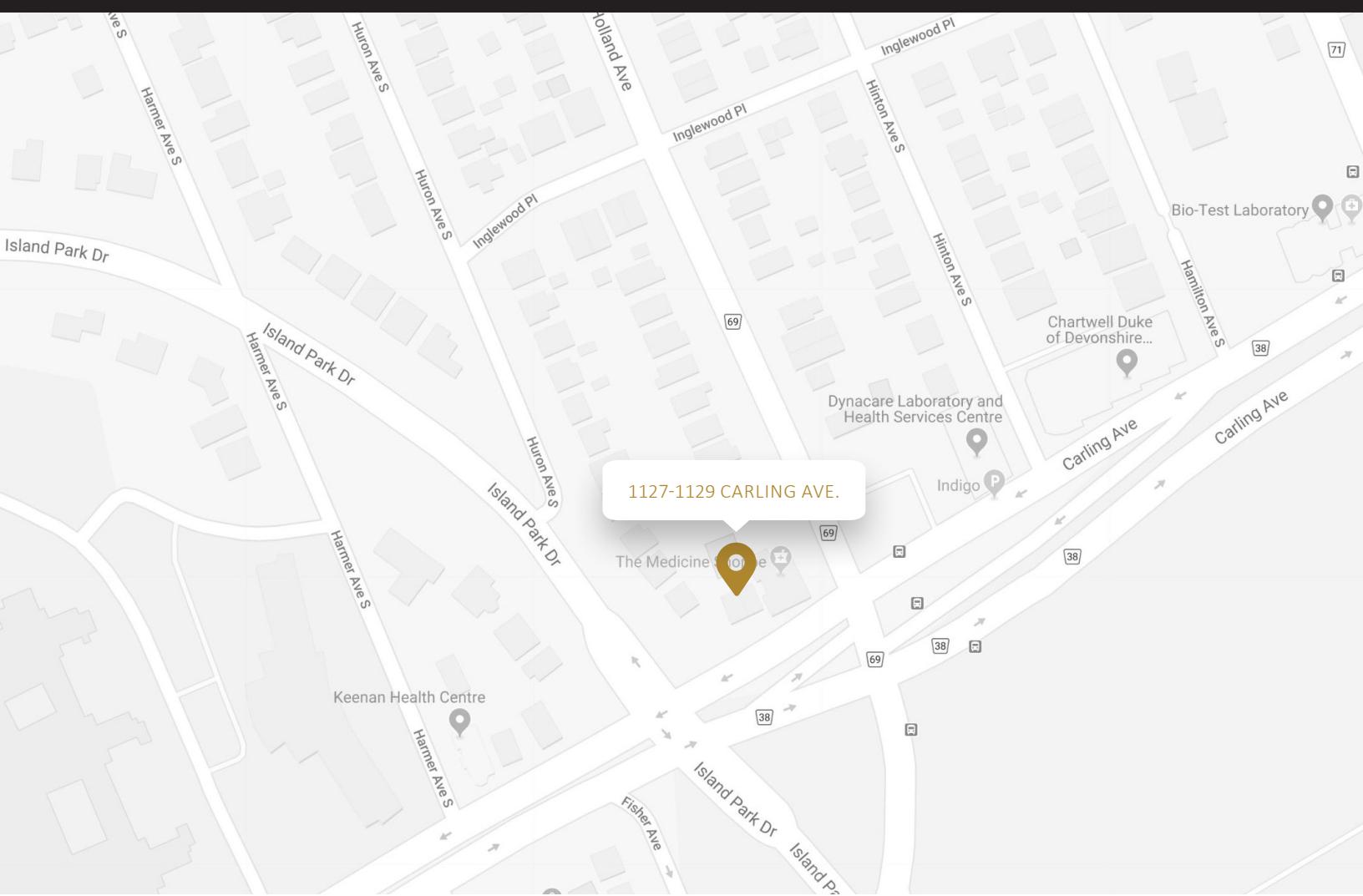


Availability & Rates

Suite	Area (sf)	Gross Rent (PSF)	Additional Rent (PSF)	Availability
Ground & 2 nd floor	2,666	Call for pricing + heat & hydro	N/A	Immediate

Basement storage (1,136sf) included at no additional cost

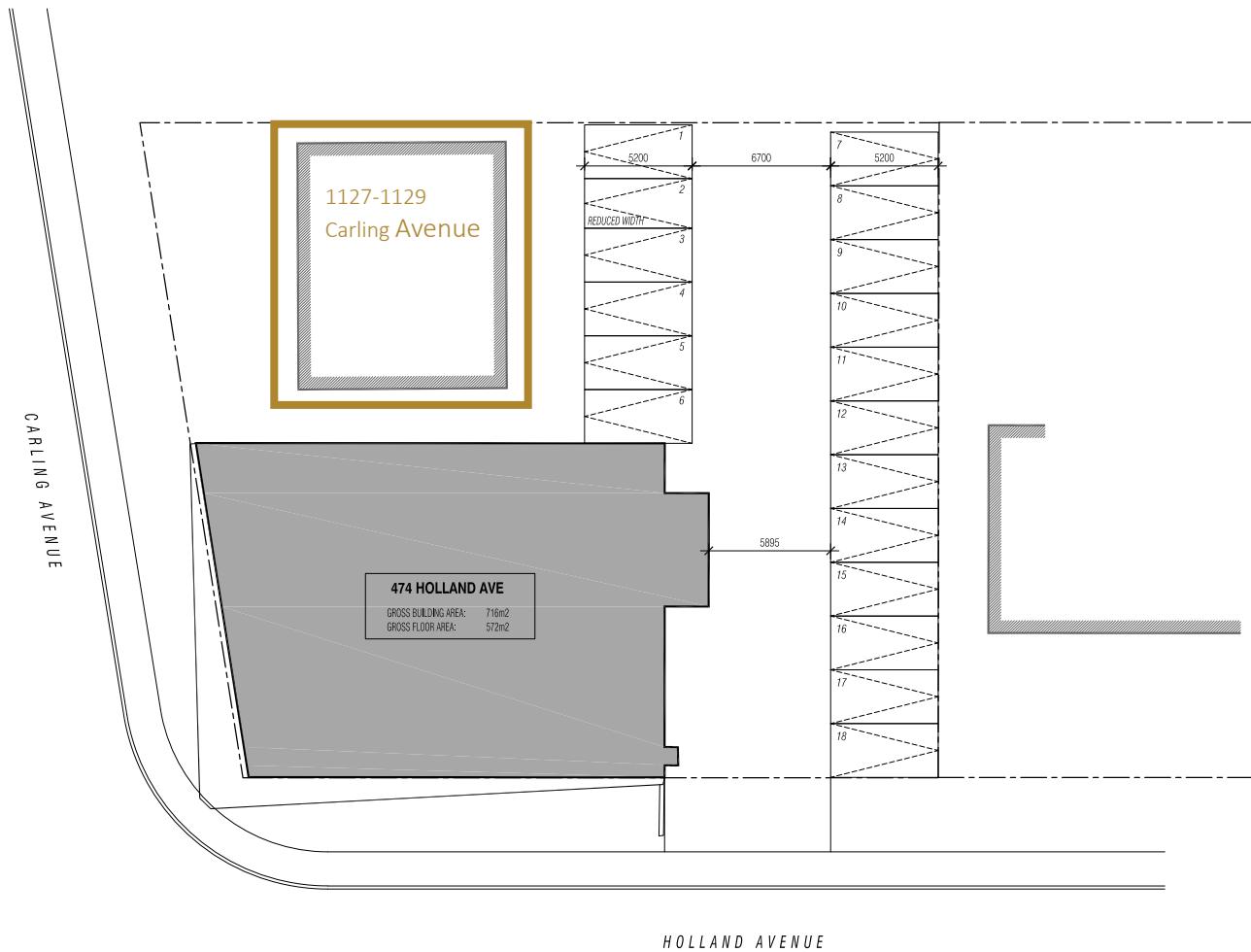
TI Allowance – Negotiable



Property Specifications

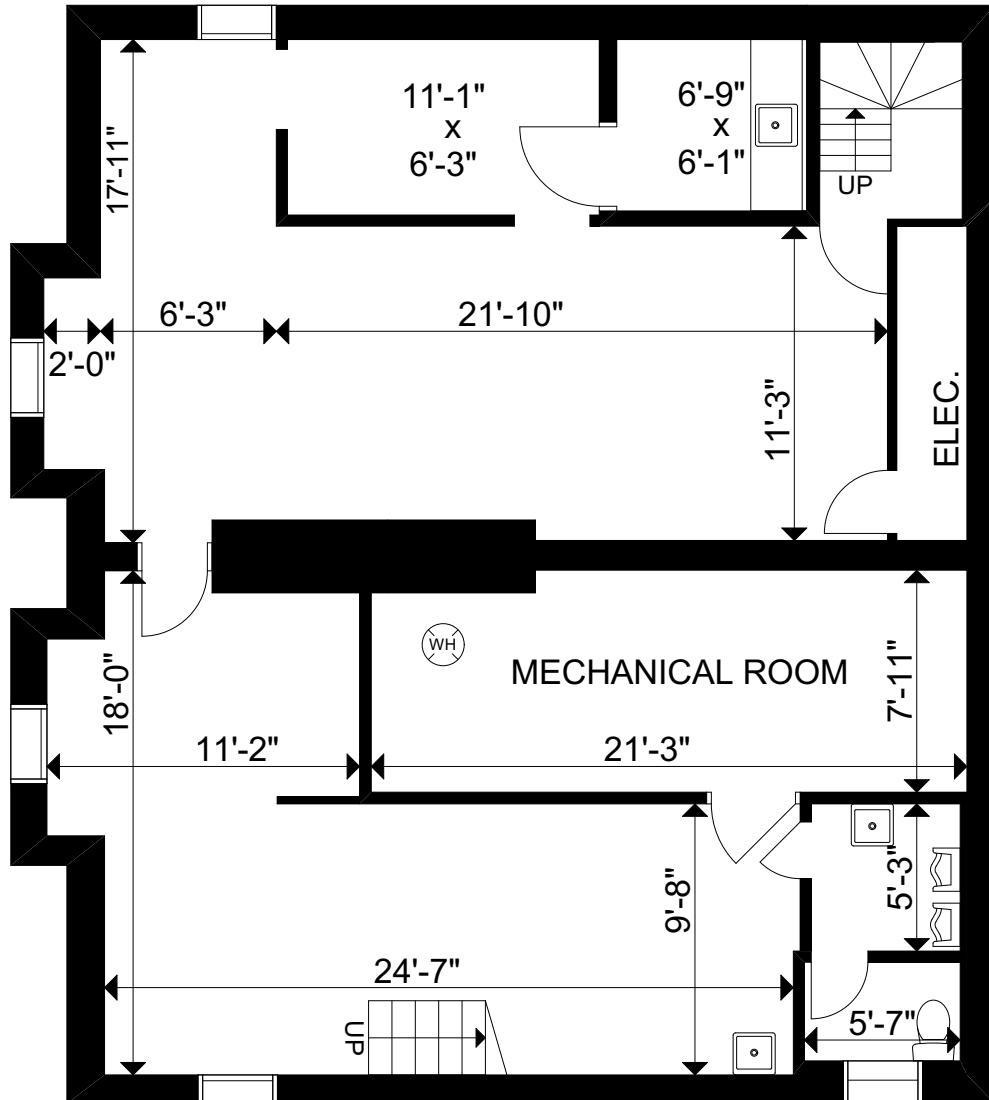
Year Constructed	1940s
Construction	Below grade cast-in-place foundation, wood frame construction
Exterior Walls	Brick, w/masonry veneer and stucco accents
Roof Type	Sloped asphalt
Ceiling Height	8'
Power	200A, 120/240V, 1-phase, 3-wire
Loading Facilities	No
Air Conditioning	125MBH heat pump with 3.5-ton cooling coil/condenser unit
Heat	125MBH Heat Pump with 3.5-ton cooling coil/condenser unit and supplementary baseboards
Sprinklered	No
Parking Spots	18 shared, 3 spaces allotted for this unit
Elevator	No
Separately Metered	No
Basement	Storage space

Parking Plan



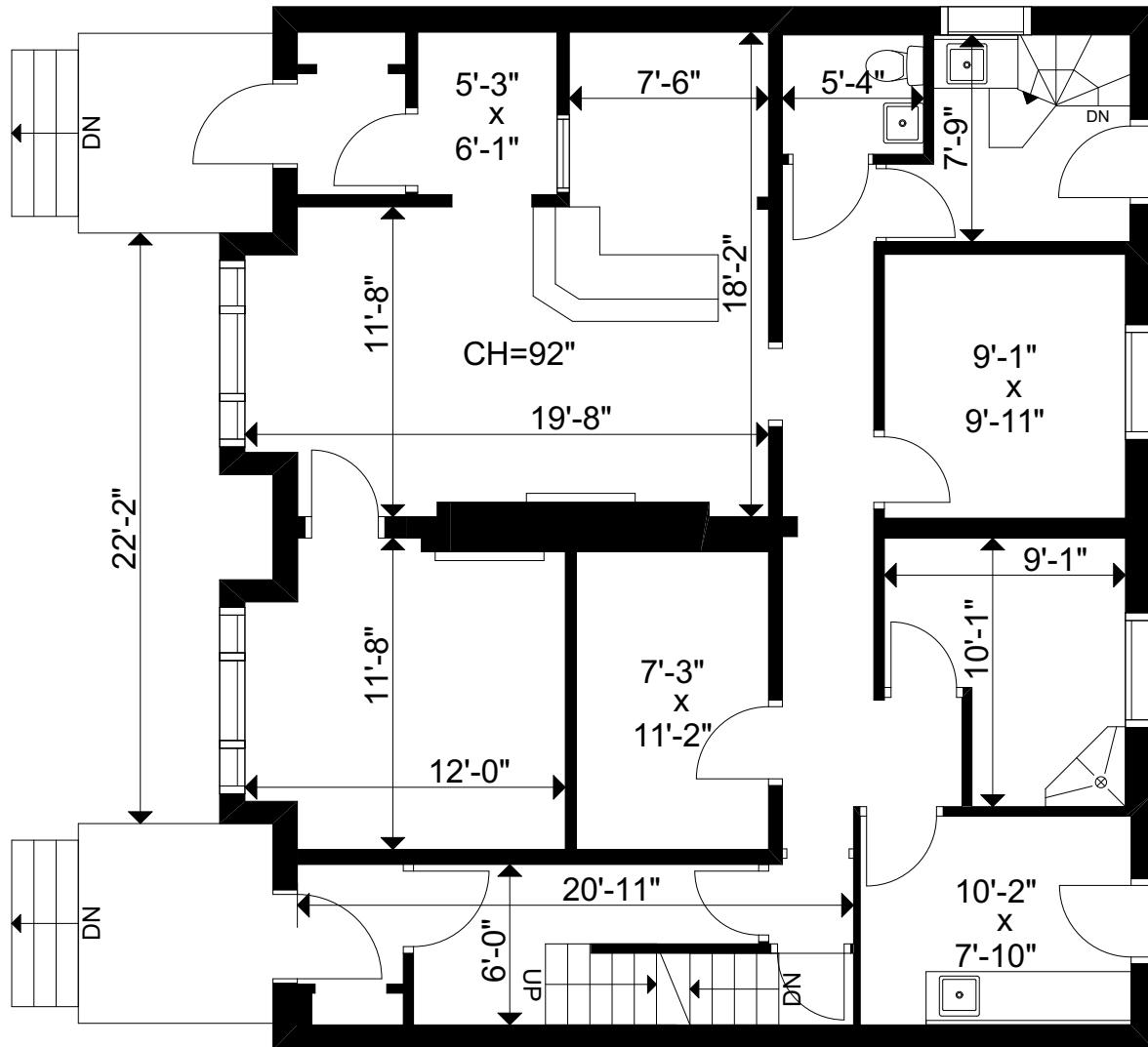
Basement

1,136sf



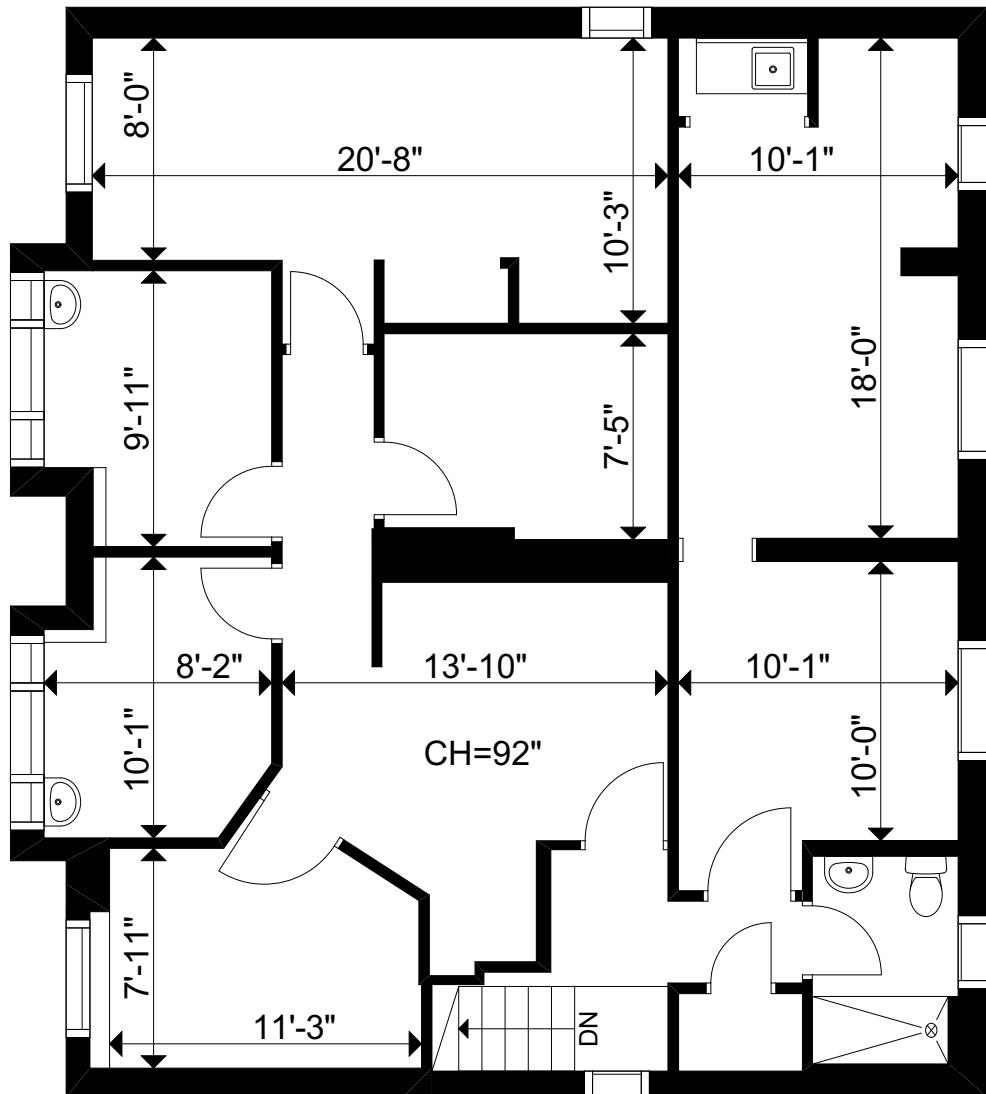
Ground Floor

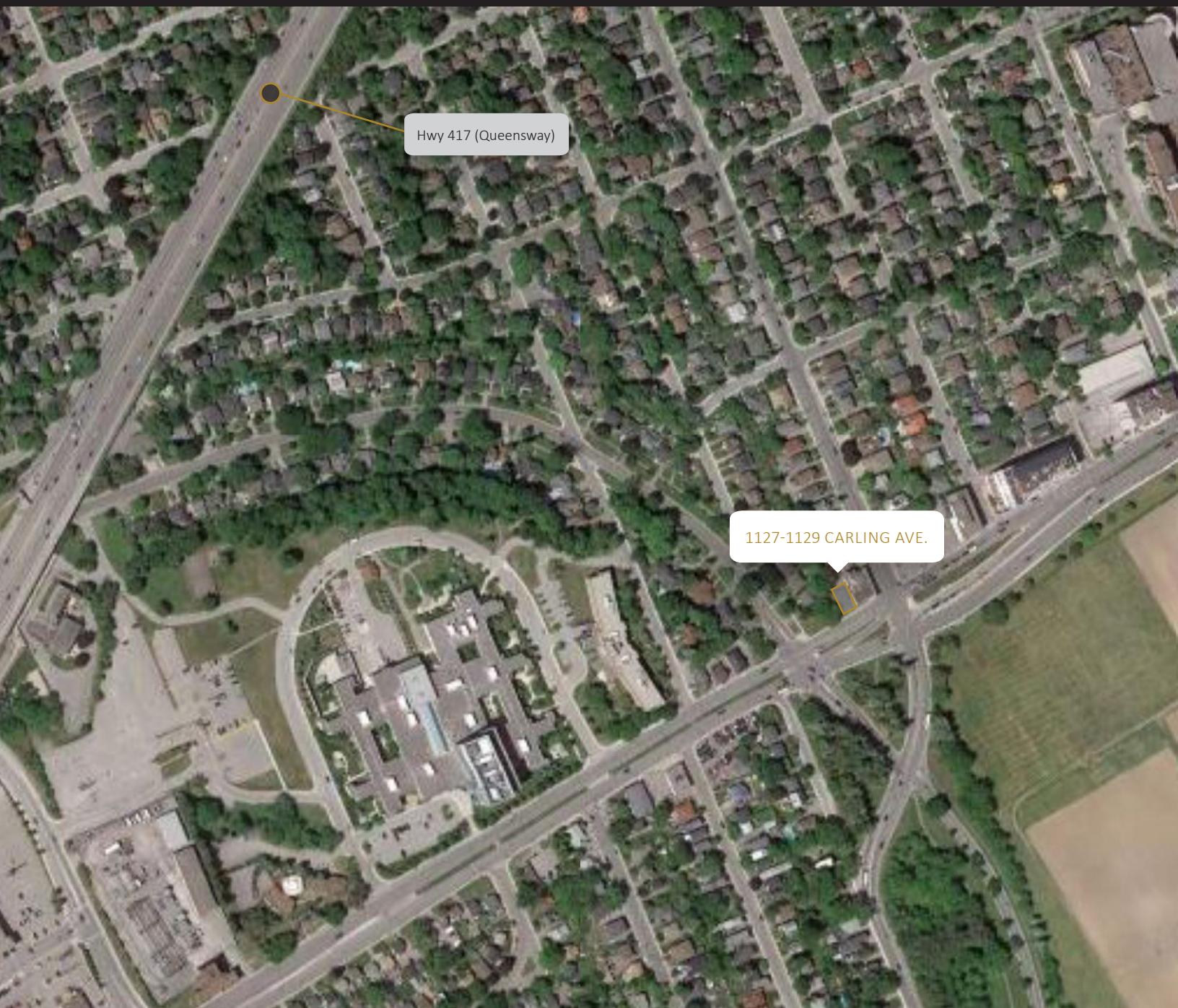
1,333sf



Second Floor

1,333sf





Contact us

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