

Medical Space

770 Broadview Avenue

OTTAWA, ONTARIO



QUBE PROPERTIES LTD.
REAL ESTATE BROKERAGE
255 MICHAEL COWPLAND DRIVE
OTTAWA ON K2M 0M5



770 Broadview Avenue

ABOUT THE BUILDING

The Carling Broadview Medical Centre is a 3-storey medical building located at the Broadview Avenue and Carling Road intersection in Ottawa's Carlingwood neighbourhood.

The building is just minutes from two Highway 417 on/off ramps at Maitland Avenue and Kirkwood/Carling Avenue. There is direct access to public transit stations on Carling Avenue for staff and patients.

Other Tenants at the building include a Pharmacy, Physiotherapy, Diagnostic Laboratory, GP's, and other various specialists.

ADDITIONAL INFORMATION

- Building is fully accessible
- **Utilities** and **in-suite cleaning included** in Additional Rent
- New ownership committed to capital improvements
- Competitive Tenant Allowance Packages being offered

Please Contact
Asking Net Rent

\$18.27
Add. Rent (est. 2023)



Turnkey Suites Available



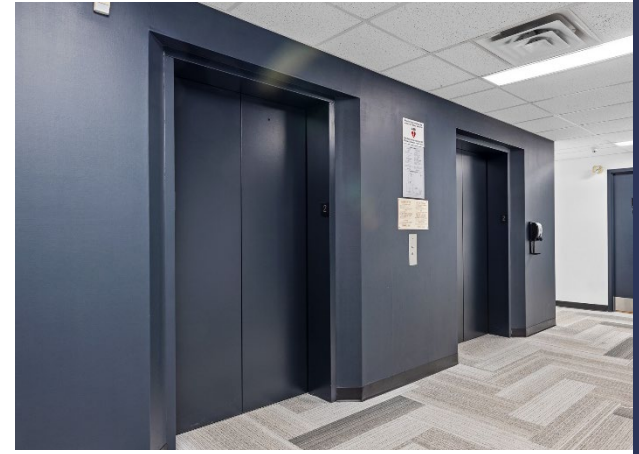
On-site Parking for Patients



Space ranging from
760 - 2,350 sf



Pharmacy and Diagnostic
Laboratory on-site

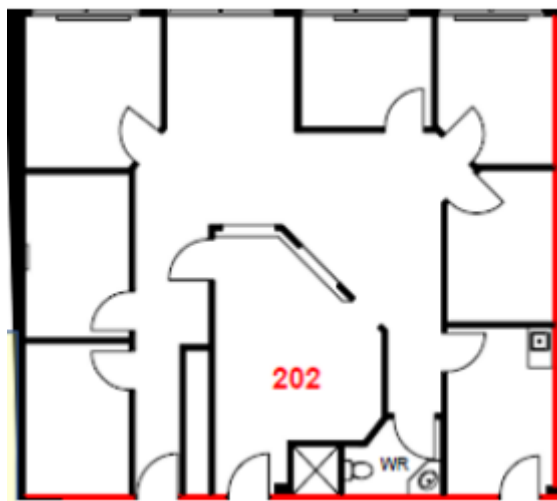


770 BROADVIEW AVENUE



770 Broadview Avenue

FLOOR PLAN

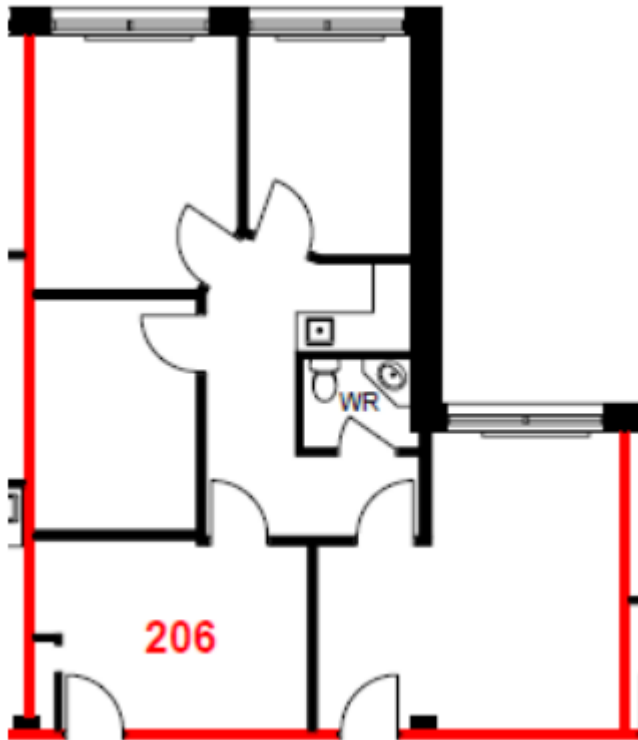


AVAILABILITY DETAILS

Suite	202
Size	1,713 Square Feet
Base Rent	Please Contact
Add Rent	\$18.27 (est. 2023)
Comments	Reception area with an additional 6 enclosed offices/exam rooms, secondary exit/entrance, and in-suite washroom.

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FLOOR PLAN

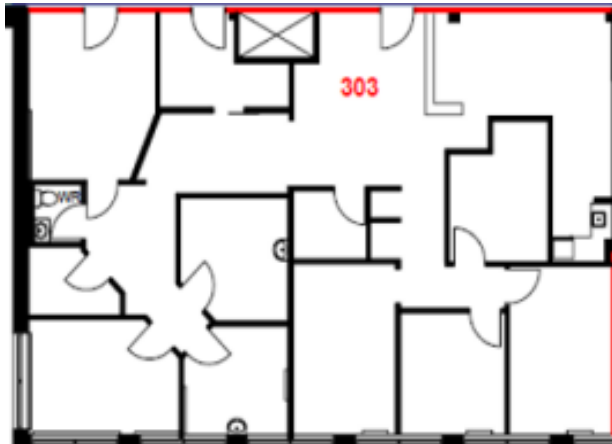


AVAILABILITY DETAILS

Suite	206
Size	1,058 Square Feet
Base Rent	Please Contact
Add Rent	\$18.27 (est. 2023)
Comments	Reception area with additional waiting room, 4 enclosed offices/exam rooms, and in-suite washroom.

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FLOOR PLAN

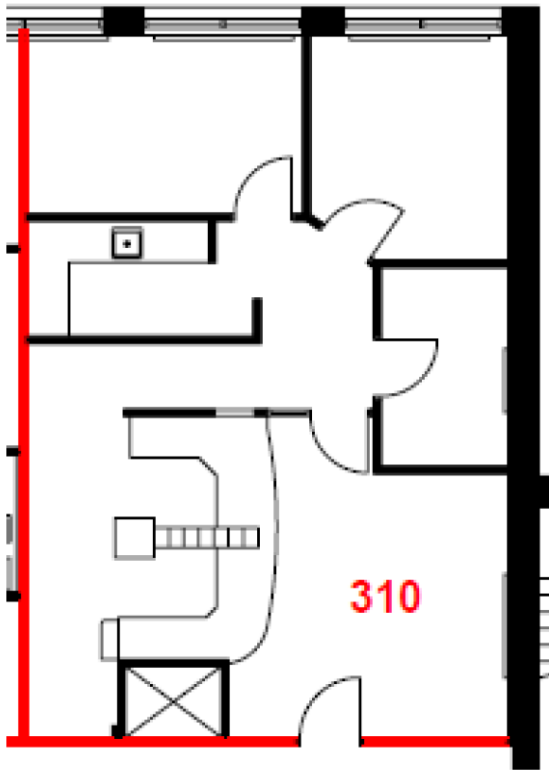


AVAILABILITY DETAILS

Suite	303
Size	2,351 Square Feet
Base Rent	Please Contact
Add Rent	\$18.27 (est. 2023)
Comments	Larger open reception/waiting area, multiple enclosed offices, storage closets, in-suite washroom.

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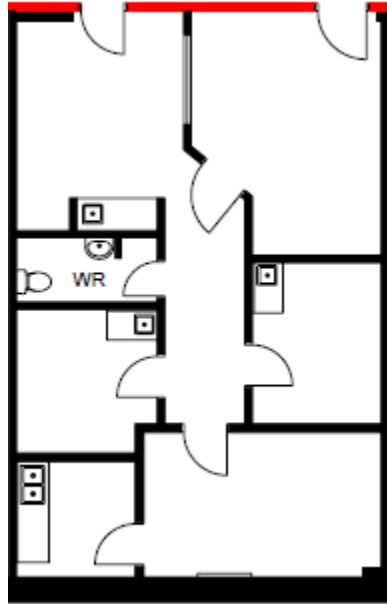


AVAILABILITY DETAILS

Suite	310
Size	1,044 Square Feet
Base Rent	Please Contact
Add Rent	\$18.27 (est. 2023)
Comments	Waiting room with built out reception desk, in-suite kitchenette, 2 enclosed offices/exam rooms, and storage room.

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FLOOR PLAN

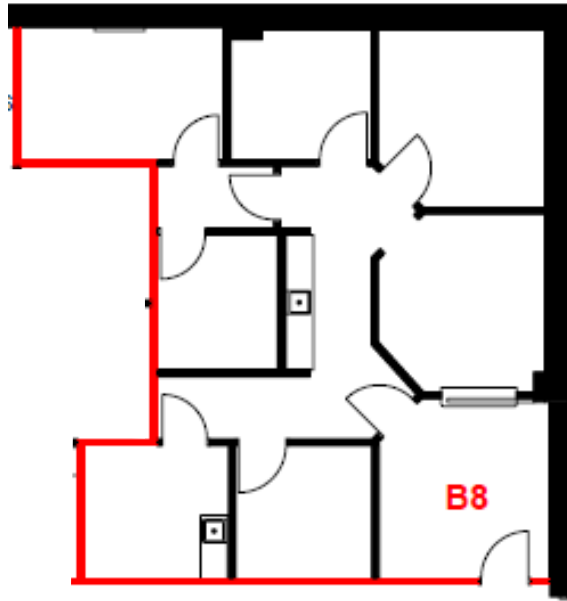


AVAILABILITY DETAILS

Suite	B10
Size	1,010 Square Feet
Base Rent	Please Contact
Add Rent	\$18.27 (est. 2023)
Comments	Located on the lower level, space consists of reception/waiting, in-suite washroom, storage closet, and 4 patient/exam rooms with in-suite sinks.

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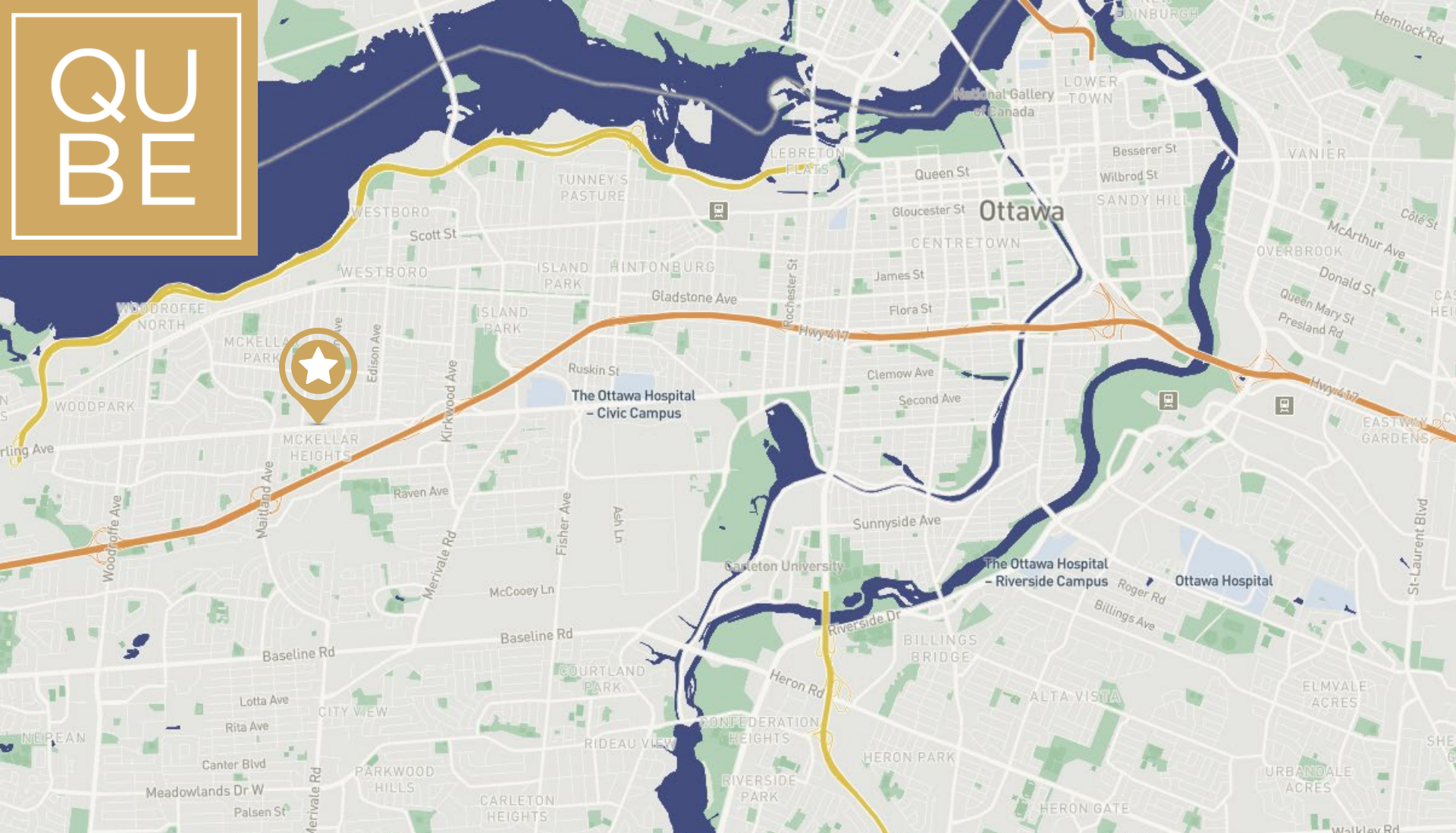
FLOOR PLAN



AVAILABILITY DETAILS

Suite	B8
Size	1,267 Square Feet
Base Rent	Please Contact
Add Rent	\$18.27 (est. 2023)
Comments	Lower-level suite with built out reception desk, waiting area, 5 enclosed offices/patient rooms, built out cabinetry with sink, and storage space.

QUBE



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SALES REPRESENTATIVE

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