



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!!

Promo - 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
☎ 613-234-7000
✉ leasing@taggart.ca

Angela Boddy
Leasing Manager
Taggart Realty Management
☎ (613)234-7000
✉ angela.boddy@taggart.ca

1081 Carling Avenue | SHORT TERM LEASE OPTIONS!

1081 Carling Avenue, Ottawa, Ontario K1Y 1V3

Taggart Realty Management
Taggart Realty Management
☎ 613-234-7000
✉ leasing@taggart.ca

Angela Boddy
Leasing Manager
Taggart Realty Management
☎ (613)234-7000
✉ angela.boddy@taggart.ca

General	Building Class B	Building Management Taggart Realty Management	Building Zoned Commercial
Tenant Cost	Operating Costs \$ 11.80 /sf Total Additional Rent \$ 17.63 /sf Description ESTIMATED Additional Rent 2024	Realty Tax \$ 4.77 /sf	Other Tenant Costs \$ 1.06 /sf
Building Size	Number of Floor(s) 8 Available Office Space 30,315 sf	Total Office Space 30,315 sf Total Available Space 30,315 sf	Total Space 30,315 sf
Construction	Interior Wall Type Dry Wall Emergency Generator Yes	Exterior Finish Brick	Shipping & Receiving Yes
Elevators	Number of Mid Rise Elevator(s) 2		
Safety & Access	Fire Detection System Yes	Security System Yes	Barrier Free Access Yes
Parking	Surface Stall Ratio 1 / 1,000 sf Description Surfaced parking/ underground parking/ Managed by 3rd party parking company.	Below Ground Ratio 1 / 1,000 sf	Parking Cost (per month) \$ 100.00
Anchor Tenants	Guardian Pharmacy The Ottawa Hospital	Life Mark Pro Physio	Bio Lab
Public Transport	Surface Transit Route Yes Description Public transit in front of building, ample surfaced parking		