

FOR LEASE

1655 Carling Avenue, Ottawa ON



BEN ZUNDER Vice President | Sales Representative
613.913.8858 | bzunder@cdnglobal.com

PHILIP ZUNDER President | Broker of Record
613.725.7170 | pzunder@cdnglobal.com

CDN GLOBAL (OTTAWA) LTD.
1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6
www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

Three (3) prime retail units for lease on the ground floor of a major multi-residential project on Carling Avenue. 1655 Carling Avenue consists of two (2) towers situated over one (1) common podium and three (3) underground levels. One tower is 18 stories, the other is 16 stories for a total of 418 residential units.

Suitable for food services not requiring ventilation, personal service businesses, medical or dental uses, retail, etc.

ADDRESS	1655 Carling Avenue, Ottawa ON
UNIT AREA	Bay 1: 2,460 SF Bay 2: 2,498 SF Bay 3: 3,469 SF
BASE RENT	\$40.00/SF (net)
OPERATING COSTS & REALTY TAXES	\$13.00/SF (estimated) (\$9.50 realty taxes, \$3.50 operating costs)
LEASE TERM	5 to 10 years
POSSESSION	Late spring/early summer 2025

LOCATION

1655 Carling Avenue is located on Carling Avenue, a major east-west arterial road in the west-end of Ottawa, ON. It runs from March Road to Bronson Avenue, connecting Kanata to the Glebe.

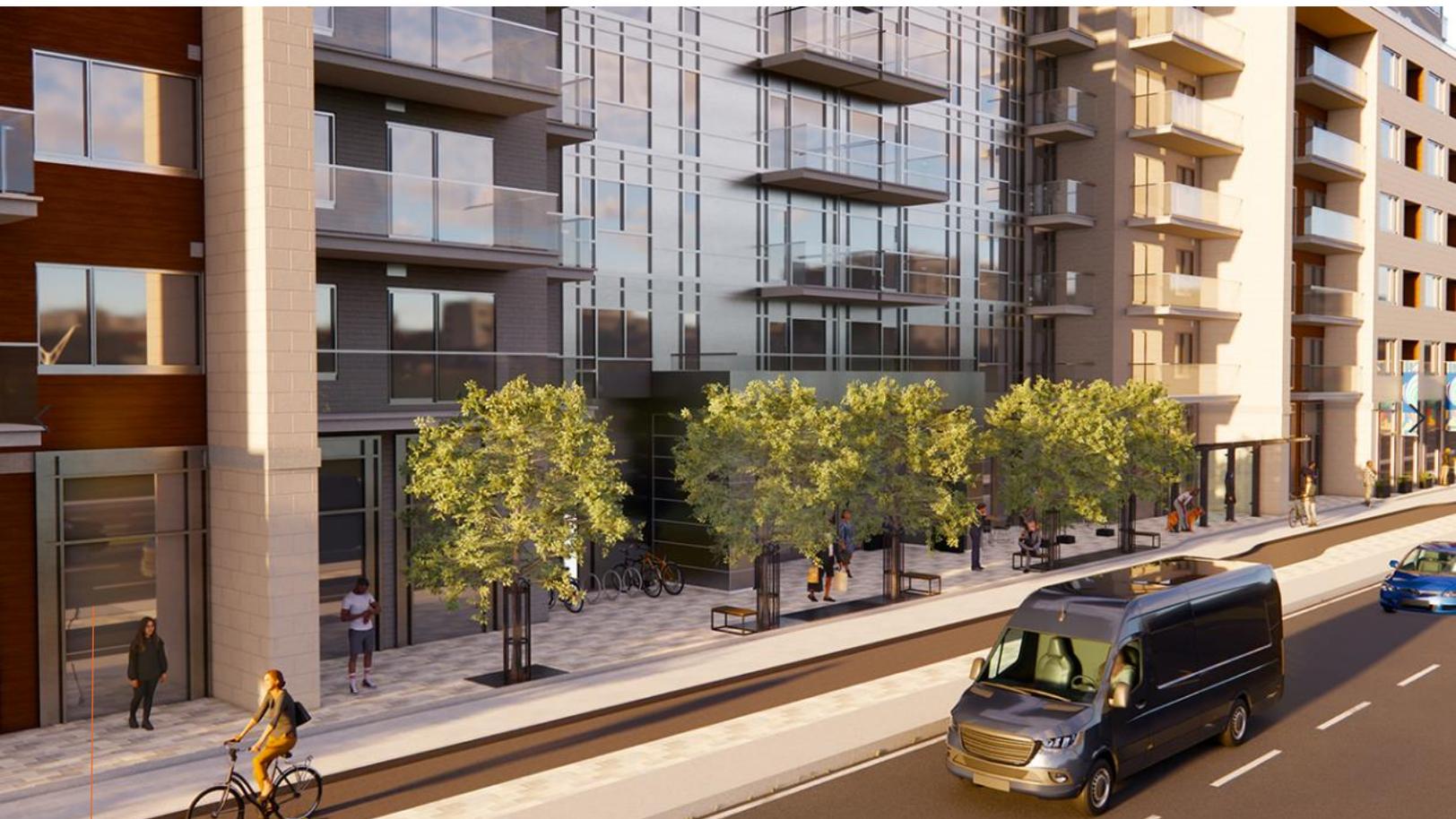
The building's prime location offers extremely convenient access to Highway 417 making it quick to get where you need to go. It is close to Westboro, Little Italy, Dow's Lake, the Experimental Farm, and the Ottawa Civic Hospital Campus.



DEMOGRAPHICS

Radius	2 KM	5 KM	10 KM
Population (2023)	45,887	192,845	600,672
Population (2028)	52,042	215,553	663,022
Population (2033)	57,520	235,972	718,912
Daytime Population	45,523	186,991	697,505
Median Age	41.7	40.7	39.4
Average Household Income	\$124,617	\$107,357	\$101,426

CONTACT INFORMATION



BEN ZUNDER Vice President | Sales Representative
613.913.8858 | bzunder@cdnglobal.com

PHILIP ZUNDER President | Broker of Record
613.725.7170 | pzunder@cdnglobal.com

CDN GLOBAL (OTTAWA) LTD.
1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6
www.cdnglobal.com

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or Distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.