

FOR LEASE - COMMERCIAL PROPERTY  
1600 CARLING AVE



Commercial Opportunity - Churchill Office Park

## 1600 Carling Ave.

### Up to 28,279sf Office space & 1,036 retail space Available

The Regional Group of Companies Inc. is pleased to announce the acquisition of 1600 Carling Avenue. It 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.

We currently have 4 spacious units ready for your fit-up and a retail cafe space available as of January 1, 2026. The close proximity to Highway 417 and the downtown core, offers a variety of retail amenities, not to mention an on-site cafeteria and electric vehicle charging station.

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 297 above ground parking stalls
- On-site EV Charging station
- Close proximity to public transportation
- Direct access to Highway 417



## Availability & Rates

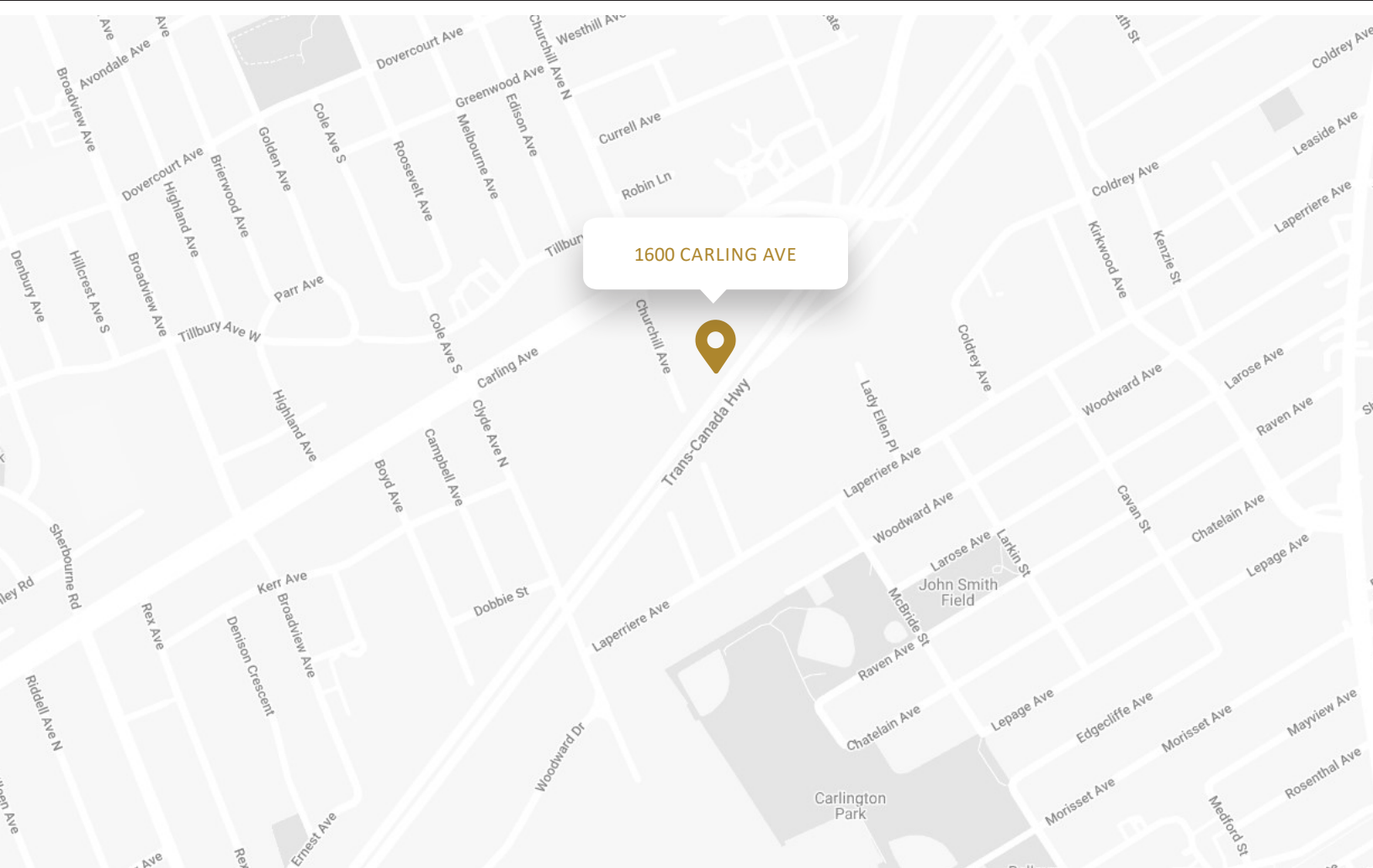
Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
Unit 110- Cafe	1,036	Call for pricing	\$19.24	January 1, 2026
Unit 300	7,059	Call for pricing	\$19.24	Immediate
Unit 430	10,048	Call for pricing	\$19.24	Immediate
Unit 530	6,121	Call for pricing	\$19.24	Immediate
Unit 610	5,051	Call for pricing	\$19.24	Immediate

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



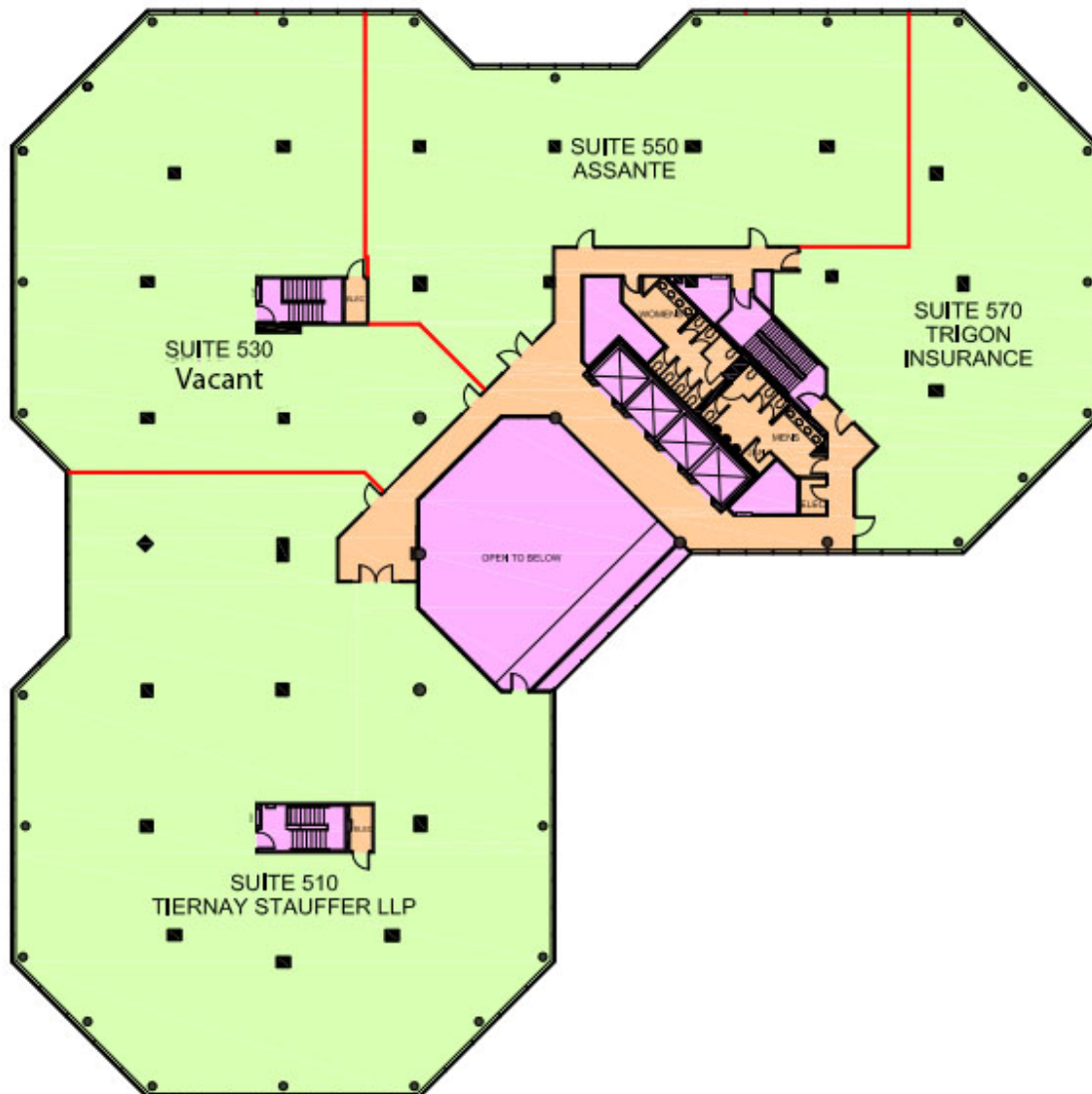
## Suite 430

10,048sf



## Suite 530

6,121sf

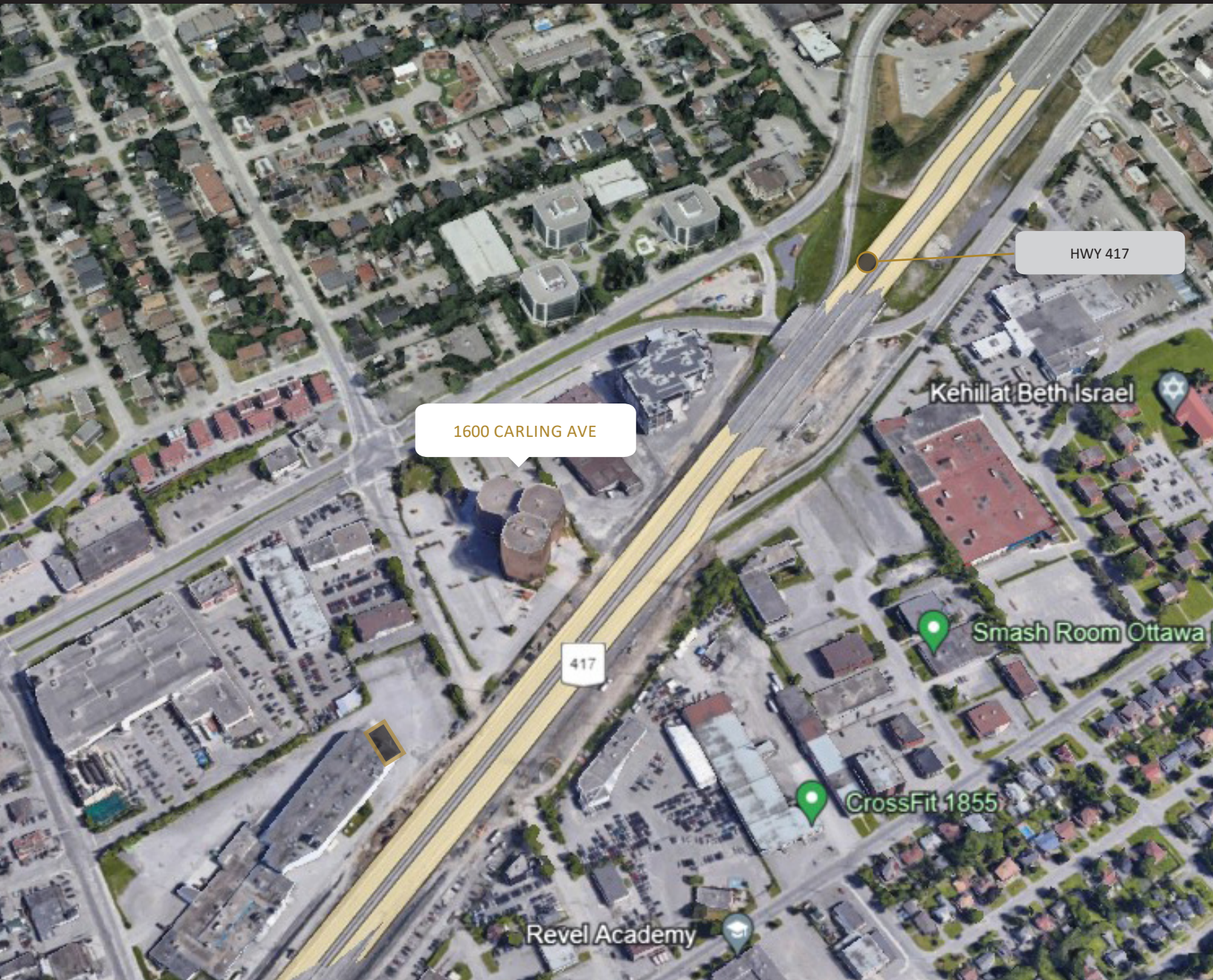


## Suite 610

5,051sf







## Contact us

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