

Medical Space

99 Kakulu Road

OTTAWA, ONTARIO



QUBE PROPERTIES LTD.

REAL ESTATE BROKERAGE
255 MICHAEL COWPLAND DRIVE
OTTAWA ON K2M 0M5

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99 Kakulu Road

ABOUT THE BUILDING

The Kanata Medical Arts Building is a 2-storey medical building located in Kanata South. The building services 80,000 residents immediate surrounding neighbourhood.

The building is located off the Highway 417 on/off ramp at Castlefrank Road. There is on-site parking and direct access to public transit stations for staff and patients.

Other Tenants at the building include Pharmasave, Optometry, Diagnostic Laboratory, 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

\$18.53

Add. Rent (est. 2024)



Turnkey Suites Available



Free On-site Parking for Patients and Doctors



Space ranging from 962 – 2,385 sf



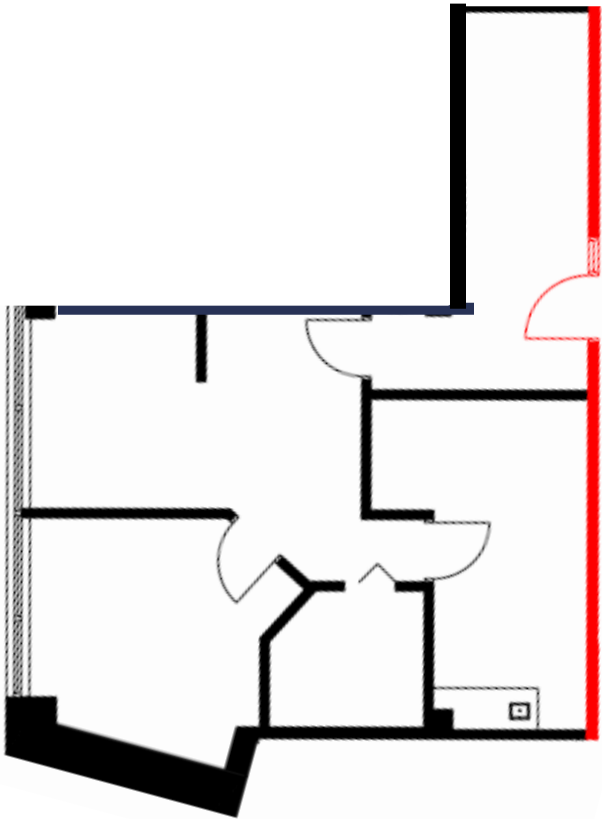
Pharmacy and Diagnostic Laboratory on-site



99 KAKULU ROAD

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FLOOR PLAN

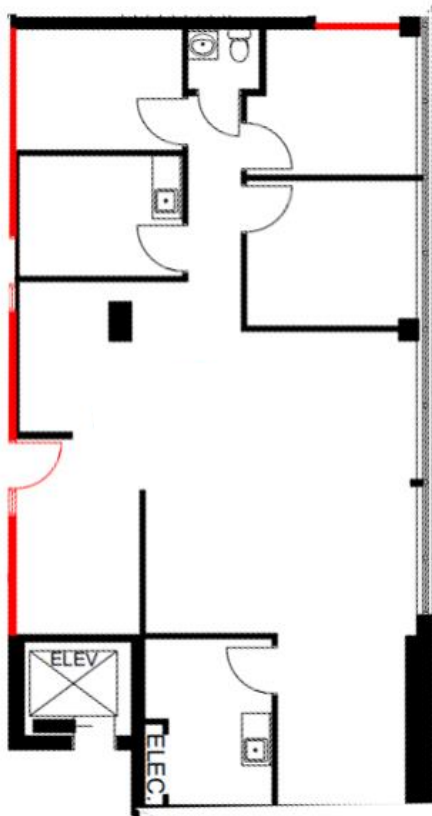


AVAILABILITY DETAILS

Suite	200
Size	902 Square Feet
Base Rent	Please Contact
Add Rent	\$18.53 (est. 2024)
Comments	Second floor unit with two entrances, in-suite washroom, storage area, and 3 enclosed offices.

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FLOOR PLAN

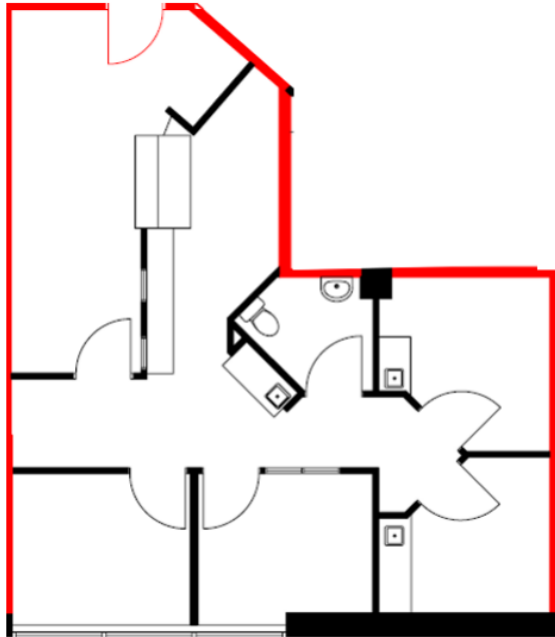


AVAILABILITY DETAILS

Suite	203
Size	1,529 Square Feet
Base Rent	Please Contact
Add Rent	\$18.53 (est. 2024)
Comments	Recently improved space with bright open waiting and reception area, in-suite washroom, 4 enclosed rooms, and storage area.

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FLOOR PLAN



AVAILABILITY DETAILS

Suite	213
Size	962 Square Feet
Base Rent	Please Contact
Add Rent	\$18.53 (est. 2024)
Comments	Built out reception desk, patient waiting area, in-suite washroom, 2 enclosed offices, and 2 enclosed exam/patient rooms with in-suite sinks.



QUBE

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