

PRIME RETAIL SPACES FOR LEASE

The Talisman

1354 Carling Avenue
Ottawa , ON K1Z 0C9

ADAM PEARCE

SALES REPRESENTATIVE

ADAM@SLEEPWELLREALTY.COM

613-899-3008



BUILDING PROFILE

Location: 1354 Carling Avenue

Zoning: AM10[2518]

Possession: Immediate

Retail Parking: Yes

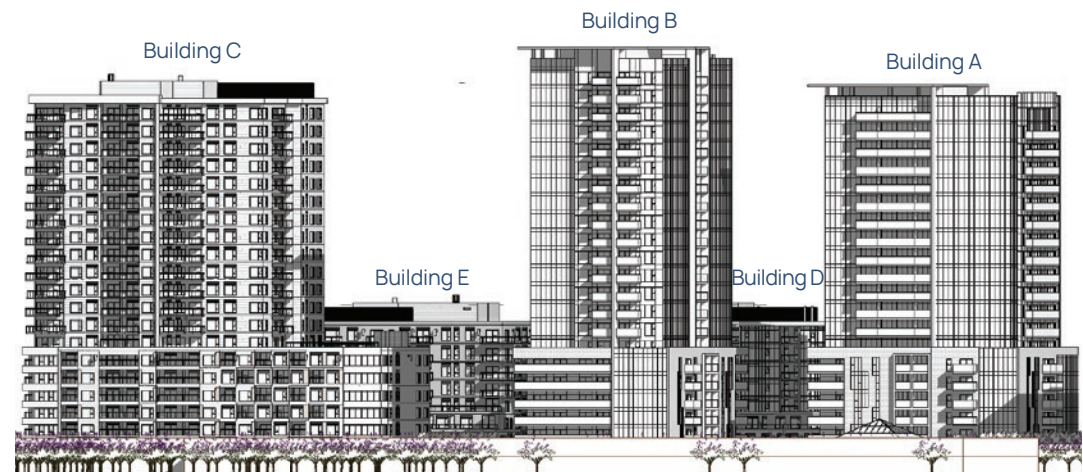
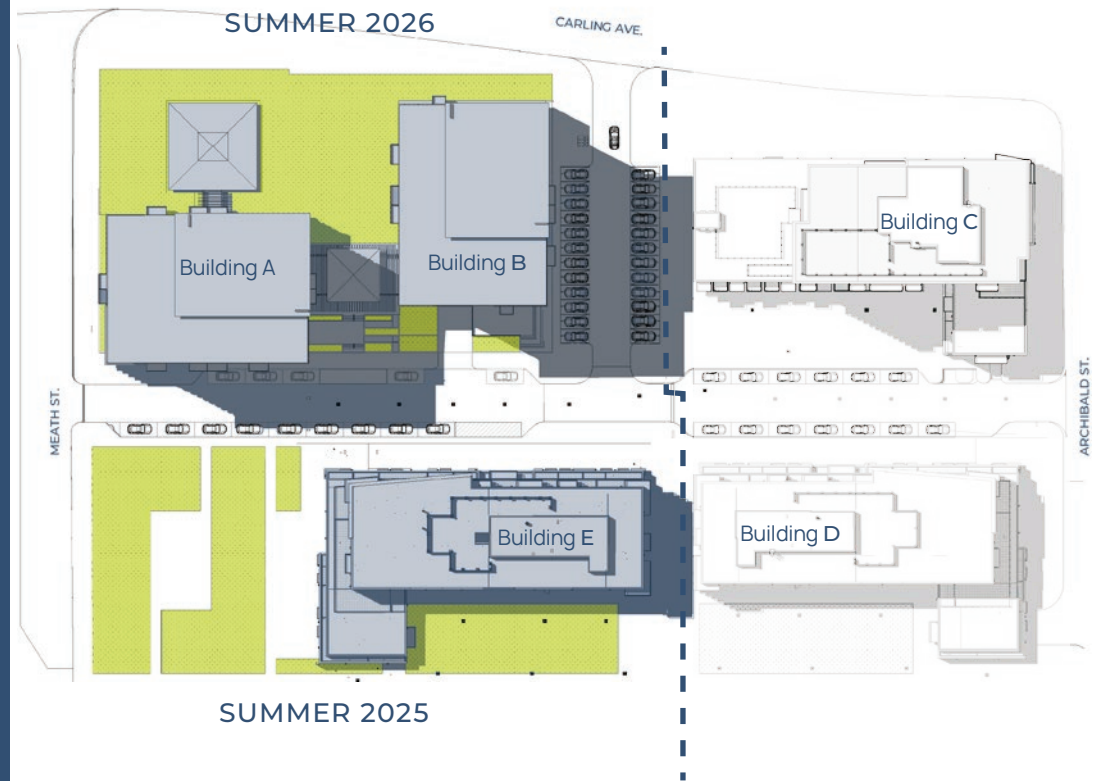
Visitor Parking: Yes

Ceiling Height: 15'6"

Tenant Population: >2000 (Phase I & II)

Gross Lease: \$45 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 2,000 residents between Phase I and Phase II.

Completed in 2024, Phase 1 boasts 404 residential units and is currently at 100% occupancy. Phase II will add an additional 510 residential units—with 132 units currently at 100% occupancy and the remaining 378 by Q4 of 2026.

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.

Gross rent is \$45 per square foot with each space separately metered for additional rent. Tenants are also responsible for paying for their own hot water tank.

Carlington



**AM10[2518]
Zoning**



**9 Units
Available**



**Parking
Available**



**Minutes away
from Hwy 417**



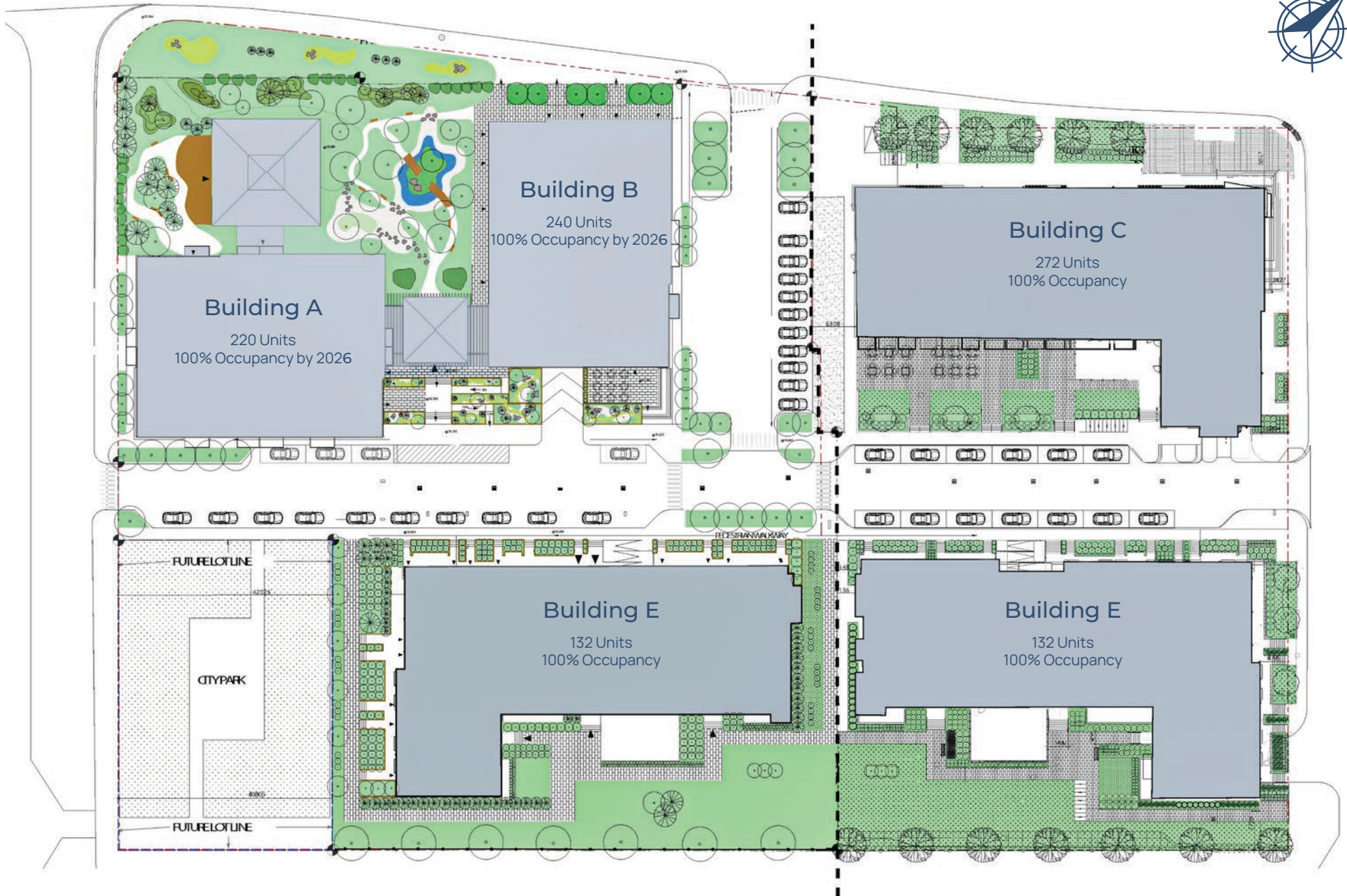


HIGHLIGHTS

Phase II includes 3 towers with 592 residential units and additional street parking

Tower A and B already underway. Possession of retail units planned for Q2 2026.

Flexible unit sizing & demising options are available upon request.

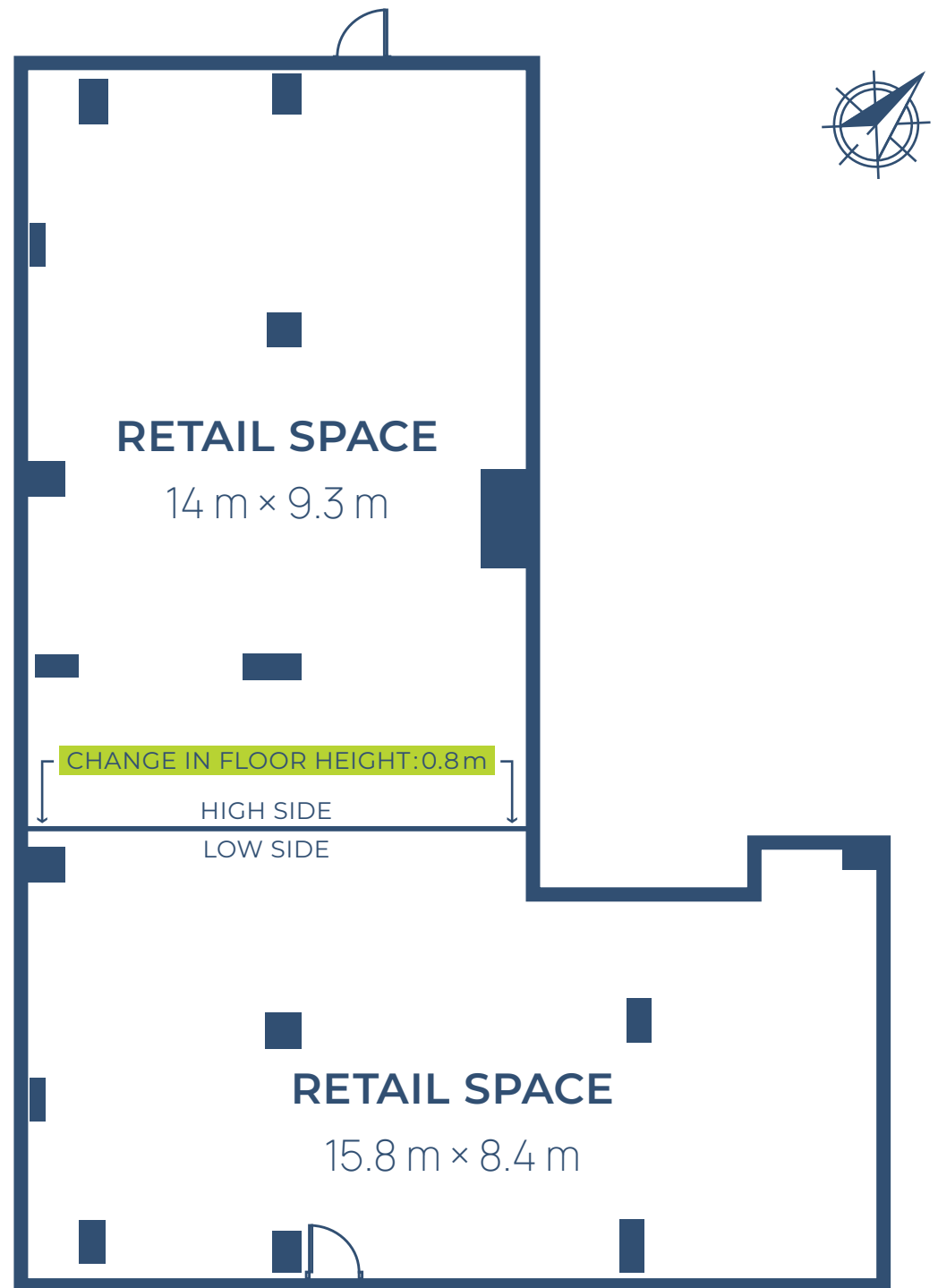
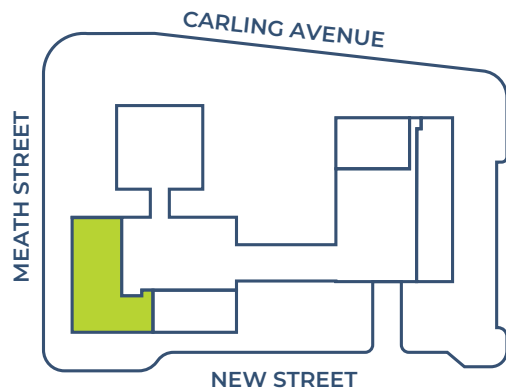


TOWER A

Unit A013

272 m²

2,928 ft²



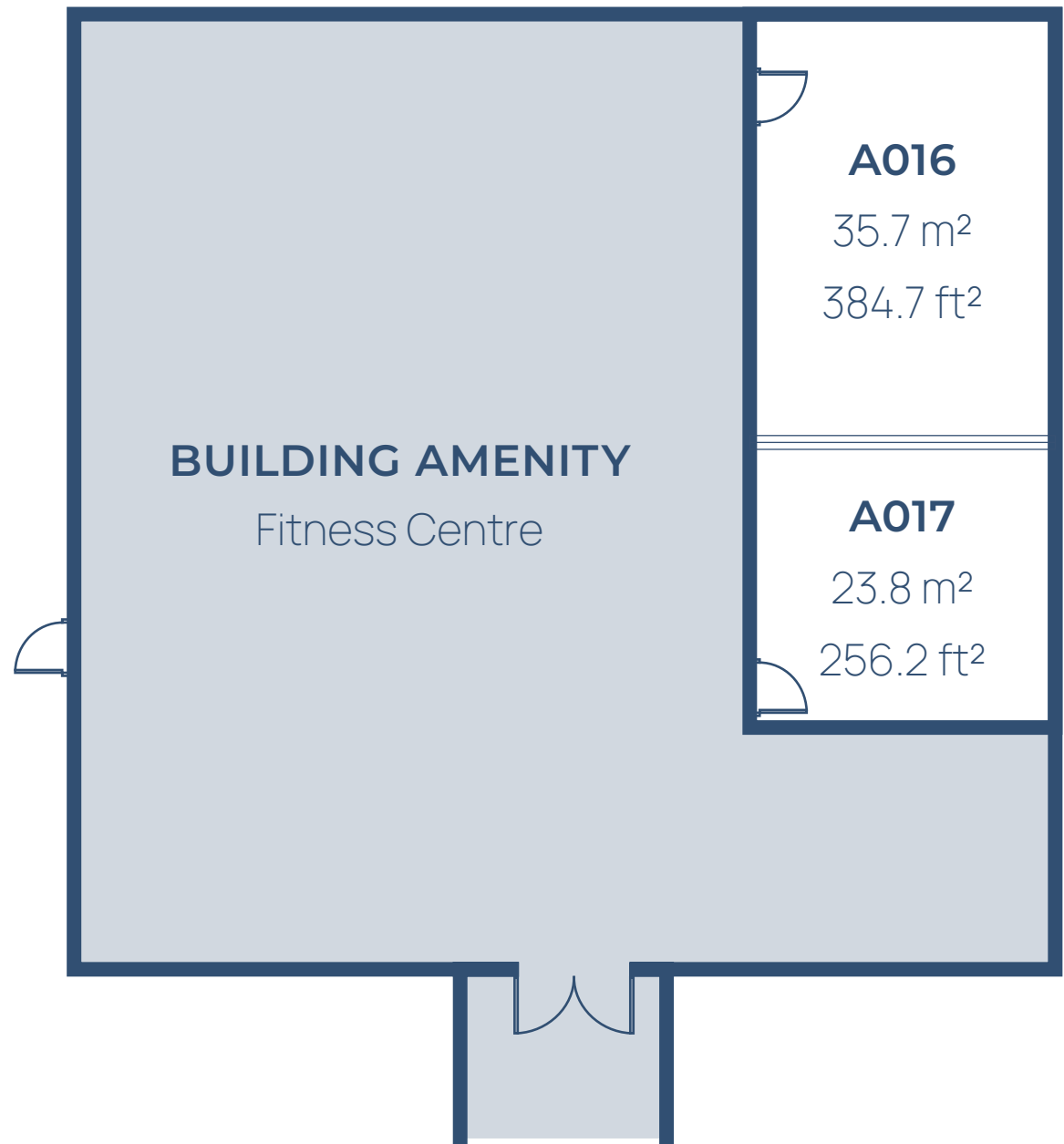
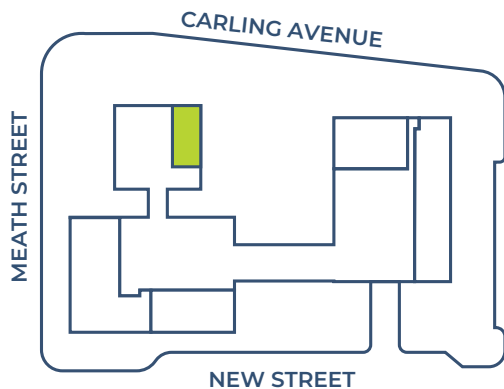
PAVILION



A016 + A017

59.5 m²

640.9 ft²



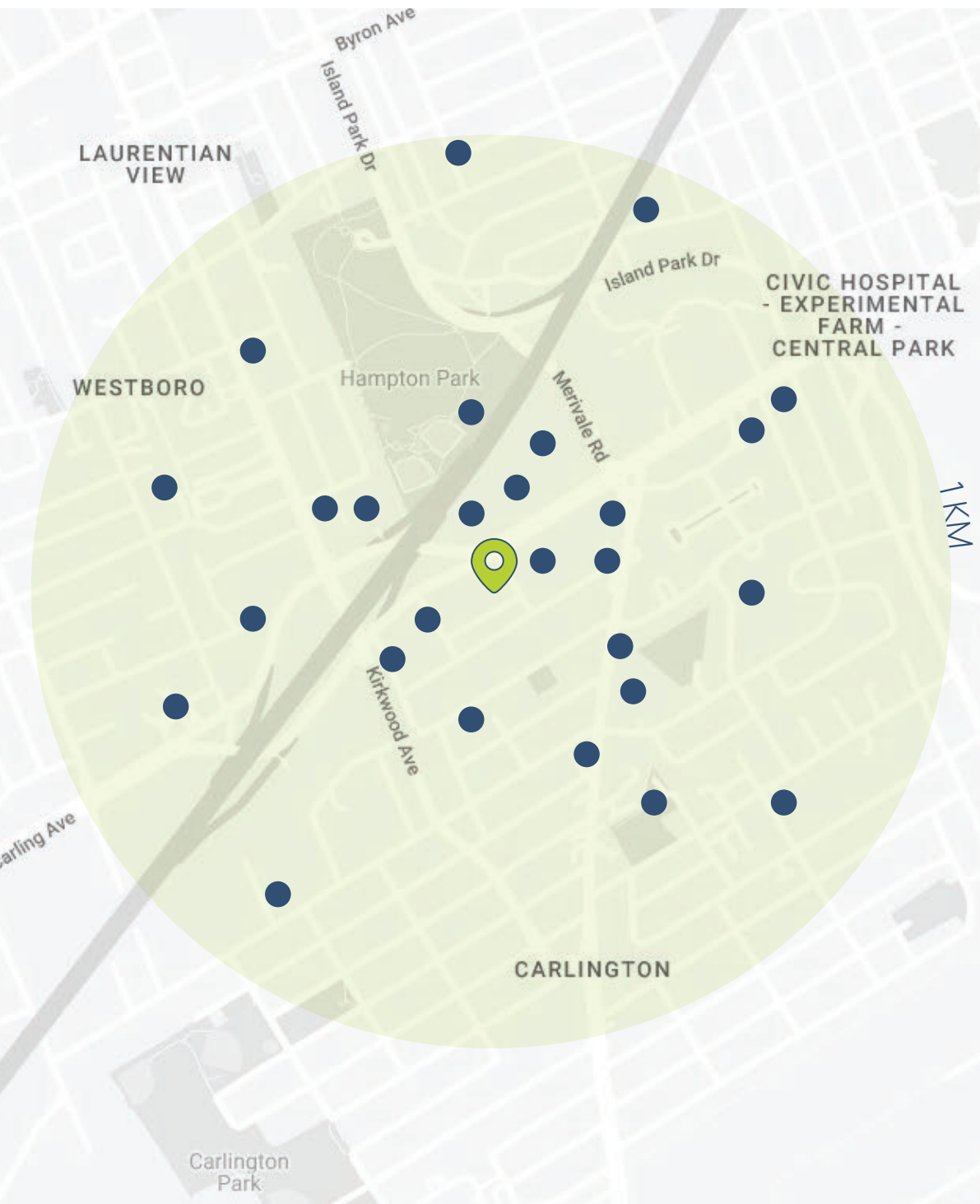


LOCATION

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)



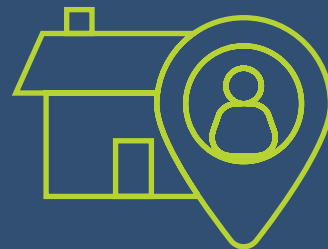
Total Population
11,339



Avg Age Range
30-39



Avg Household Income
\$100,000 +



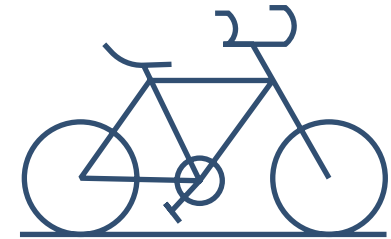
Avg Household Size
≤2

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

The Talisman 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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