

Integrity. Dedication. Professionalism.  
OFFICE SPACE FOR LEASE

2249 Carling Avenue, Ottawa



## Office Space for Lease | Ottawa West

One suite remaining at this conveniently located office building in Ottawa West. Tenants enjoy valet parking and access to a free fitness centre. Coffee shop, pharmacy, and mini-market on-site.

Close to Carlingwood Shopping Centre, a Shell gas station, Starbucks, Staples, and more. Walk to Lincoln Fields Station.

Located close to the intersection of Carling and Woodroffe Ave. providing easy access to HWY 417. Highly visible pylon signage on Carling Avenue with constant vehicle traffic.

### Highlights

- Common meeting room with lounge available by request
- Parking Ratio: 1/1,500 sf | Extra Spaces: \$95/mo. + HST
- Fully supervised parking lot and valet parking for tenants
- On-site superintendent and 24-hour emergency service
- Free fitness centre with showers for tenants
- Bike racks

**Price:** \$13.50/sf

**OPC:** \$17.94/sf

Suite 423 - 2,515 sf

CONTACT:

613-759-8383

leasing@districtrealty.com

**Darren Clare**

Director, Leasing & Investment Sales  
Sales Representative

1 2249 Carling Avenue, Ottawa

District Realty Corporation Brokerage  
districtrealty.com



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective Purchasers/Tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.



Integrity. Dedication. Professionalism.  
OFFICE SPACE FOR LEASE

2249 Carling Avenue, Ottawa



Free Fitness Centre for Tenants



Common Boardroom Available By Request



Supervised Lot with Valet Parking for Tenants





Integrity. Dedication. Professionalism.  
OFFICE SPACE FOR LEASE

2249 Carling Avenue, Ottawa



## HIGHLIGHTS

- Close to HWY 417 & 416
- Close to Lincoln Fields Station with bus stops on-site
  - LRT Completion Date: 2026
- Close to Carlingwood Shopping Centre and a range of amenities
- Coffee shop, pharmacy and mini market on-site

CONTACT:

613-759-8383

leasing@districtrealty.com

**Darren Clare**

Director, Leasing & Investment Sales  
Sales Representative



3 2249 Carling Avenue, Ottawa

District Realty Corporation Brokerage  
districtrealty.com



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective Purchasers/Tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.