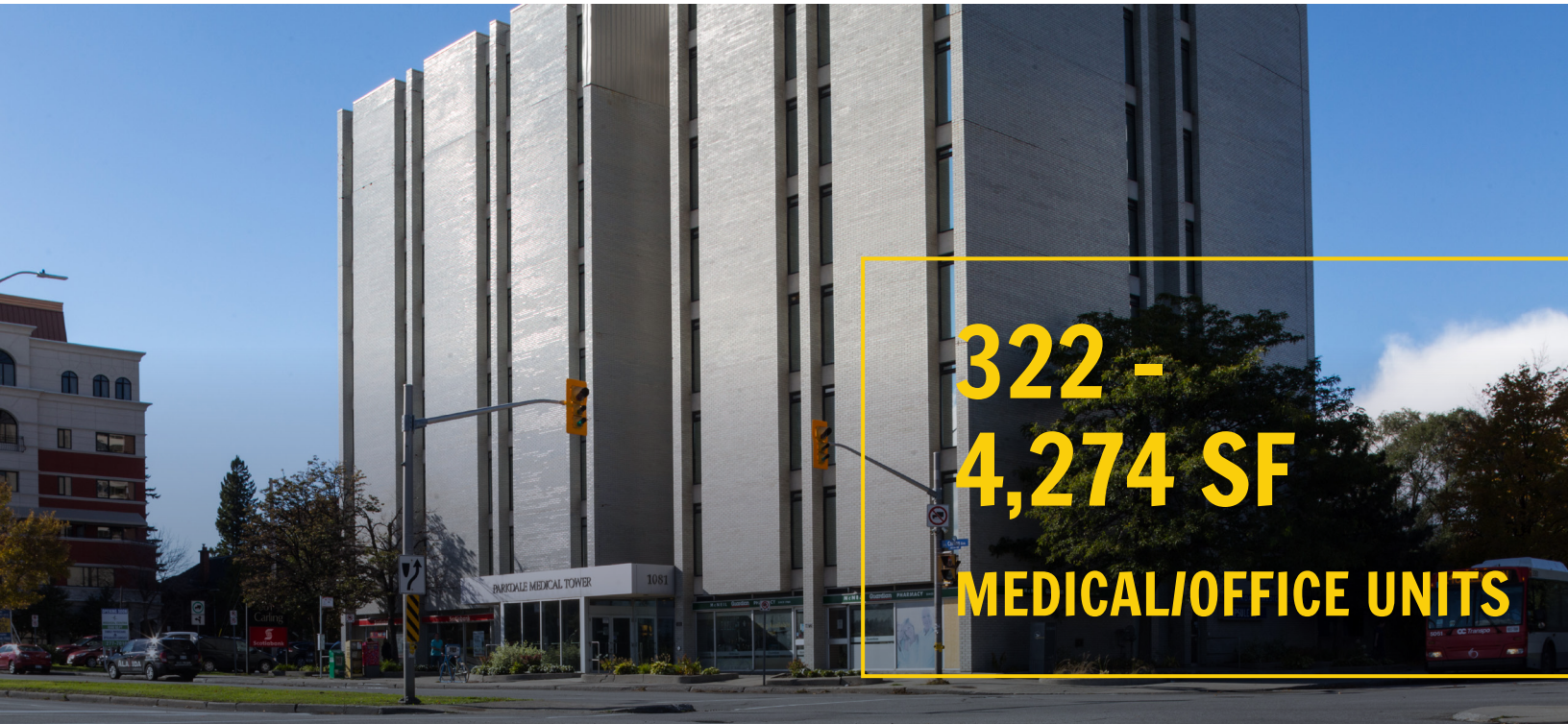


## MEDICAL/OFFICE SPACE FOR LEASE

# 1081 Carling Avenue - Parkdale Medical Tower (Ottawa, ON)



## Property Details

### Medical/Office Units

|                        |                                                                |                    |  |
|------------------------|----------------------------------------------------------------|--------------------|--|
| Units Area             | 322 - 4,274 square feet                                        |                    |  |
| Possession             | Immediate                                                      |                    |  |
| Additional Rent (2026) | Operating costs:                                               | \$12.67            |  |
|                        | Tax:                                                           | \$4.66             |  |
|                        | Management fee:                                                | \$1.09             |  |
|                        | <b>Total:</b>                                                  | <b>\$18.42 PSF</b> |  |
| Location               | Parkdale Medical Tower at<br>1081 Carling Avenue               |                    |  |
| Parking                | RATIO 1:1,000   \$105.00/month (approx.)                       |                    |  |
| Close to               | Heart Institute, Civic Hospital,<br>Experimental Farm, Hwy 417 |                    |  |

### Building Specifications

|                                                                                                          |                                                                                                                    |                                                                                                                       |
|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <br>Cafe             | <br>Pharmacy and<br>blood lab | <br>On-site parking              |
| <br>Air conditioning | <br>Handicap accessible       | <br>Turnkey options<br>available |
| <br>Elevators        | <br>Public transit            | <br>Brokers protected            |

## CONTACT

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## Available Units

| Suite | Area (SF) |
|-------|-----------|
| 102   | 1,223     |
| 204   | 662       |
| 207   | 4,274     |
| 304   | 322       |
| 406   | 1,783     |
| 508   | 2,128     |
| 600   | 2,629     |
| 701   | 639       |
| 704   | 994       |

## Photos



Cafe



Pharmacy



Unit 600



Unit 600



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