

FOR LEASE - COMMERCIAL PROPERTY
QUALICUM CENTRE



Commercial Opportunity - Qualicum Centre

2934 Baseline Rd

16,451sf office space available

Regional Group is pleased to announce the acquisition of Qualicum Centre (consisting of a three-building Class “A” prestige office campus) located at 2932, 2934 & 2936 Baseline Rd. in Ottawa. The campus is close to Major transportation routes, amenities, and the Hospital.

Originally constructed in 1988 & 1989, these BOMA Best Certified “Class A” buildings totaling 224,151 sq ft. GFA (gross floor area), have recently undergone extensive modernization & upgrades.

Featuring impressive indoor and outdoor communal amenity spaces, and complete with a 5-level parking tower, Qualicum Centre is a sought-after suburban office campus that houses several esteemed long-term tenants.

Unit 500 at 16,451 sq.ft. is available for immediate possession.

Todd Beech
Director, Leasing
(613) 230-2100 x 7208
tbeech@regionalgroup.com

Regional Group
1737 Woodward Drive, 2nd
Floor
Ottawa, ON
K2C 0P9

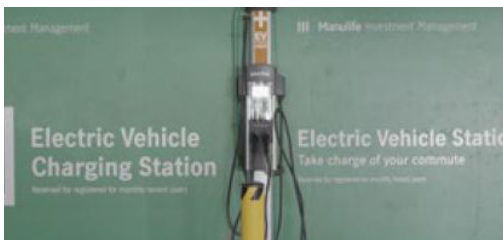
(613) 230-2100

info@regionalgroup.com



Property Highlights

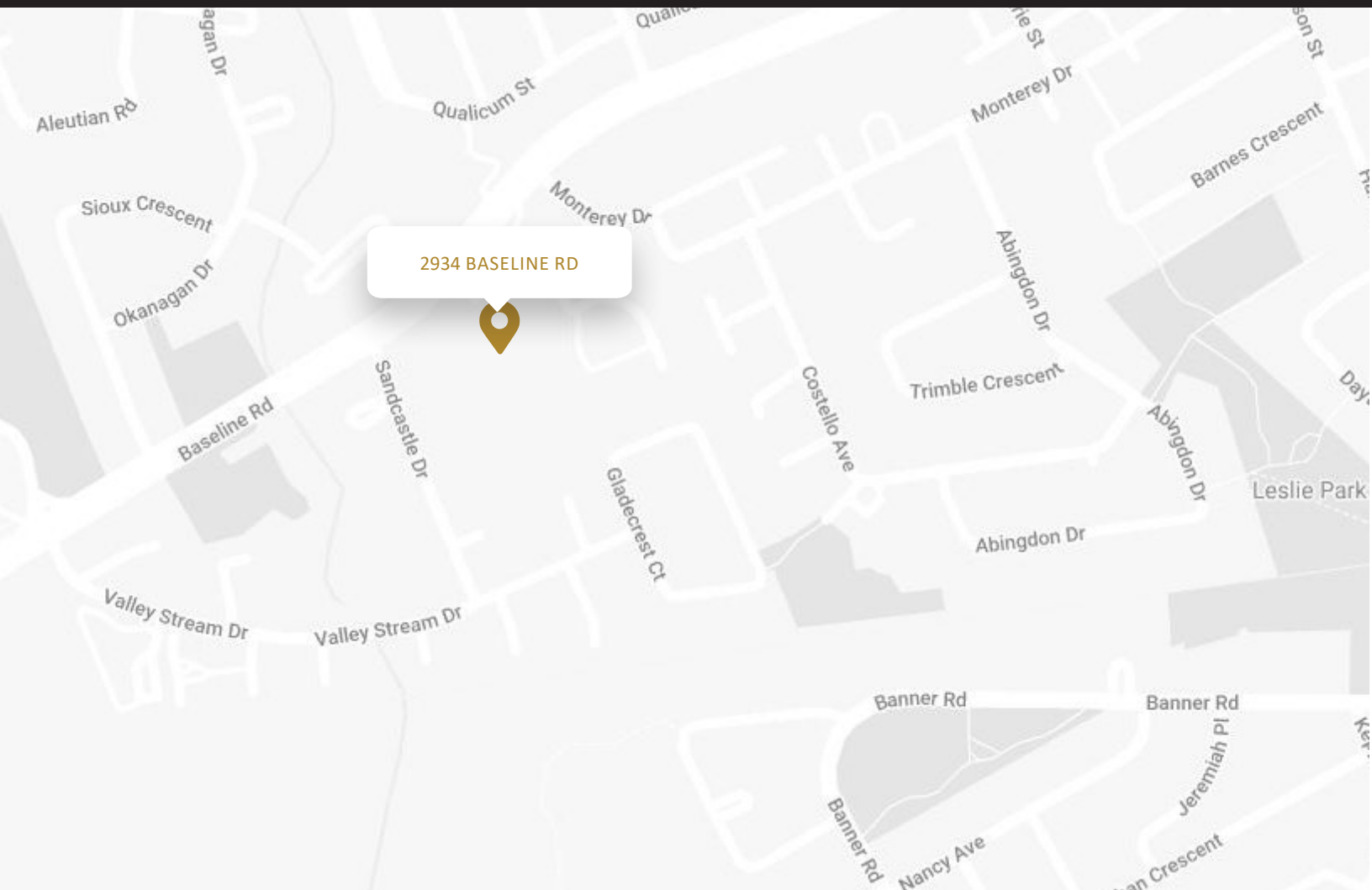
- Indoor and outdoor communal amenity spaces
- Extensive modernization & upgrades
- 5 level parking tower, with 524 parking stalls
- Surface parking of 375 stalls
- Professionally managed building with onsite property manager
- Close to major transportation routes



Availability & Rates

Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
Unit 500	16,451	\$18.00	\$21.25	Immediate

TI Allowance – Negotiable



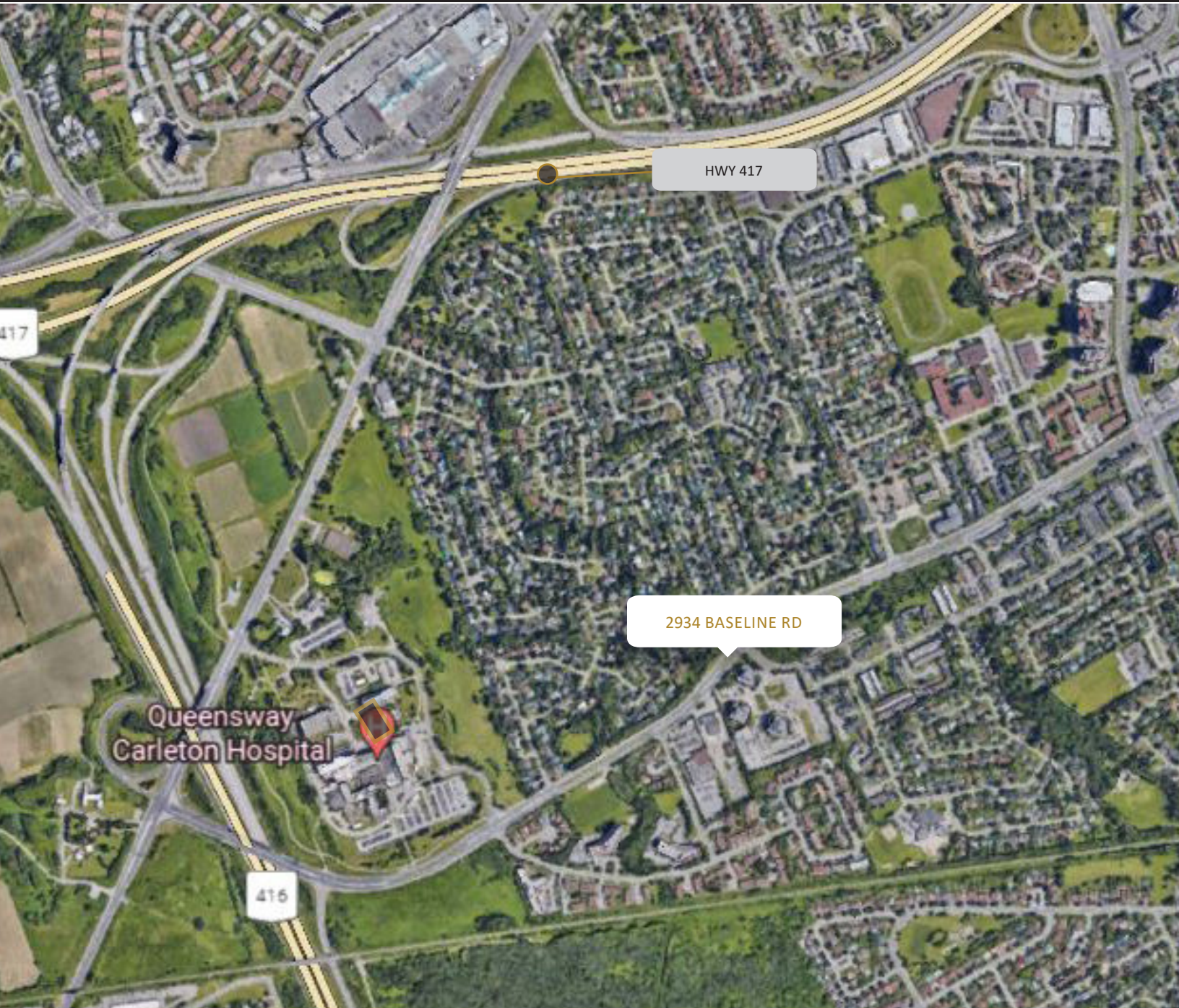
Property Specifications

Construction	Concrete and steel framed with exterior granite-clad panels and metal siding
Year Built	1989
Loading facilities	No
HVAC	Rooftop Unit - Air Handling units with electric heating & hydrolic colling coils
Electricity	347/600V, three-phase, four-wire
Sprinklered	Yes
Elevator	2 per building + additional service elevator at 2934 Baseline
Parking Spots	5 level parking structure, with 524 stalls & 375 surface parking stalls
Seperately Metered	Yes

Unit 500

16,451sf





Contact us

Todd Beech
Director, Leasing
(613) 230-2100 x 7208
tbeech@regionalgroup.com

Regional Group
1737 Woodward Drive, 2nd Floor
Ottawa, ON
K2C 0P9

(613) 230-2100
info@regionalgroup.com
regionalgroup.com

The information herein contained has not been verified by The Regional Group of Companies Inc. (the 'Agent'). The Agent does not warrant in any manner, implied or otherwise, that the information herein contained is accurate. The Agent does not, and will not, accept or assume any liability for any consequence or result, negative or otherwise, arising from the reliance of the party receiving the information (the 'Recipient') on the information herein contained. It is the sole and exclusive responsibility of the Recipient to independently verify all information herein contained and perform all due diligence as reasonably required. The information herein contained is subject to change and / or alteration without prior notice, and the Agent hereby reserves the exclusive right to remove from the market said information and / or the Property / Space for Lease to which it pertains. The Regional Group of Companies Inc. is acting solely as an agent for its client, and is not acting in its personal or corporate capacity.

