

# LEASE BROCHURE

2300 CARLING AVENUE



## EXECUTIVE SUMMARY



### PROPERTY OVERVIEW

Rare opportunity to lease this state of the art medical facility, ideally situated just off the corner of Carling Avenue and Woodroffe Avenue in the heart of Ottawa. Currently used as a veterinary neurology, anesthesia, and imaging clinic, turn-key medical building can easily be converted to accommodate human patients or animal patients. Building features a bright and open reception area, multiple enclosed offices, large open workspaces, meeting/board rooms, surgical suites, MRI/CT/X-Ray rooms, an elevator with front and back-room access, One (1) loading dock, and a large self-contained MRI trailer attached. The property receives 3 PHASE/600 AMP/600 VOLT electrical power providing plenty of necessary power needed for intensive medical usage. Easy access to HWY 417, the Lincoln Fields LRT station, and public transit at your door step, making this a great location. Ideal for medical use, however, building can be easily converted to accommodate traditional office users as well.

### PROPERTY HIGHLIGHTS

- ◆ Standalone medical office building, featuring advanced diagnostic capabilities
- ◆ Unique property, with a round blueprint, large windows, and concrete and bronze in the construction
- ◆ Ideally situated 7.1km from Queensway Carleton Hospital and 6.5km from Ottawa Hospital Civic Campus
- ◆ Many walkable amenities
- ◆ Ample onsite free parking

### OFFERING SUMMARY

Available SF:	11,600 SF (Approximately)
Net Rent:	\$17. <sup>00</sup> SF/yr (NNN)
Additional Rent:	\$13. <sup>45</sup> SF/yr (Approximately)
Zoning:	AM10

- ◆ Pylon and Building signage available
- ◆ Highly accessible by transit
- ◆ Available January 1st, 2026

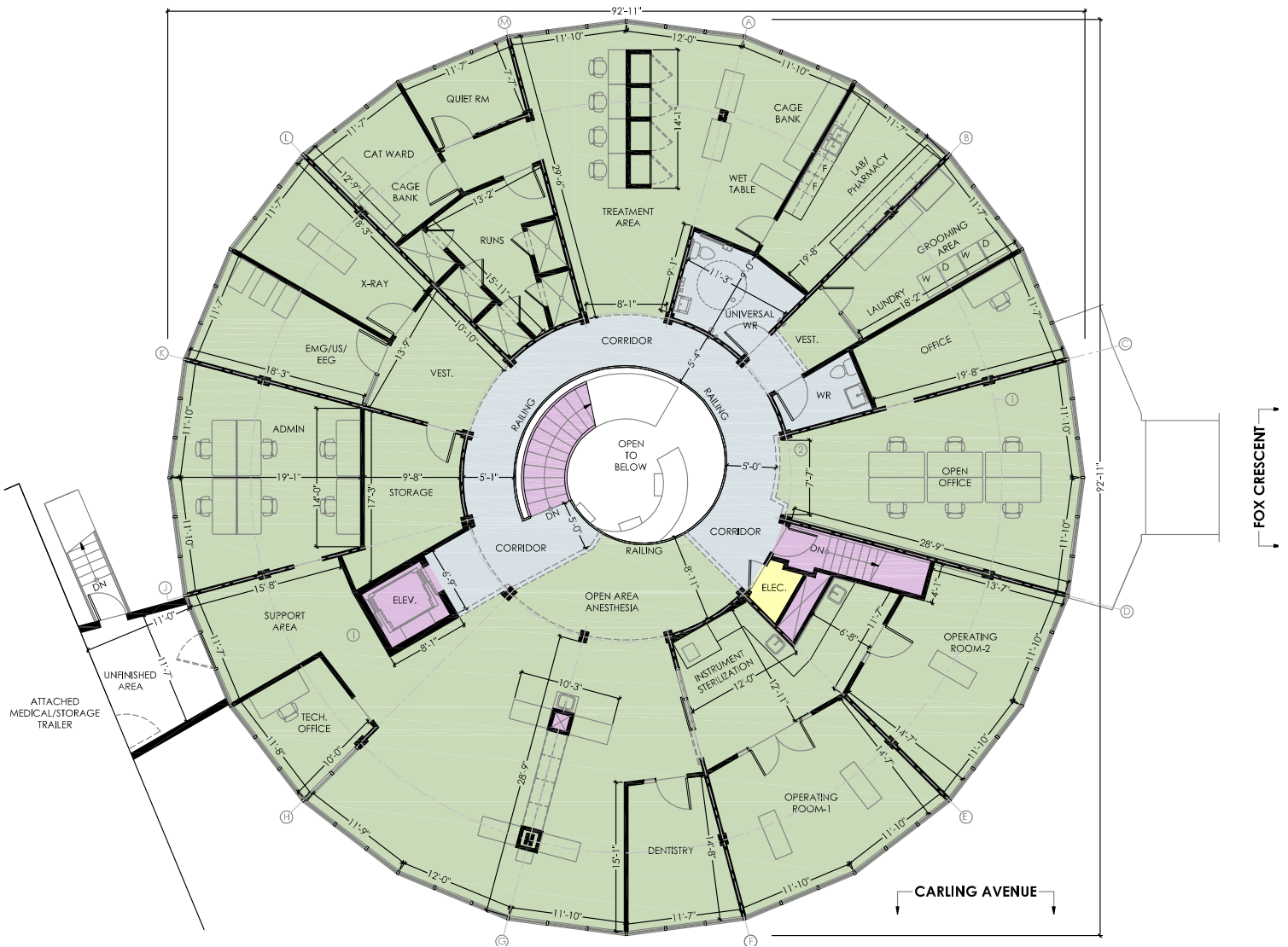


# 2300 CARLING AVENUE

Ottawa, ON, K2B 7G1

## FLOOR PLANS

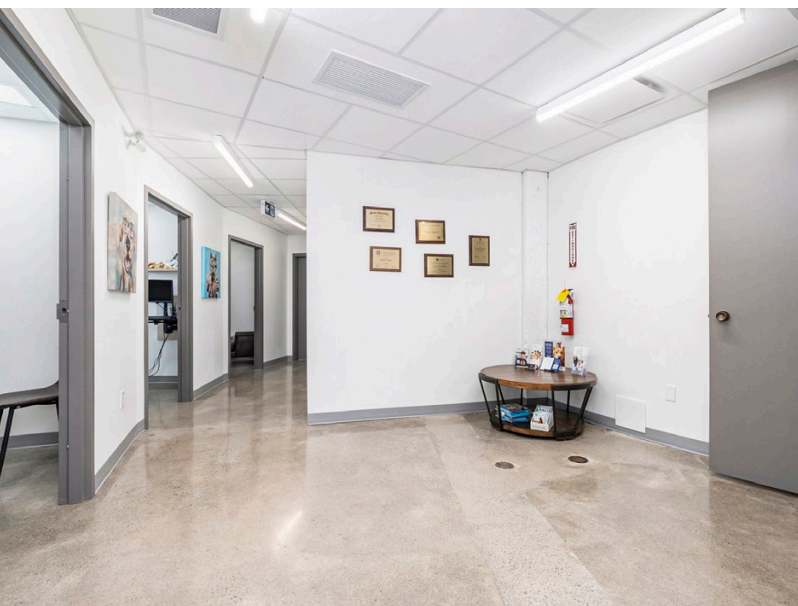
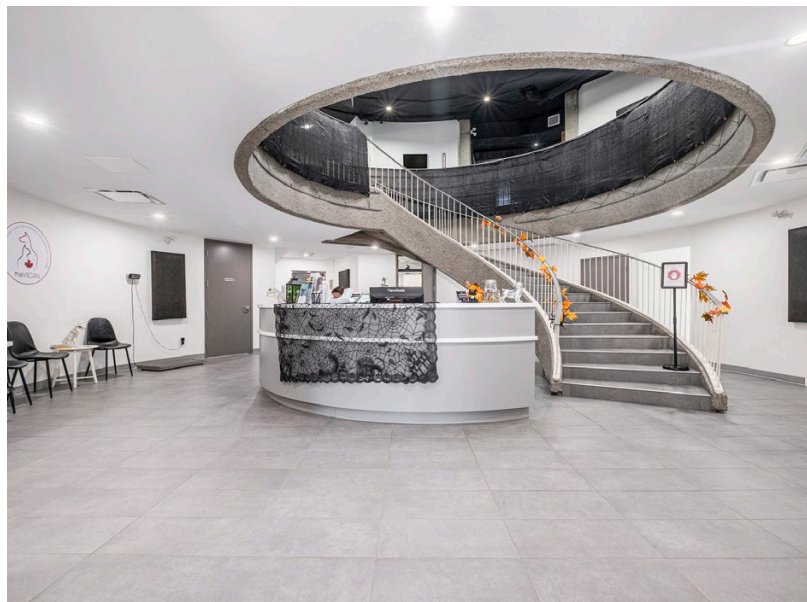
### 2300 CARLING AVENUE SECOND FLOOR



**2300 CARLING AVENUE**

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**PHOTOS**



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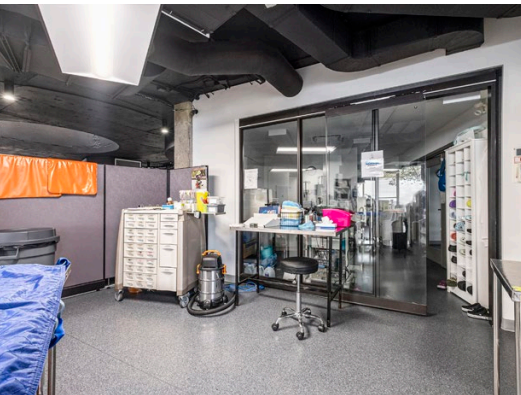
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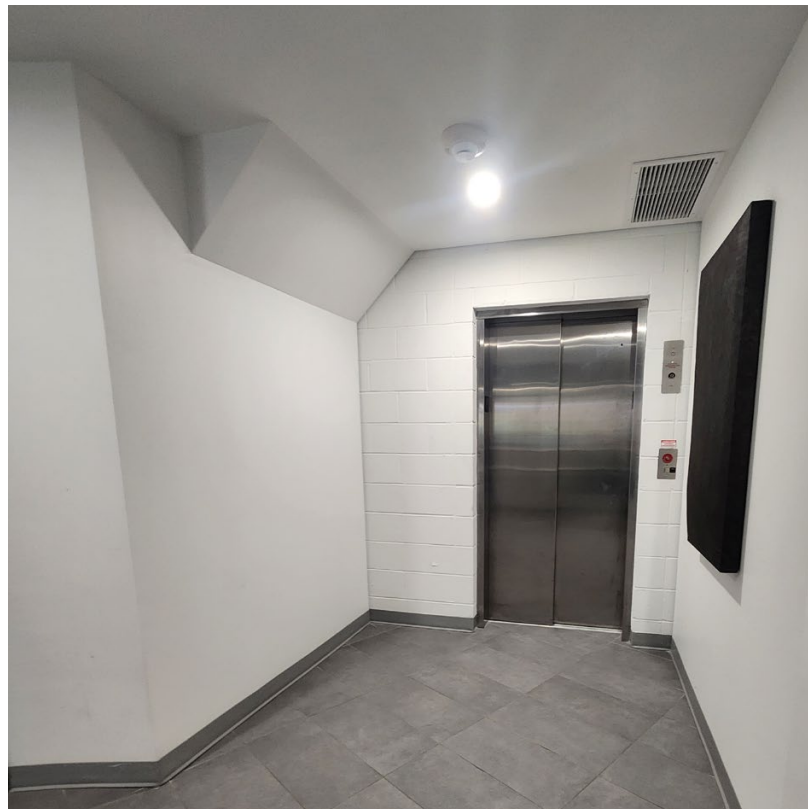
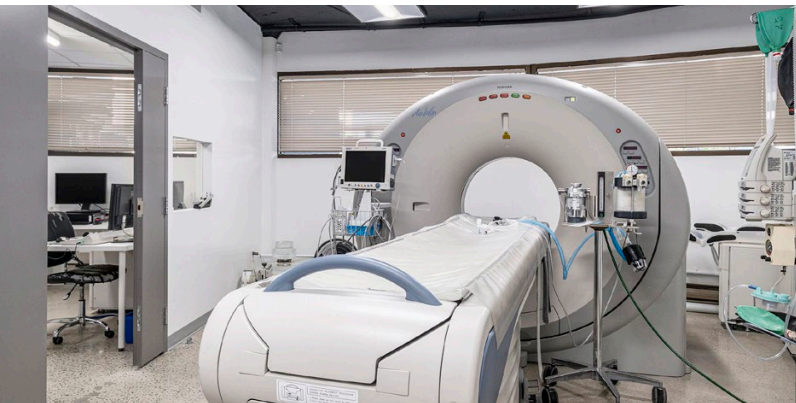
**PHOTOS**



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## PHOTOS



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**PHOTOS**



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## ZONING INFORMATION

2300 Carling Avenue is zoned as an Arterial Mainstreet Zone. The purpose of the AM–Arterial Mainstreet Zone is to accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings or side by side in separate buildings in areas designated as Arterial Mainstreet in the Official Plan; and impose development standards that will promote intensification while ensuring that they are compatible with the surrounding uses.

## PERMITTED USES

### RESIDENTIAL

- Apartment dwelling, low & mid rise
- Bed and breakfast
- Group home
- Home-based business
- Planned unit development
- Retirement home
- Rooming house
- Stacked dwelling
- Townhouse dwelling

### COMMERCIAL

- Animal care establishment
- Artist studio
- Bank
- Convenience store
- Daycare
- Drive-through facility
- Hotel
- Instructional facility
- Library
- Medical facility
- Municipal service centre
- Office
- Personal Service Business
- Post office
- Production studio
- Recreational and athletic facility
- Restaurant
- Retail food store
- Retail store
- Service & repair shop
- Storefront industry
- Technology industry
- Theatre
- Training center

For more permitted uses, please review the [City of Ottawa Zoning By-law](#).



# TRUST ZINATI REALTY

For more information or to book a tour,  
please contact one of the representatives below.

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