# Integrity. Dedication. Professionalism. OFFICE SPACE FOR LEASE

## 2255 Carling Avenue, Ottawa





Price: \$13.50/sf OPC: \$14.94/sf

Suite 201 - 1,981 sf •

Suite 202 - 1,582 sf ►

Suite 410 - 2,645 sf

Suite 500 - 11,379 sf

CONTACT:

613-759-8383 leasing@districtrealty.com

### Darren Clare

Director, Leasing & Investment Sales Sales Representative



### Office Space for Lease | Ottawa West

Conveniently located offices, ideal for small and medium sized businesses. Tenants enjoy valet parking and access to a free fitness centre with showers. Coffee shop, pharmacy and mini-market on-site.

Located at the intersection of Carling and Woodroffe Ave. providing easy access to HWY 417. Ideal for commuters from downtown and Kanata. Short walk to Lincoln Fields Station.

### Highlights

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

District Realty Corporation Brokerage

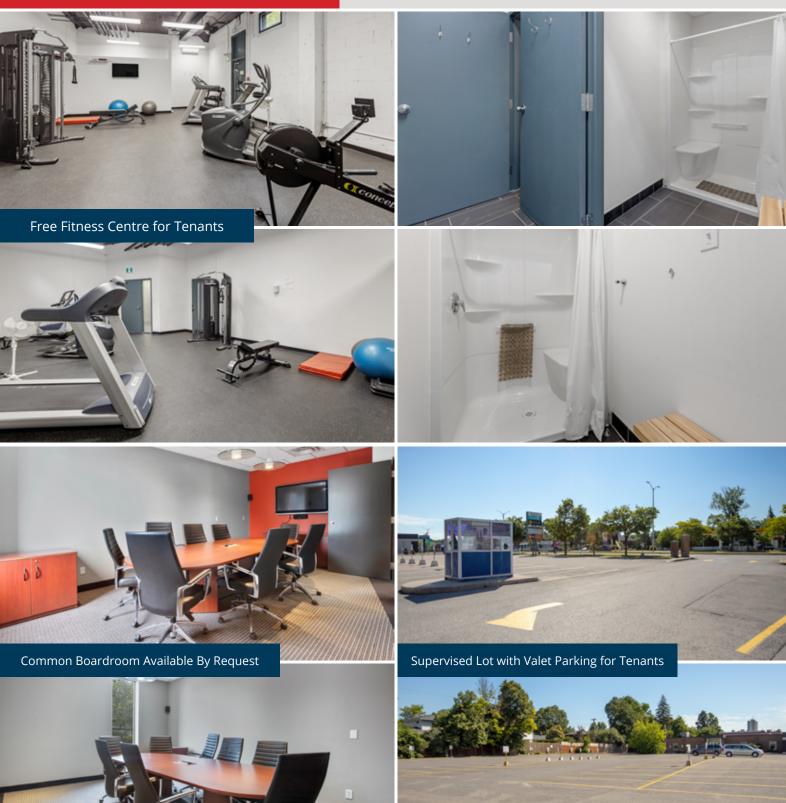
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3,563 sf contiguous

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