

FOR LEASE - OFFICE SPACE

1451 COLDREY AVENUE/1550 CARLING AVENUE



Centrally Located Office Space Available

1451 Coldrey Ave./1550 Carling Ave.

This former “Revlon Building” has undergone an award-winning transformation, having received “Building of the Year (TOBY)” Award from BOMA. This 125,000 SF building offers up to 114,011 sf and is home to a number of professional services firms.

Centrally located within Ottawa, the office is minutes away from the Queensway offering quick and easy access to both East and West routes for staff and clients. Easily visible from the Queensway, the pylon sign offers double exposure to both east and west bound routes. The facility offers ample parking, including free Visitor Parking, a rarity in this area.

Located minutes from popular shopping centres and restaurants, this building offers the perfect location for busy professionals.

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

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Property Highlights

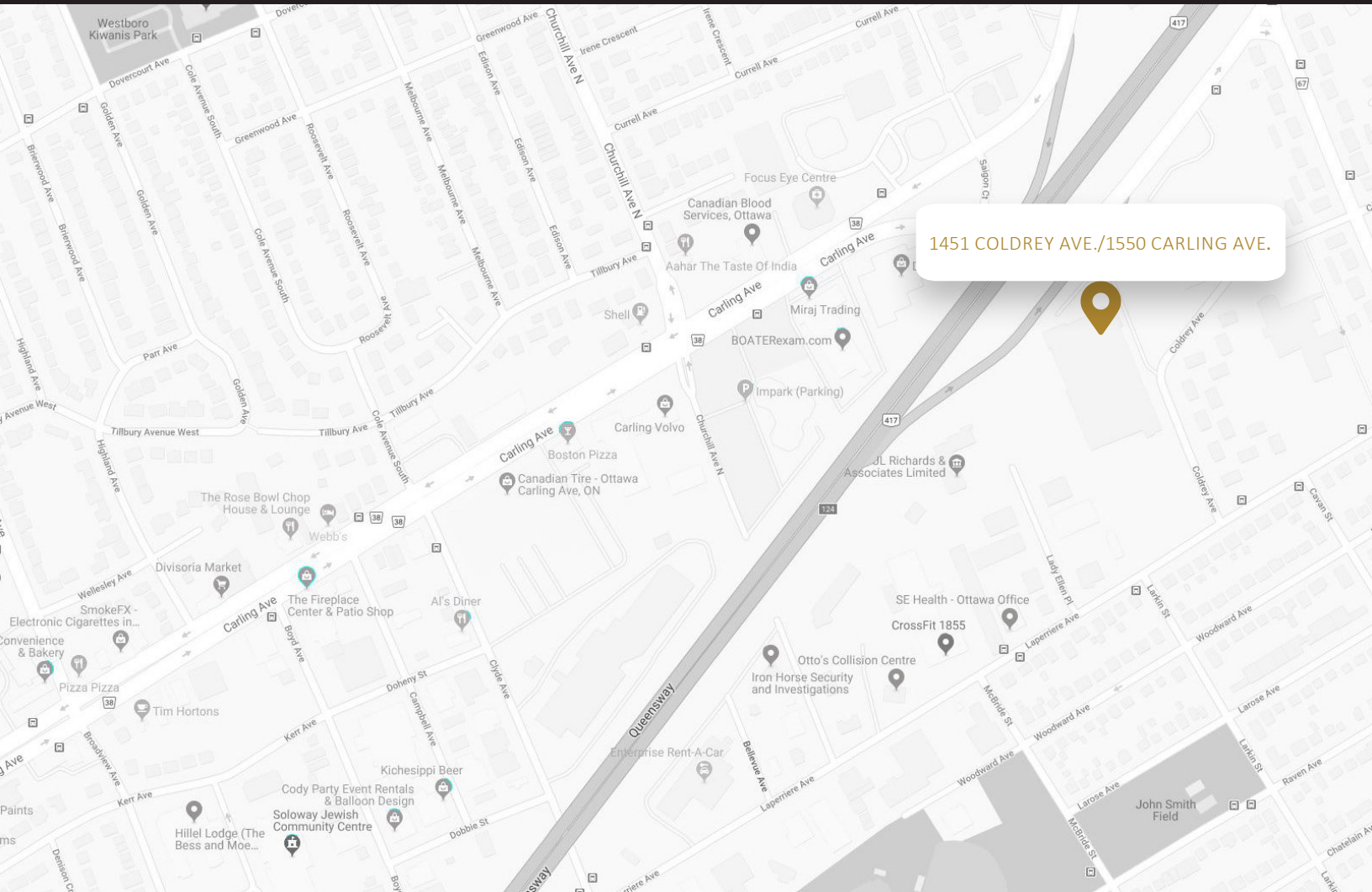
- Award-winning design
- Spacious, modern lobby, flooded with natural light
- Excellent curb appeal
- Quiet professional building
- Ample parking for staff and clients
- Professionally landscaped and gardened for a pleasant exterior environment
- Highway visibility



Availability & Rates

Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
210	13,959.29	Call for pricing	\$15.79 (2024)	Jan 1, 2026
1550	100,051.83	Call for pricing	\$15.79 (2024)	Jan 1, 2026

TI Allowance – Negotiable



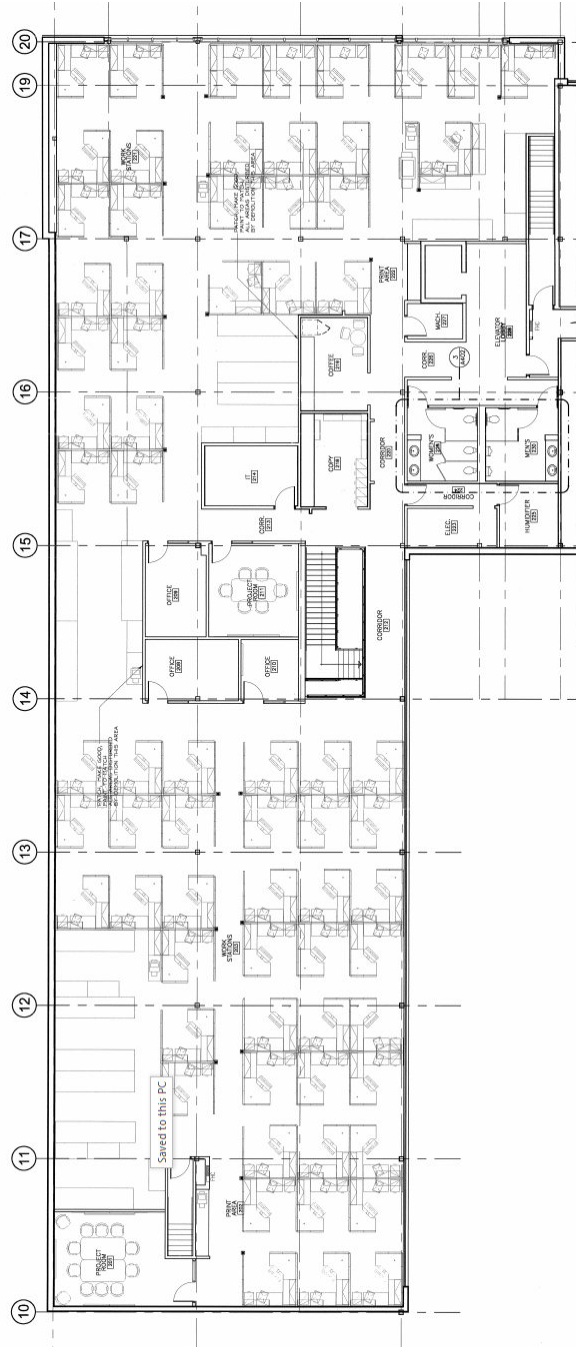
1451 COLDREY AVE./1550 CARLING AVE.

Property Specifications

Year Constructed	1953
Construction	Concrete
Exterior Walls	Stucco
Roof Type	4-ply built-up roof
Ceiling Height	Various Heights
Power	347/600 amp with ste-down transformers
Loading Facilities	Dock level door
Air Conditioning	8 roof-top gas units
Heat	Gas
Sprinklered	Yes
Parking Ratio	2.0/1000sf

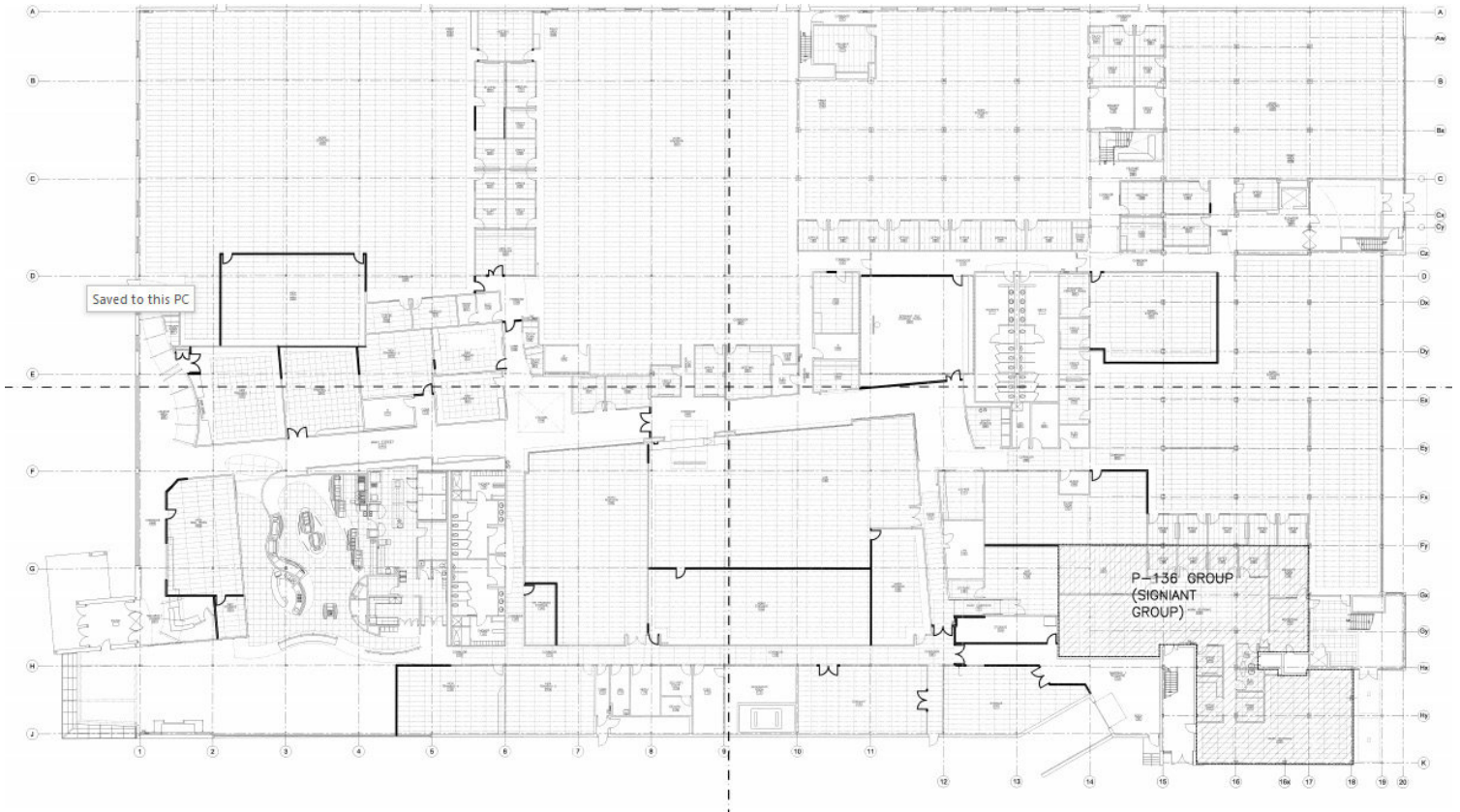
Suite 210

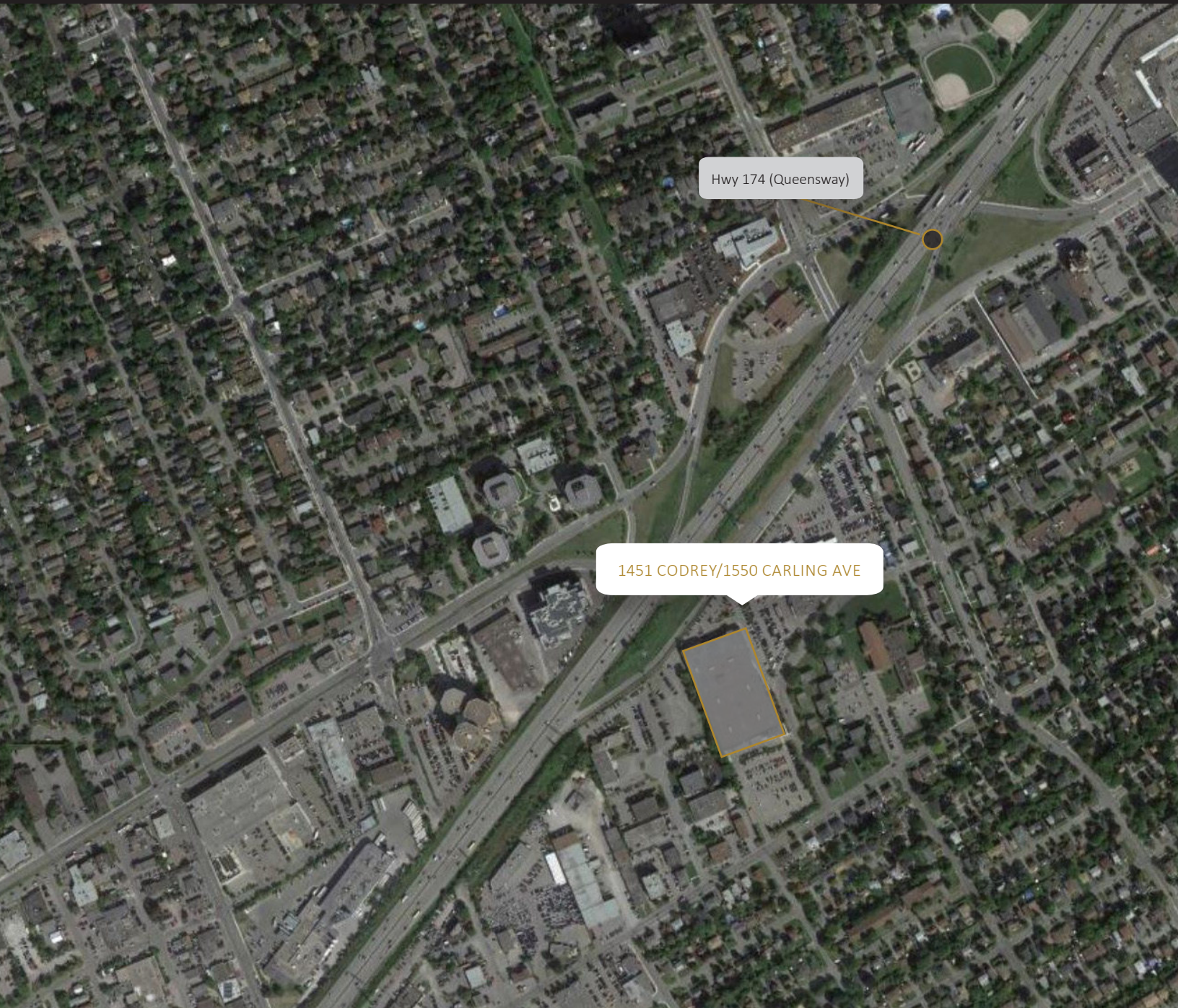
13,959.29sf



Suite 1550

100,051.83sf





Contact us

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