

FOR LEASE > UP TO 78,000 SF



Class 'A' Office Space

1655 CARLING AVENUE, OTTAWA, ON



Building Amenities — Up to 78,000 SF available

- > 4 storey office building to be built
- > 20,000 SF floor plate
- > 16,405 SF retail on ground floor
- > LEED Gold Building
- > Operating Costs: TBD
- > 18 months for completion of building
- > Amenities within walking distance
- > 1 loading dock
- > 145 parking spots available on site, heated garage
- > 2 minutes to 417 @ Maitland or Carling interchanges

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About The Developer - Chenier Group



With offices in Ottawa and Cornwall, Chenier Group is a multi-disciplinary real estate firm that owns and manages a commercial real estate portfolio of offices, retail, law and security facilities. The company's Principal, Gaetan Chenier brings a quarter century of experience in the field of design-build, leasing, building ownership and management.

A firm committed to environmental stewardship. Chenier is a member of the Canada Green Building Council (CAGBC), an agency dedicated to sustainable, Leadership in Energy and Environmental Design (LEED) project development.

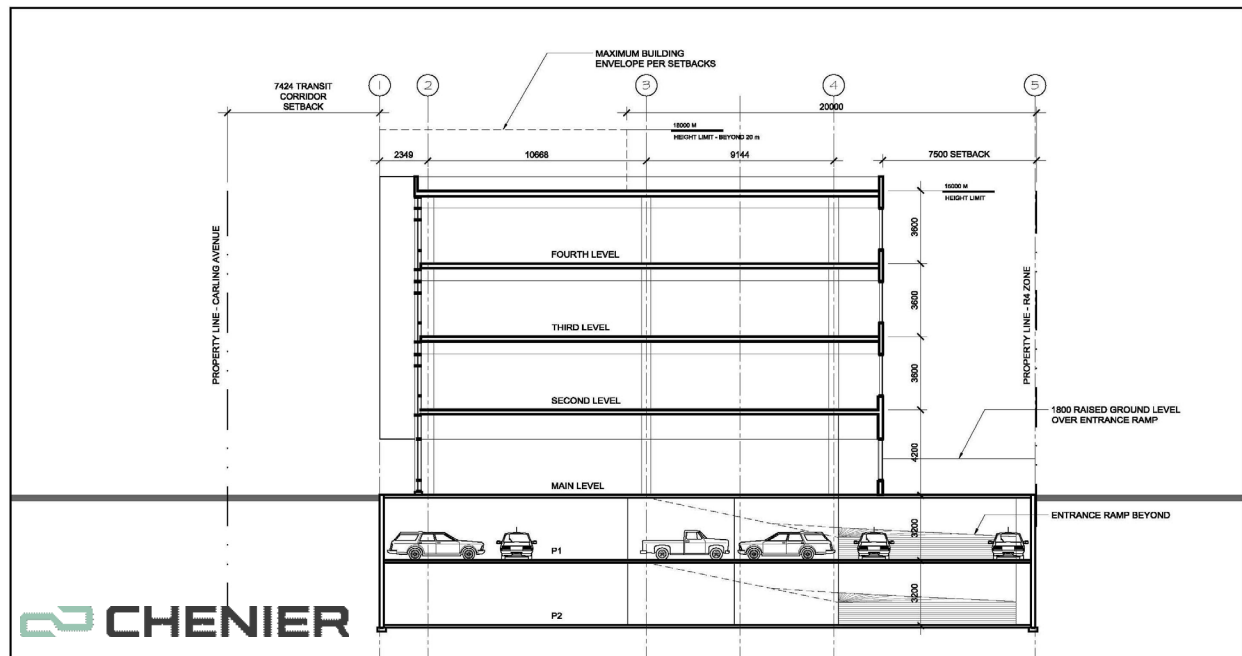
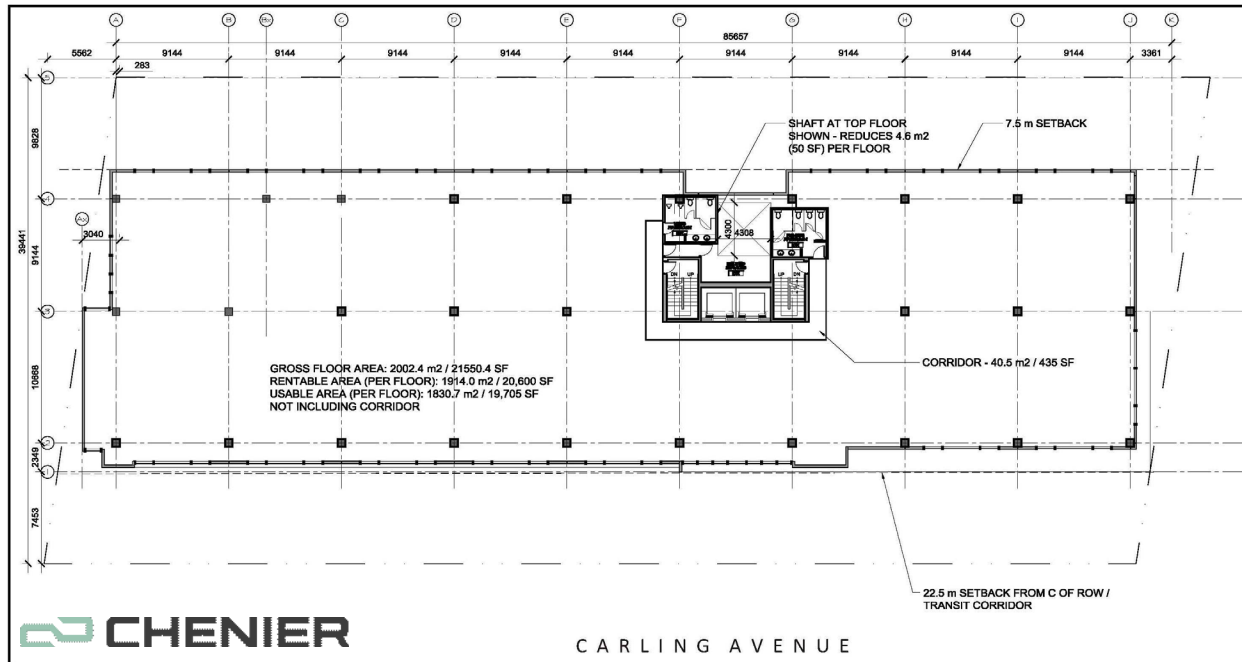
The Chenier Group has earned an enviable reputation for its attention to detail. They employ expertise to determine a client accommodation need that can be facilitated in a new building which can be completed in a thorough, timely and accountable manner.

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TYPICAL FLOOR PLATE AND BUILDING SECTION

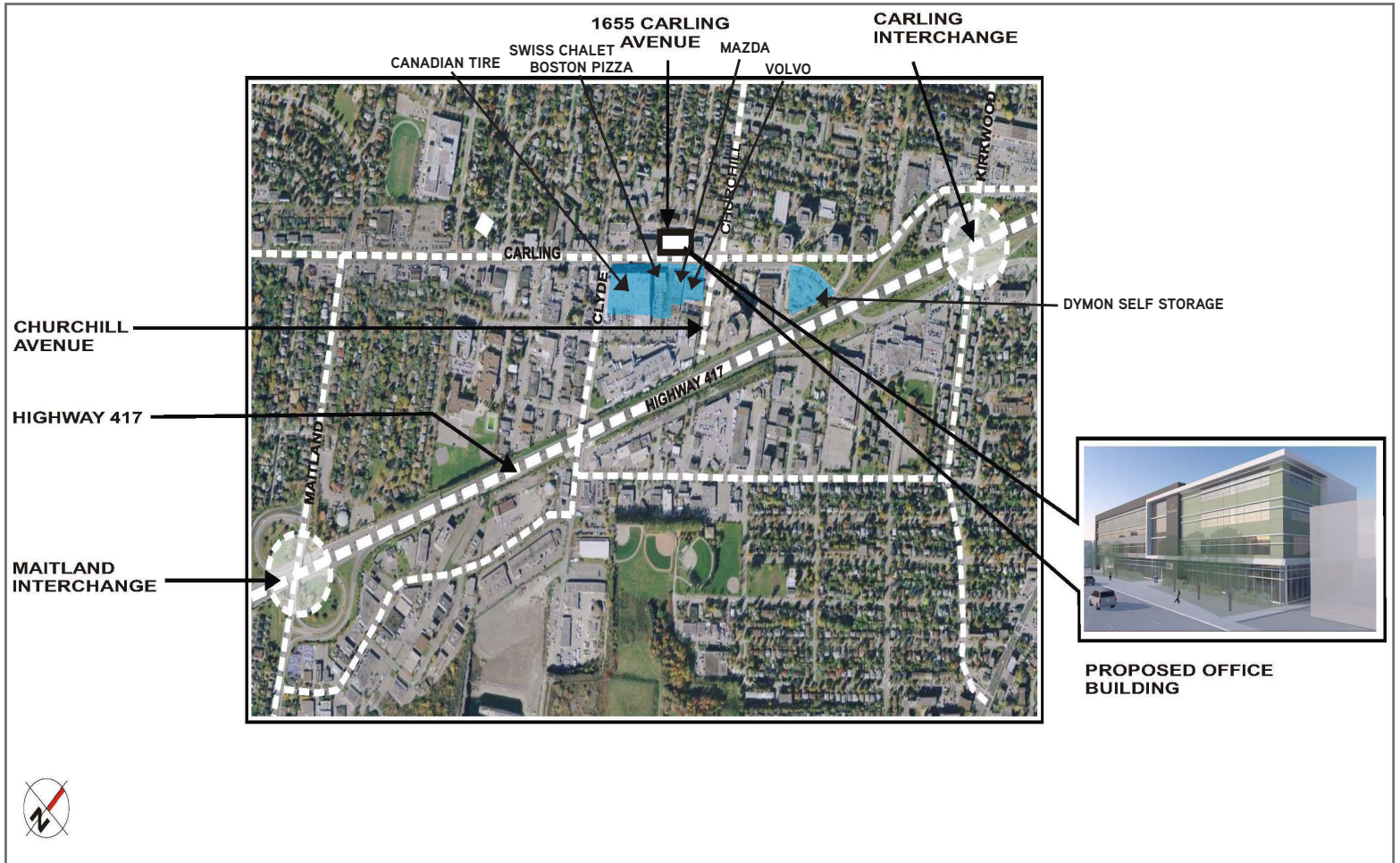


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LOCATION OF BUILDING



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