

# FOR LEASE

1335 CARLING AVENUE

Ottawa, ON K1Z 8N8



**JOHN ZINATI**  
613.880.4106  
john@zinatirealty.com

**TANYA WOLFGAM**  
613.447.2205  
tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

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### OFFERING SUMMARY

|                  |                     |
|------------------|---------------------|
| Available SF:    | 3,716 SF            |
| Lease Rate:      | \$17.00 SF/yr (NNN) |
| Additional Rent: | approx. \$20.71 PSF |

### PROPERTY OVERVIEW

Well located office space available for lease in Ottawa's Central West suburban market. Suite 202 (approx. 3,716 SF) offers a blank canvas in base building condition, ready for your fit up, and features five (5) enclosed offices with sidelights, open workspace, and kitchenette including dishwasher and space for a full sized refrigerator. Common washrooms throughout the building have been recently updated. Quick access to HWY 417 allows for fast access to Downtown Ottawa and the surrounding areas by car or public transit.

### PROPERTY HIGHLIGHTS

- Available immediately
- Onsite parking available (3:1000 SF)
- Full service café on ground floor
- Elevator access
- Utilities included (including in-suite cleaning)
- Highly visible from HWY 417 (East & West bound lanes)
- Easy access to public transit

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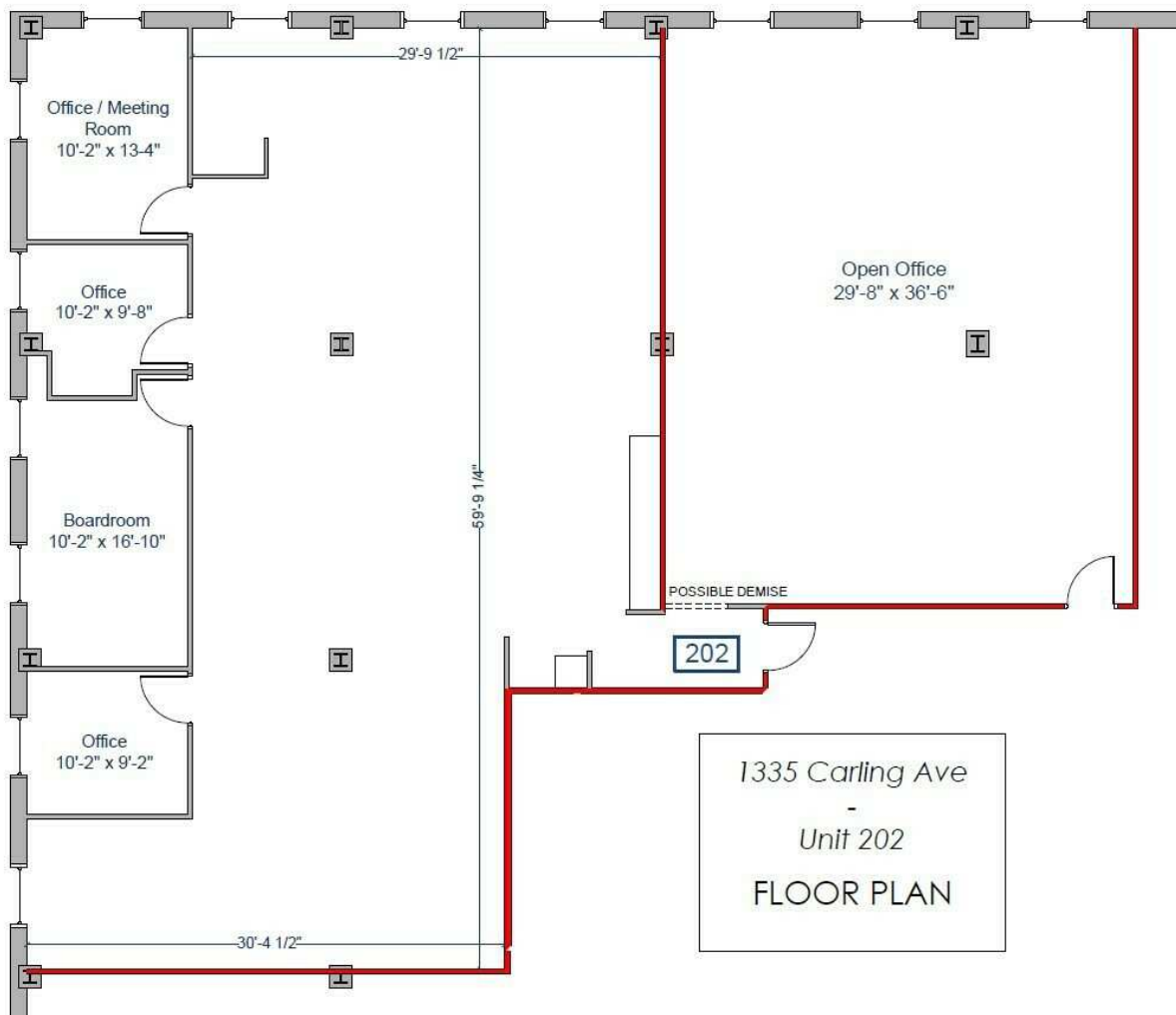
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# 1335 CARLING AVENUE OTTAWA, ON K1Z 8N8

Floor Plan - Suite 202



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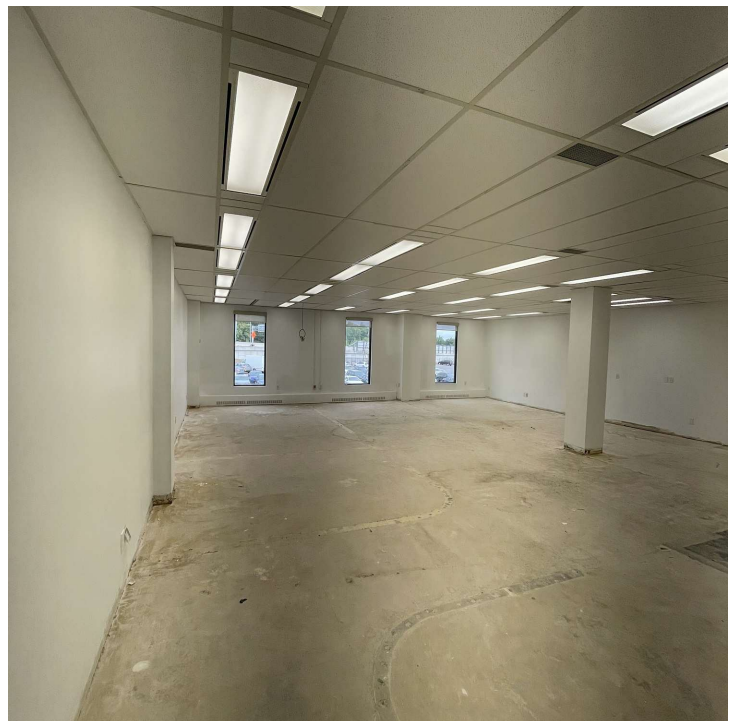
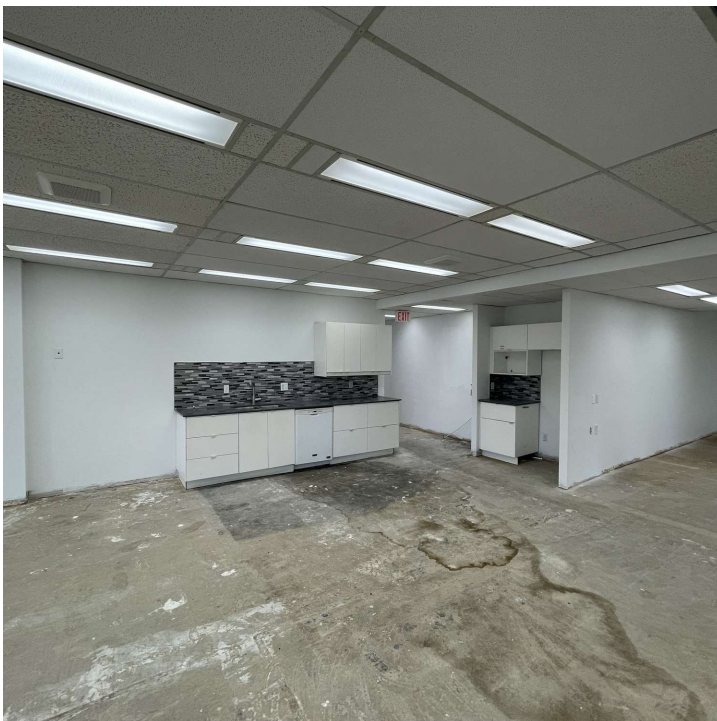
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Photos - Suite 202



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Retailer Map



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