

## **Building Information**

Building Size: 30,315 sf

Shipping & Receiving: Yes

# of Floors: 8

Surface Transit Route: Yes

# of Passenger

Elevators: 2



# 1081 Carling Avenue | SHORT TERM LEASE OPTIONS!

1081 Carling Avenue, Ottawa, Ontario K1Y 1V3

### **Building Description**

- Join prestigious existing medical tenants
- Bright, open Professional Office Space
- Parking available
- Located by the Ottawa Civic Hospital and the Royal Ottawa Mental Hospital.
- Carling Avenue and Parkdale Avenue serve as a busy intersection surrounded by upcoming residential areas.
- Brokers Protected

#### **Features**

SHORT TERM LEASE OPTIONS ONLY!!

<u>Promo</u> - Best rate in town!! Email leasing@taggart.ca for details! Parking Available, Elevators, Pharmacy on-site, Restaurant on-site Public transit at your doorstep

#### **Amenities**

Cafe Bio Lab Pharmacy

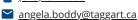
**Taggart Realty Management** Taggart Realty Management



<u> leasing@taggart.ca</u>

Angela Boddy Leasing Manager Taggart Realty Management







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Taggart Realty Management

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General	<b>Building Class</b> B	<b>Building Management</b> Taggart Realty Management	Building Zoned Commercial
Tenant Cost	Operating Costs \$ 11.80 /sf	Realty Tax \$ 4.77 /sf	Other Tenant Costs \$ 1.06 /sf
	<b>Total Additional Rent</b> \$ 17.63 /sf		
	<b>Description</b> ESTIMATED Additional Rent 202	24	
Building Size	Number of Floor(s) 8	<b>Total Office Space</b> 30,315 sf	<b>Total Space</b> 30,315 sf
	Available Office Space 30,315 sf	<b>Total Available Space</b> 30,315 sf	
Construction	<b>Interior Wall Type</b> Dry Wall	<b>Exterior Finish</b> Brick	Shipping & Receiving Yes
	Emergency Generator Yes		
Elevators	Number of Mid Rise Elevator(s)		
Safety & Access	<b>Fire Detection System</b> Yes	Security System Yes	<b>Barrier Free Access</b> Yes
Parking	Surface Stall Ratio 1 / 1,000 sf	Below Ground Ratio 1 / 1,000 sf	Parking Cost (per month) \$ 100.00
	<b>Description</b> Surfaced parking/ underground parking/ Managed by 3rd party parking company.		
Anchor Tenants	Guardian Pharmacy	Life Mark Pro Physio	Bio Lab
	The Ottawa Hospital		
Public Transport	Surface Transit Route Yes		
	<b>Description</b> Public transit in front of building	g, ample surfaced parking	