

Colliers

Bright High-End Office Space for Sublease

1525 Carling Avenue, Suite 408



Lindsay Hockey
Senior Vice President
+1 613 683 2229
Lindsay.Hockey@colliers.com

Sheila McKeen
Sales Representative
+1 613 683 2238
Sheila.McKeen@colliers.com

**Colliers Macaulay Nicolls Inc.,
Brokerage**
99 Bank Street, Suite 1005
Ottawa, ON K1P 6B8



Civic Address	1525 Carling Avenue, Suite 408
Location	Located beside HWY 417 at Carling Avenue and Saignon Court.
Building Size	92,700 SF
Rentable Area	6,542 SF
Rental Rate	Contact Listing Agents
Additional Rent	\$21.86 PSF (2025)
Parking	2:1,000 SF
Sublease Term	July 31, 2028
Available	30 days notice

Comments

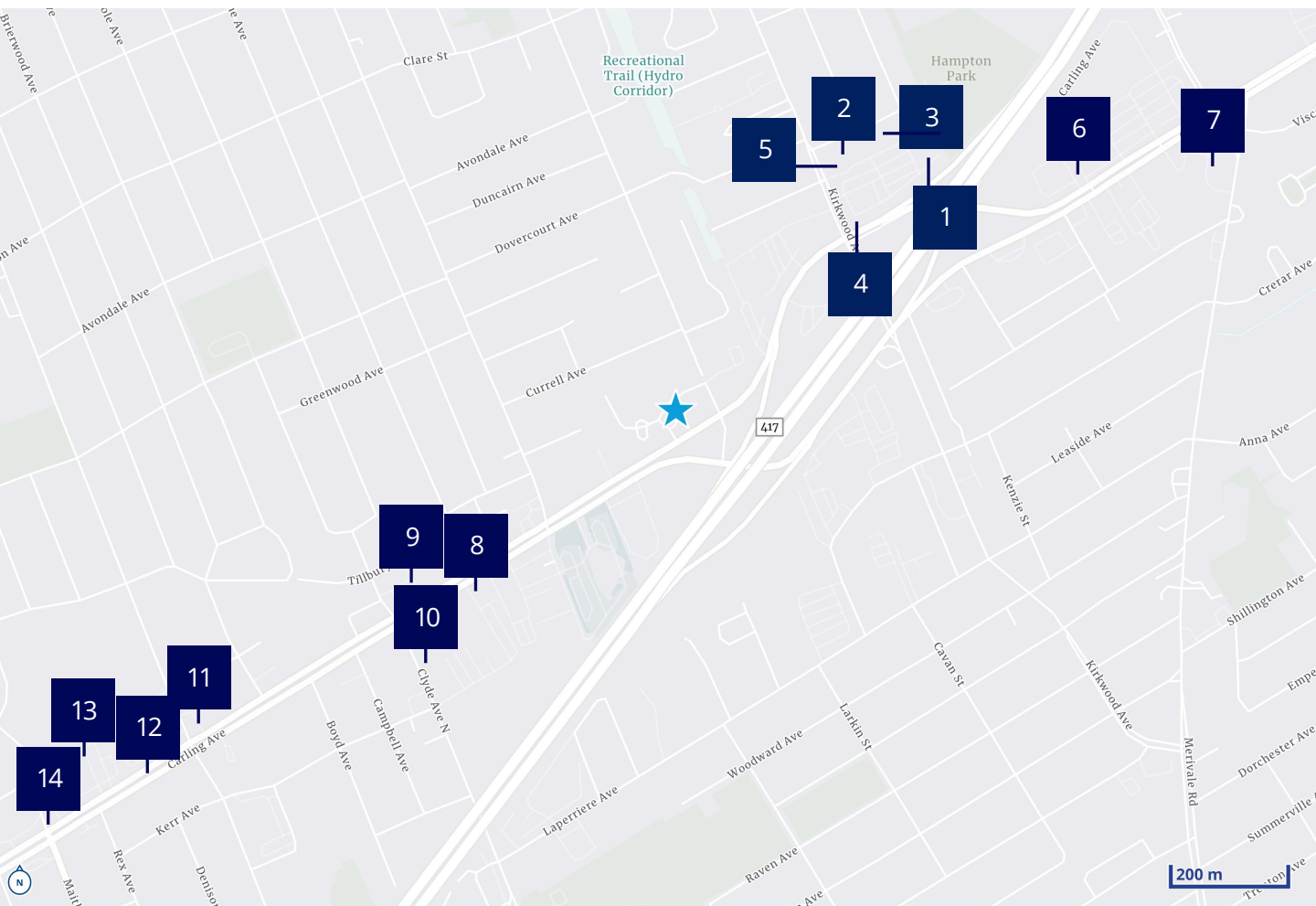
- Space includes reception area, meeting rooms, lunchroom, open and enclosed areas
- Lots of natural light
- Building amenities consist of free fitness facility, shared meeting spaces, covered parking and full-service food provider
- Easy access from Highway 417 and lots of amenities within walking distance





Nearby amenities

- | | | | |
|----|--------------------|-----|-----------------------|
| 1. | Food Basics | 8. | Boston Pizza |
| 2. | Rexall Drugstore | 9. | Gabriel Pizza |
| 3. | LCBO | 10. | Starbucks |
| 4. | East Side Mario's | 11. | Pizza Pizza |
| 5. | Scotiabank | 12. | S&G Fries and Burgers |
| 6. | Shoppers Drug Mart | 13. | Produce Depot |
| 7. | Best Western Plus | 14. | Esso |



Walk
score

82

Bike
score

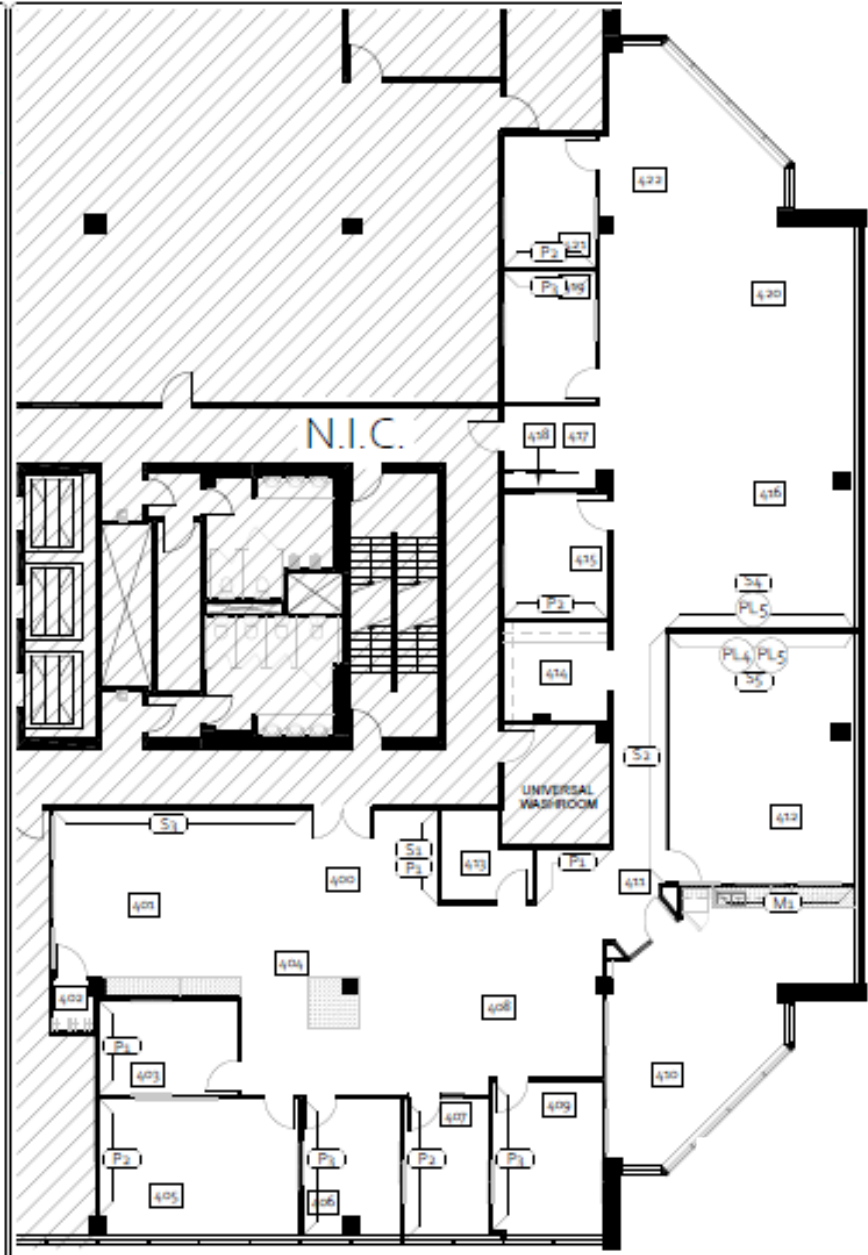
89

Transit
score

55

Suite 408

6,542 SF



Lindsay Hockey

Senior Vice President

+1 613 683 2229

Lindsay.Hockey@colliers.com

Sheila McKeen

Sales Representative

+1 613 683 2238

Sheila.McKeen@colliers.com



Accelerating success.

Colliers Macaulay Nicolls Inc., Brokerage

1005-99 Bank Street
Ottawa, ON K1P 6B9

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

www.colliers.com

