



**CUSHMAN &
WAKEFIELD**

Ottawa

AVAILABLE FOR SUBLEASE

1525 CARLING AVE

OTTAWA, ON

1525

*9,932 SF (approx.)
FOR SUBLEASE*

PHOTO SOURCE: LOOPNET

Property Highlights

- Class 'A' corporate workplace
- Parking Ratio: 2:1,000 SF — \$85 per month
- Endless area amenities
- 500 meters to HWY 417
- Tenant lounge & café

Net Rent: Contact Listing Agent

Additional Rent: \$21.95 PSF (approx.)

Sublease Expiry: May 31st, 2027



Interior



OPEN & BRIGHT
RECEPTION AREA



BREAKOUT
ROOMS



SPACIOUS
COLLABORATIVE
KITCHEN



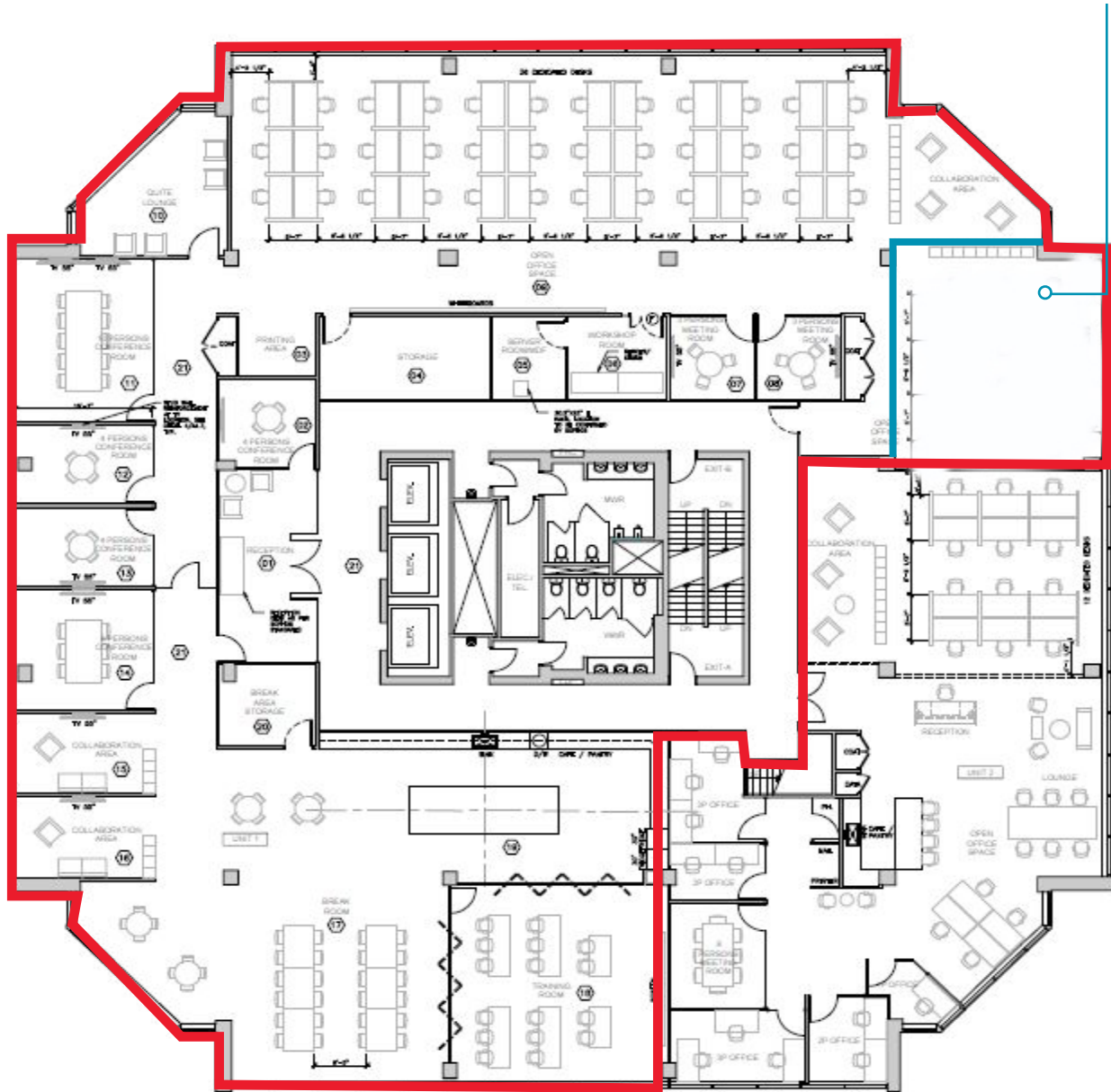
MULTIPLE LOUNGE
AREAS

Floor Plan

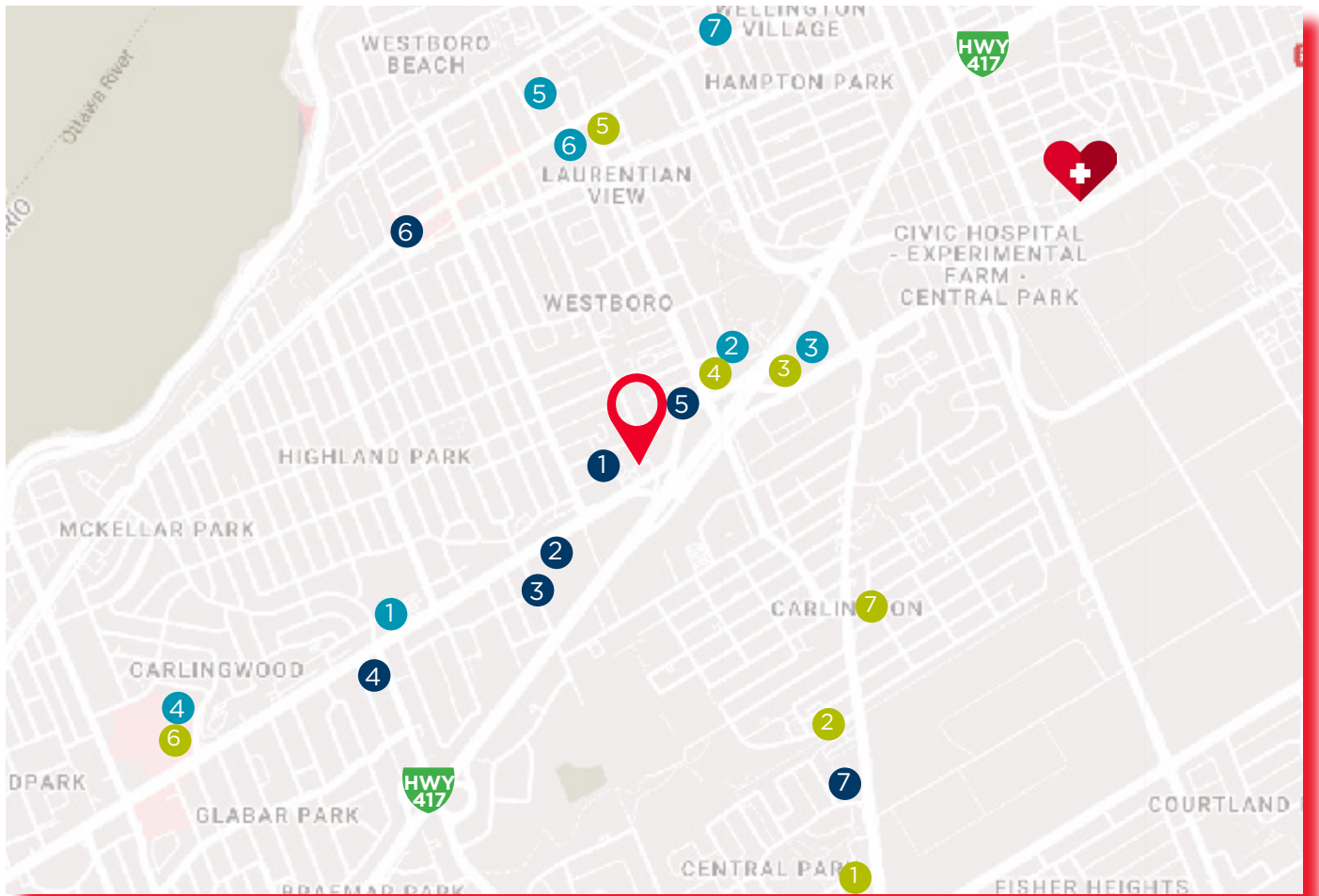
Suite 300

9,932 SF (approx.)

The space contains professional grade acoustic fiber glass insulated walls, acoustic ceiling tiles, and acoustic caulking. It's ideal for filming and sound recording.



Location Map



1. Grounded Kitchen, Coffee & Bar
2. Boston Pizza
3. Al's Diner
4. McDonald's
5. Subway
6. Starbucks
7. Tim Horton's



1. Produce Depot
2. Food Basics
3. Kardish Health
4. Loblaws
5. Farmboy
6. Real Canadian Superstore
7. Metro



1. BMO
2. CIBC ATM
3. TD Canada
4. Scotiabank
5. RBC Royal Bank
6. President's Choice
7. Manulife Bank



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