



1525 · 1545 · 1565 CARLING AVENUE
OTTAWA



Innovate
Collaborate
Accelerate

High performance, sustainable office space

PROPERTY OVERVIEW

Carling Executive Centre is a prestigious Class 'A' corporate workplace destination located in Ottawa's Western suburban market. Situated in a park-like setting, the three buildings that make up Carling Executive Centre have distinguished exterior and interior spaces with flexible, efficient floor plates and premier on-site amenities that will allow your business and people to collaborate, innovate and accelerate.



Unlimited convenience

NEIGHBOURHOOD & ACCESS

Carling Executive Centre is surrounded by conveniences such as restaurants, shopping and other retail services, providing value and options to your daily routine. The property's prime suburban location along the Queensway Corridor also allows for fast access to Downtown Ottawa and the surrounding suburban areas by car or public transit.



ENDLESS
AREA AMENITIES



85 BUS
AT THE DOOR STEP

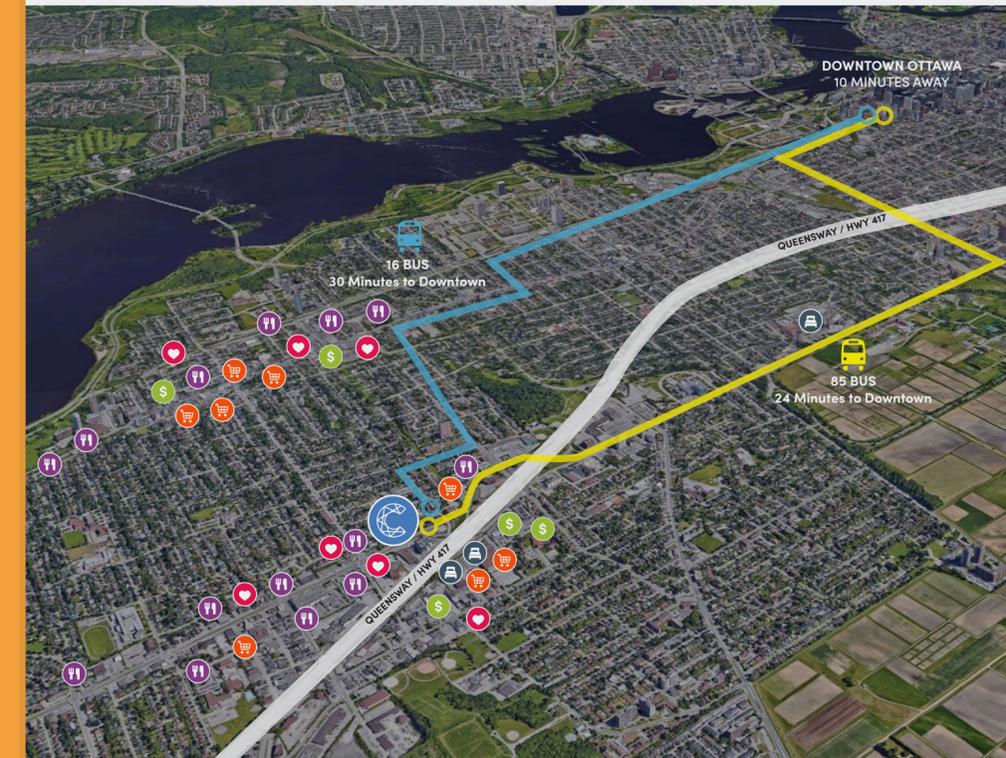


FAST HIGHWAY
ACCESS IN CENTRAL
LOCATION



2/1000 SF
PARKING RATIO

TRANSPORTATION AND AREA AMENITIES MAP



Restaurants & Food

The Keg Manor
Stofa Restaurant
Bar Laurel
Boston Pizza
Starbucks
Kristy's
Aahar The Taste of India
Al's Diner
Gabriel Pizza
Tim Hortons
S&G Fries & Burgers
Pizza Pizza
McDonalds
Subway



Shopping

Westgate Shopping Centre
Shoppers Drugmart
Real Canadian Superstore
LCBO
MEC Ottawa
Farm Boy
Canadian Tire



Health & Wellness

Anytime Fitness
CrossFit 1855
Victory Boxing
Pure Yoga
New Moon Yoga
Westboro Medispa
Renu Massage Therapy & Spa



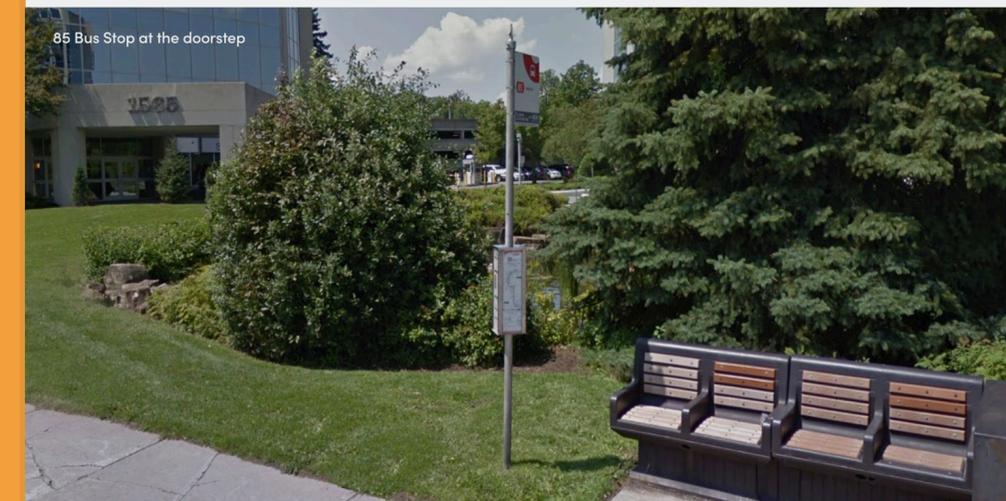
Banks

RBC Royal Bank
Bank of Montreal
TD Bank
CIBC
Scotiabank



Hotels

Best Western Plus
Travelodge
SMR Champagne Ottawa





Ready when
you are

MODEL SUITES

Carling Executive Centre features fully functional, modern, efficient and move-in ready model suite space. These suites provide plug-and-play office space for current or new tenants - office space made easy!

A work environment tailored to you

ON-SITE AMENITIES

Carling Executive Centre strives to provide its tenants with the best building environments for their work life. On-site conference facilities, a WorkFit by Crown fitness centre and cafe coming this year. Outdoor seating in a park-like landscape with a serene pond further enhance the tenant experience.



WORKFIT
BY CROWN



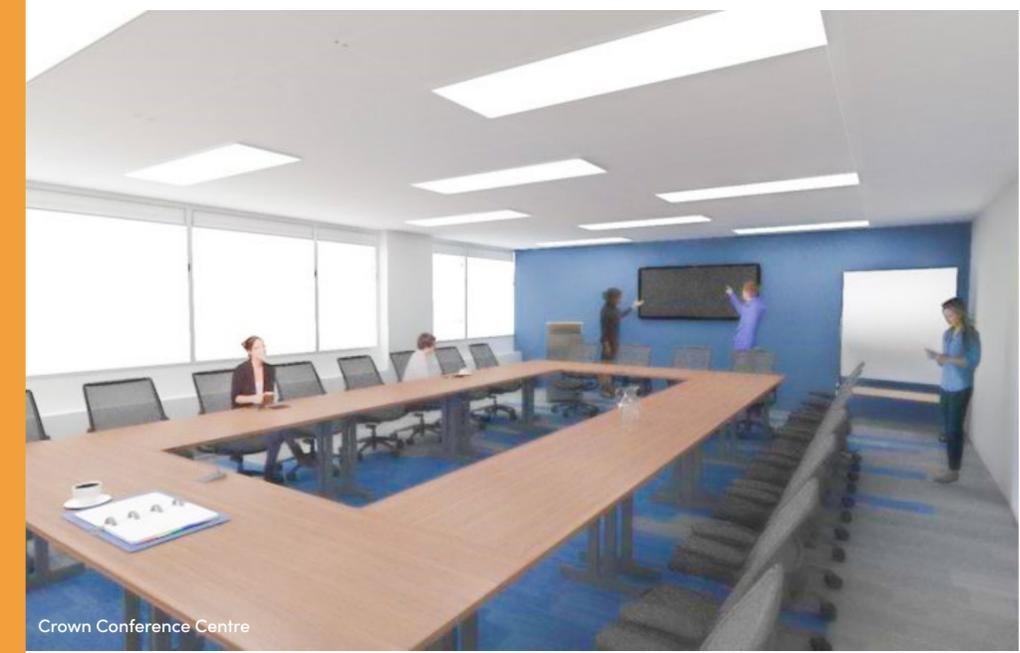
TENANT LOUNGE
& CAFE



CROWN CONFERENCE
CENTRES



OUTDOOR
SPACE



Leasing Opportunities

1525 CARLING AVENUE



Suite	Area (SF)	Net Rent (PSF)	Availability	Comments
300	14,754 SF	\$18.50	Immediate	Full floor opportunity available 
408	6,542 SF	\$18.50	Immediate	Built out office with 13 private offices. Connects to Suite 303 
510	2,530 SF	\$18.50	Immediate	Model suite 

1525 Carling Avenue is WiredScore Certified Silver Building

- 4 service providers with high speed connectivity and the option to add more if required.
- Free Wi-Fi in common and amenity areas
- Multiple communications points with the ability to utilize diverse connections

Visit wiredscore.com for more info

1545 CARLING AVENUE



Suite	Area (SF)	Net Rent (PSF)	Availability	Comments
204	2,197 SF	\$18.50	06/01/2020	Move-in ready suite
300	5,004 SF	\$18.50	Immediate	Built-out suite
304	3,131 SF	\$18.50	Immediate	Open concept space, ready for your improvements
406	2,564 SF	\$18.50	Immediate	Built out space with mix of offices and meeting room
408	1,181 SF	\$18.50	Immediate	Small, efficiently built-out office space
410	5,167 SF	\$18.50	Immediate	Suite made up of multiple offices, meeting rooms, open area and kitchen
606	1,886 SF	\$18.50	02/01/2021	Coming available 2021
701	3,307 SF	\$18.50	Immediate	Model suite with 6 private offices 

1565 CARLING AVENUE



Suite	Area (SF)	Net Rent (PSF)	Availability	Comments
201	4,294 SF	\$18.50	Immediate	Model suite 
310	1,843 SF	\$18.50	Immediate	Concept space, ready for your improvements!
600	5,705 SF	\$18.50	Immediate	Open concept space ready for your improvements!

1545 & 1565 Carling Avenue are WiredScore Certified Gold Buildings

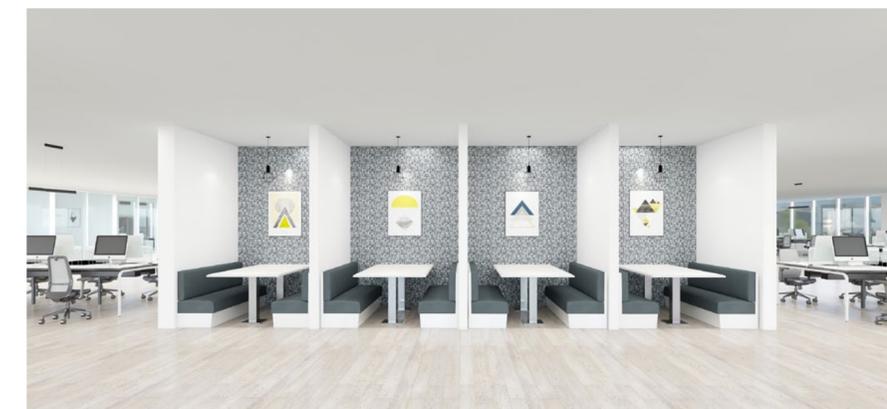
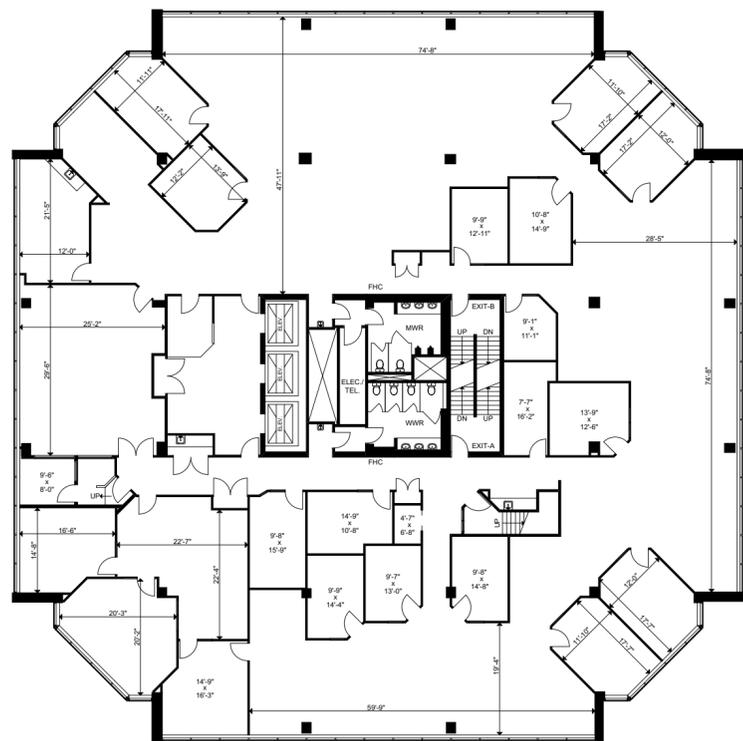
- 4 service providers with high speed connectivity and the option to add more if required.
- Free Wi-Fi in common and amenity areas
- Multiple communications points with the ability to utilize diverse connections
- Coaxial cabling throughout to provide bundled phone, cable TV, and internet.

Visit wiredscore.com for more info

See the possibilities

FULL FLOOR CONCEPT
1525 CARLING AVENUE
SUITE 300 : 14,754 SF

CONCEPT RENDERINGS



Tenant Focused Property Management

ABOUT CROWN PROPERTY MANAGEMENT

We strive to be the manager of choice for tenants. By understanding what high performing businesses and their employees value, we deliver the details that businesses appreciate most from welcoming lobbies, to on-site amenities (including concierge services, fitness clubs and shared meeting spaces), to shuttle buses and initiatives that benefit the well being of occupants. The customer and client experience is our priority. Our in-house construction management team can facilitate any fit-out, partnering with our tenants to create customized workplace solutions that suit each organization's needs.

crownrealtypartners.com

@CrownCRP   



For more information or to arrange a tour,
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