

PRIME RETAIL SPEACES FOR LEASE

# 1354 Carling Avenue

Ottawa, ON K1Z 0C9

**ADAM PEARCE**

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**SLEEPWELL**  
REALTY GROUP



# BUILDING PROFILE

Address: 1354 Carling Avenue

Zoning: AM10[2518]

Possession: TBD

Retail Parking: Yes

Visitor Parking: Yes

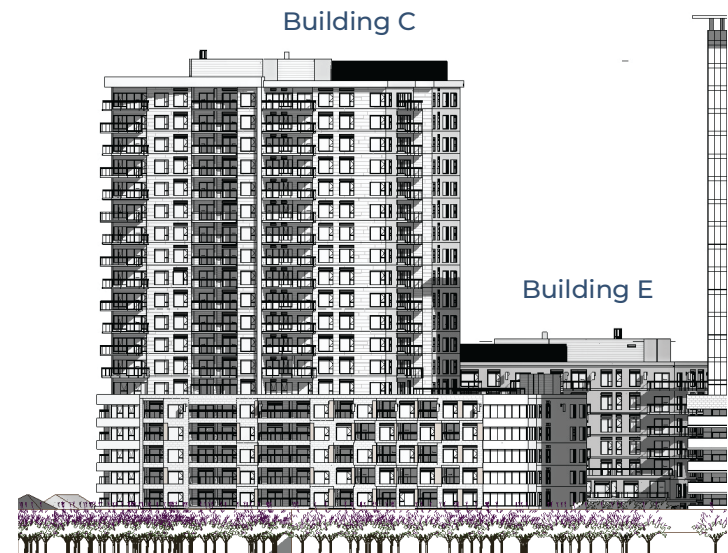
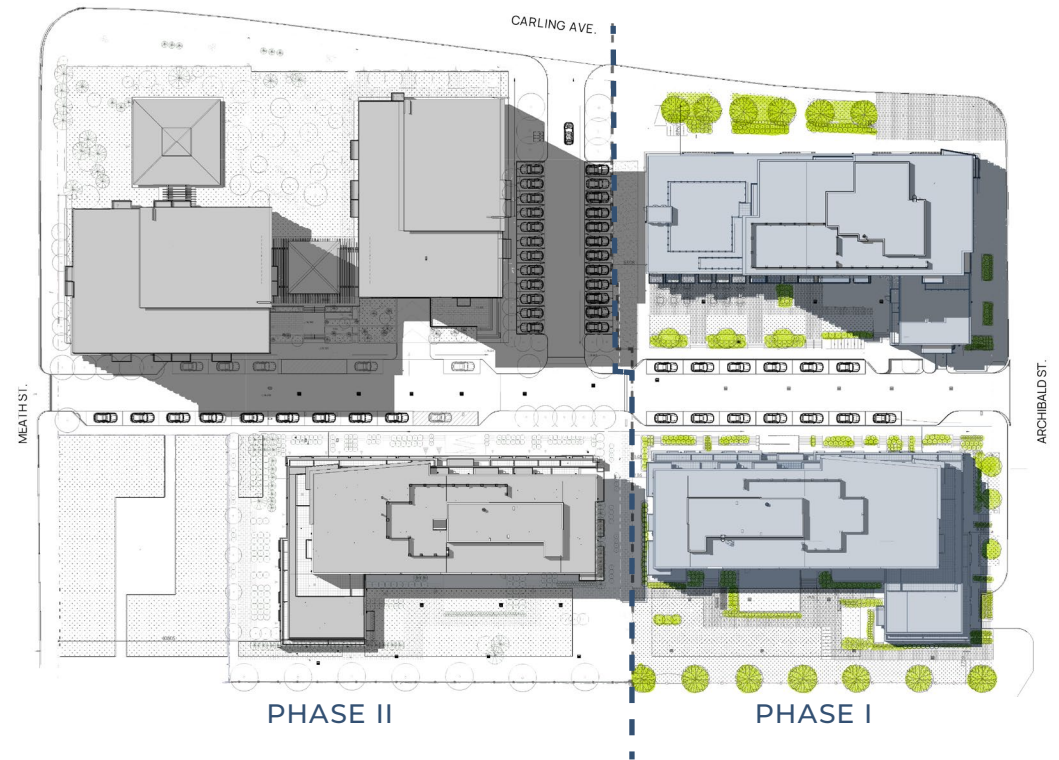
Ceiling Height: 15'6"

Tenant Population: >1800 (Phase I & II)

Leasing Rate: \$35 per sq. ft.

Additional Rent: \$18 per sq. ft.

Utilities: Metered for hydro and gas



Section as seen from the Trans Canada Highway/Queensway

# OVERVIEW

Seize the opportunity to become part of The Talisman's retail portfolio servicing over 1,800 residents between Phase I and Phase II.

Phase I is nearing completion and will be 100% occupied by the end of 2024 with 404 residential units. Phase II will add an additional 510 residential units.

The Talisman is a premium, purpose-built residence designed to provide high-end living spaces. This building boasts beautifully designed indoor and outdoor amenity spaces that cater to the needs and lifestyles of its residents. Additionally, it offers convenient ground level and underground parking options.

Carlington provides an excellent location for businesses seeking to establish themselves in a vibrant area, with convenient transportation options, including being just minutes from highway 417 on-ramps.

Base rent is \$35 per square foot with \$18 per square foot additional rent.

**Carlington**



**AM10[2518]  
Zoning**



**3 Units  
Available**

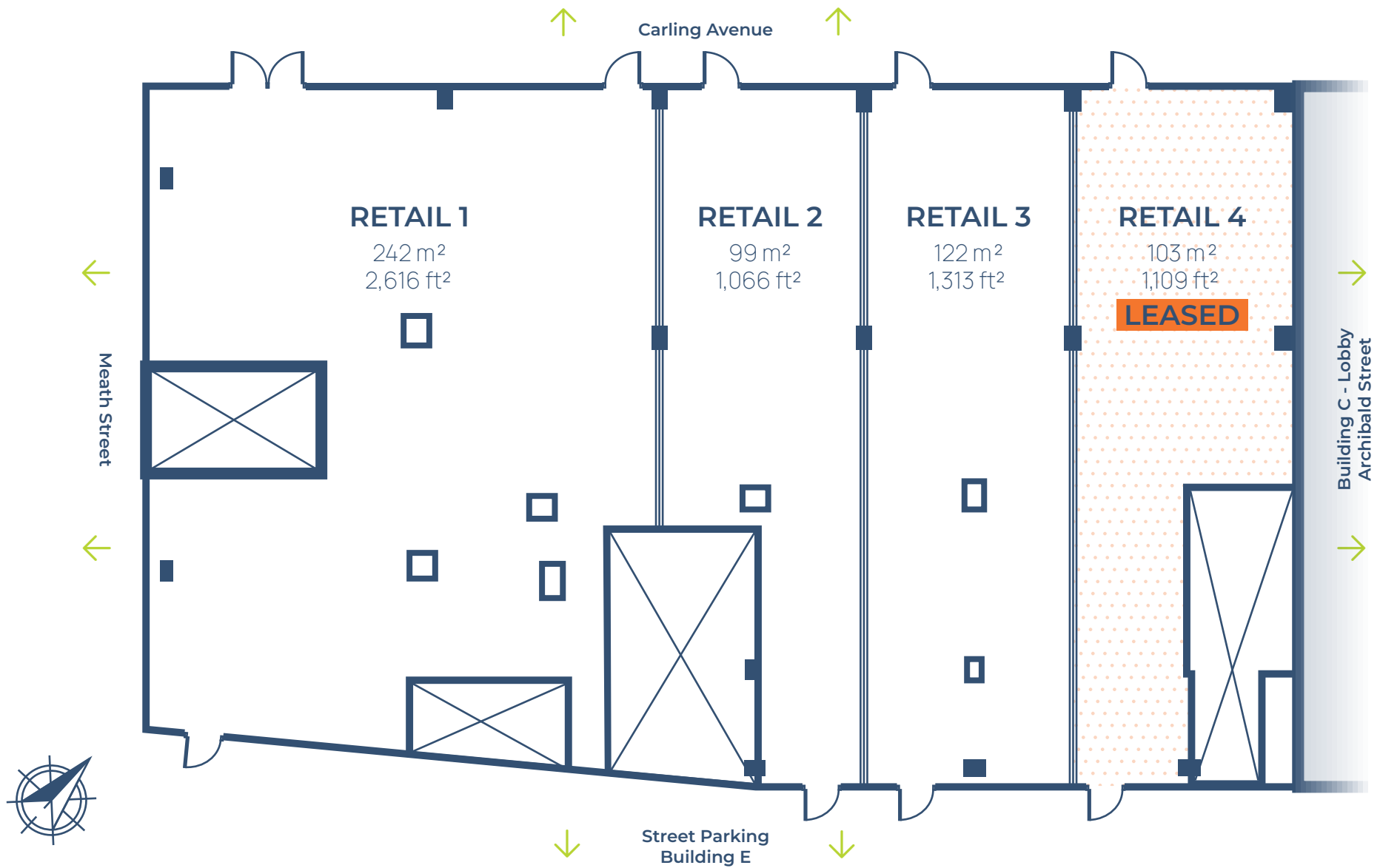


**Parking  
Available**



**Minutes away  
from Hwy 417**





# HIGHLIGHTS

Completion of 404 residential units in Phase I with 100% occupancy by Fall 2024.

Phase II to include 3 towers with 510 residential units & additional commercial space.

Proximity to Hwy 417, Westgate Shopping Centre, Hampton Park Plaza, & Ottawa Civic Hospital.

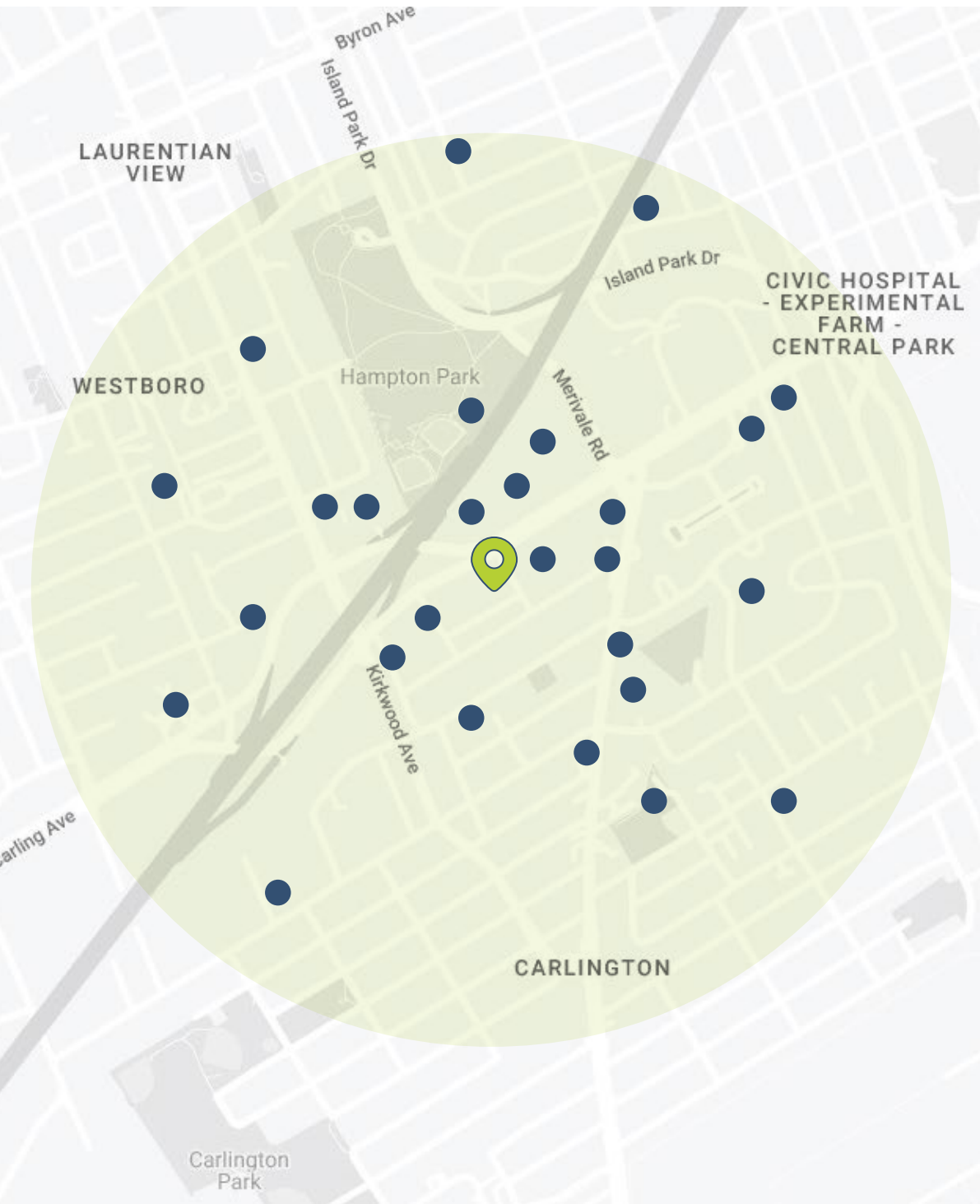


# LOCATION

Carlington offers an ideal setting for businesses looking to establish themselves in a bustling yet peaceful locale. Embrace the neighborhood's warm country ambiance, enhanced by the lush greenery of the Experimental Farm and its myriad trails and bike paths. Convenient transportation options, including robust transit routes and pedestrian-friendly streets, ensure easy accessibility for residents and patrons alike.

Seize the opportunity to become part of Carlington's tranquil yet dynamic business landscape, anchored by landmarks like Westgate Shopping Centre and the Royal Ottawa Hospital.





# CONVENIENT & ACCESSIBLE

## Retail

- Westgate Shopping Centre
- Hampton Park Plaza
- Trinity Hobby
- Pet Value
- Critter Jungle

## Grocery

- Food Basics
- LCBO
- Shoppers Drug Mart
- MF Food Mart
- Al Kalaa Mini Market

## Restaurants/Cafés

- Subway
- Takumi BBQ
- Run2Patty
- Sapporo Sushi Ottawa
- Grounded Kitchen Coffee & Bar
- Bowman's Bar & Grill

## Other

- WE Gowling Public School
- St. Nicholas Adult High School
- St. Elizabeth School
- Machon Sarah High School

## Services

- TD Canada Trust
- TMJ Physio Clinic
- Zen Clinic
- Merivale Cat Hospital
- Children's Place
- Painted Hair Co.
- Westgate Family Physio
- Westboro Beauty Room

## Recreation

- Smash Room Ottawa
- CrossFit 1855
- Tina Takahashi Martial Arts
- Hampton Park (& Dog Park)
- Alexander Park
- Alexander Community Centre
- Wading Pool

## Accommodations

- Best Western Plus
- Embassy West Senior Living
- Wymering Manor
- Rhythm Apartments

# AREA STATS

Within a 1 km radius (2023)



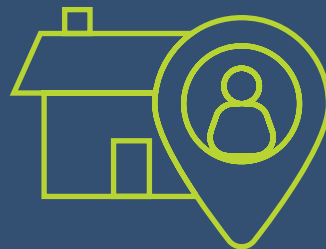
**Total Population**  
11,339



**Avg Age Range**  
30-39



**Avg Household Income**  
\$100,000 +



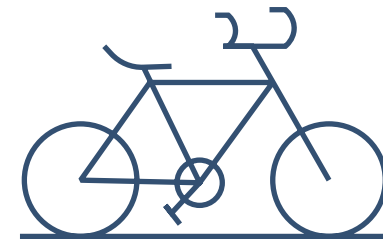
**Avg Household Size**  
≤2

Information obtained from the City of Ottawa via Locate Ottawa.

The information enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to data and information contained herein are approximate and subject to change.



**Walk Score**  
88/100  
Very Walkable



**Bike Score**  
99/100  
Biker's Paradise



**Transit Score**  
58/100  
Good Transit



# AM10[2581] ZONING INFORMATION

1354 Carling Avenue is a Mixed Use/Commercial Zone designated as AM - Arterial Mainstreet Zone.

Permitted non-residential uses in the AM zone include:

Amusement Centre	Day Care	Place Of Assembly
Amusement Park	Diplomatic Mission	Place Of Worship
Animal Care Establishment	Drive-Through Facility	Post Office
Animal Hospital	Emergency Service	Production Studio
Artist Studio	Funeral Home	Recreational and Athletic Facility
Automobile Dealership	Gas Bar	Research and Development Centre
Automobile Rental Establishment	Hotel	Residential Care Facility (By-Law 2011-273)
Automobile Service Station	Instructional Facility	Restaurant
Bank	Library	Retail Food Store
Bank Machine	Medical Facility	Retail Store
Bar	Municipal Service Centre	School
Broadcasting Studio	Museum	Service and Repair Shop
Car Wash	Nightclub	Sports Arena
Catering Establishment	Office	Storefront Industry (By-Law 2018-171)
Cinema	Park	Technology Industry
Click and Collect Facility (By-Law 2016-289)	Parking Garage	Theatre
Community Centre	Payday Loan Establishment (By-Law 2017-302)	Training Center
Community Health And Resource Centre	Personal Brewing Facility (By-Law 2019-41)	Urban Agriculture
Convenience Store	Personal Service Business	



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