

# FOR LEASE

Units 1A-3B, 1655 Carling Avenue, Ottawa, ON



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# PROPERTY DETAILS



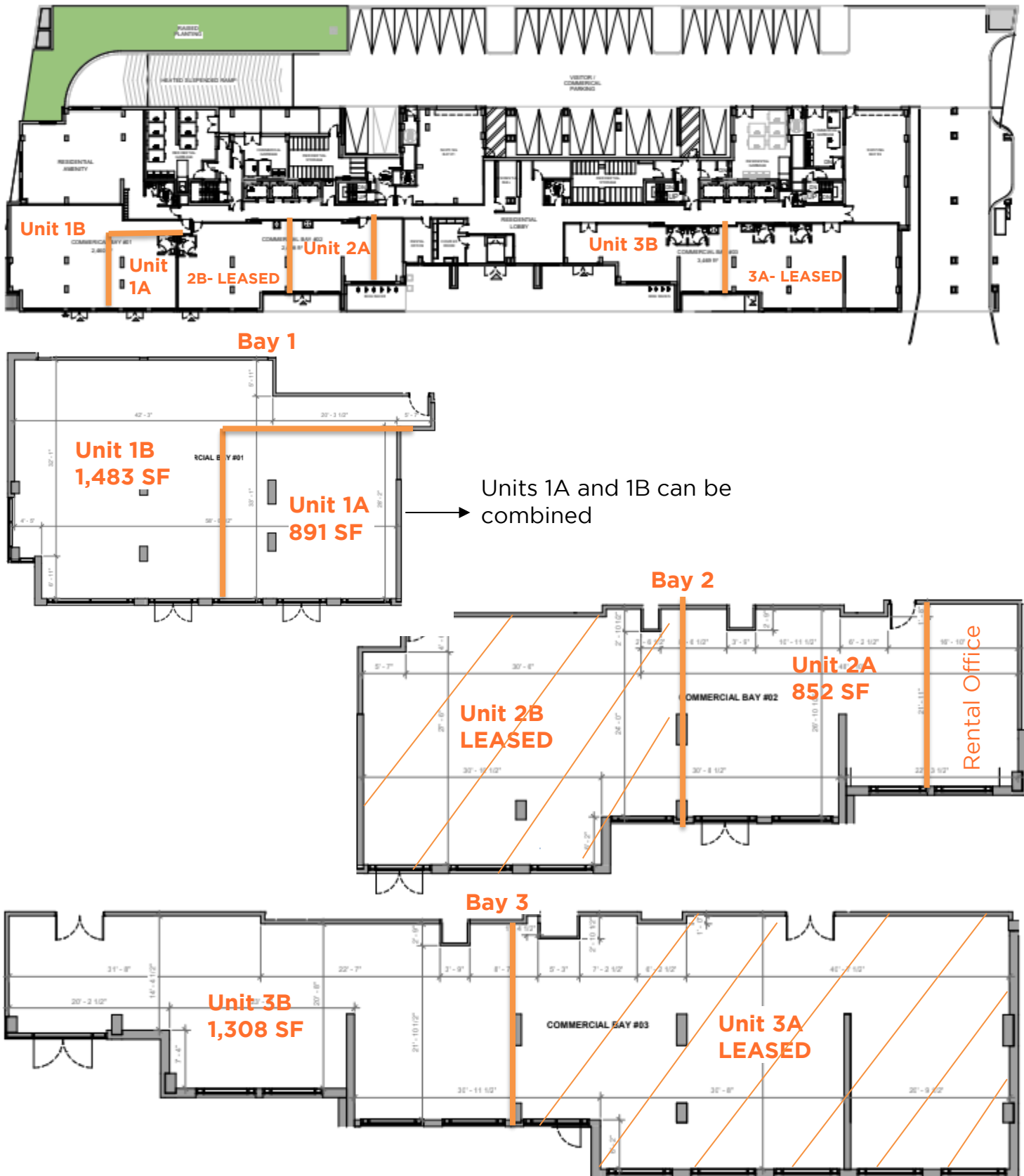
## THE OFFERING

Four (4) 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 storeys, 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. A pharmacy and a hair salon have been leased.

|                                |   |
|--------------------------------|---|
| ADDRESS                        | 1655 Carling Avenue, Ottawa ON  |
| UNIT AREAS                     | Unit 1A: 891 SF   Unit 1B: 1483 SF<br>Unit 2A: 852 SF   Unit 2B: Leased<br>Unit 3A: Leased   Unit 3B: 1308 SF |
| BASE RENT                      | \$40.00/SF (net) with escalations   |
| OPERATING COSTS & REALTY TAXES | \$13.00/SF (estimated 2025)<br>(\$9.50 realty taxes, \$3.50 operating costs)                                  |
| LEASE TERM                     | 10 years  |
| POSSESSION                     | Immediate   |

# FLOOR PLANS



Floor Plan, 1655 Carling Avenue, Ottawa, ON

# LOCATION

Carling Avenue is 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.

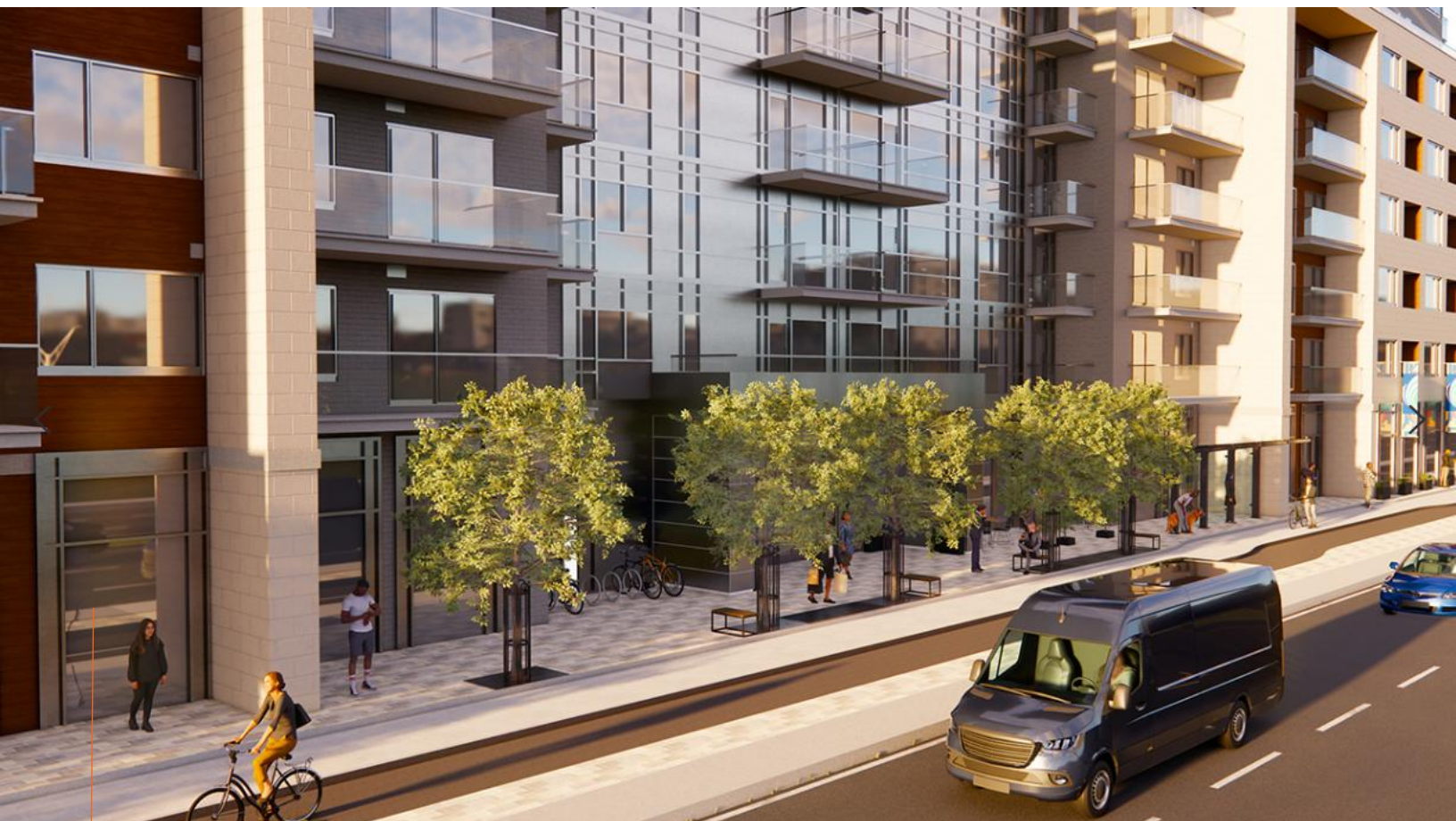
The building's prime location offers extremely convenient access to Highway 417 making it quick to get where you need to go. It is close to Westboro, Little Italy, Dow's Lake, the Experimental Farm, and the Ottawa Civic Hospital Campus.



## 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



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