



# create your space

## **Qualicum Centre**

**2932, 2934, 2936 Baseline Road, Nepean, ON**

Qualicum Centre is a three-building, Class A office complex offering over 200,000 SF of office space. Each building features panoramic views and provides convenient access to health care services, public transportation and major highways.



 **Manulife Real Estate**



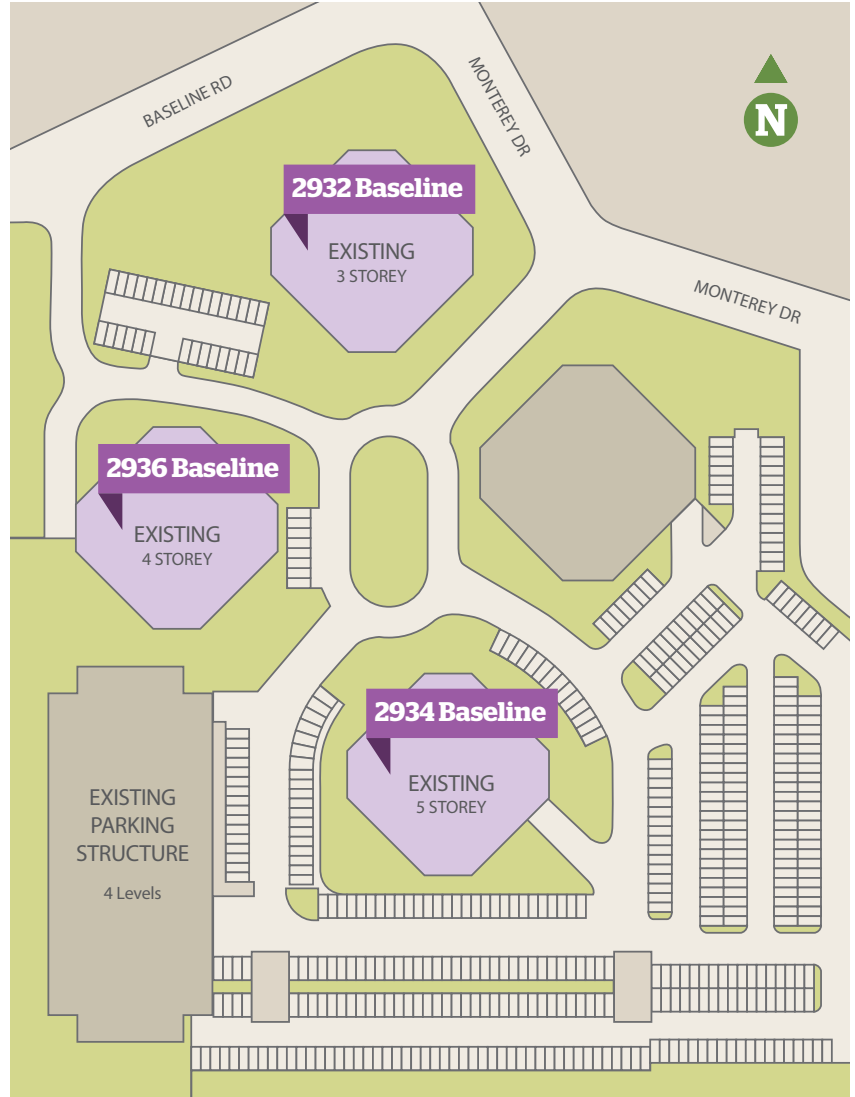
## Qualicum Centre

2932, 2934, 2936 Baseline Road, Nepean, ON



## Complex Overview

- Three closely situated office buildings offering a campus-style environment
- Octagonal design offering panoramic views
- Excellent access to major highways and interchanges (Queensway and Veterans Memorial Highway)
- On-site exterior and parkade (4 per 1,000 SF)



### Questions? Contact:

Louis-Bernard Bonneau, Leasing Director

T: 613.238.6599 E: Louis-Bernard\_Bonneau@manulife.com

Stephanie Lui, Leasing Manager

T: 613.369.5584 E: Stephanie\_Lui@manulife.com





# Qualicum Centre

2932, 2934, 2936 Baseline Road, Nepean, ON



## A Superior Location

Prominently located on the south-west corner of Baseline Road and Monterey Drive, Qualicum Centre offers excellent access to Kanata's high-tech industry district and downtown Ottawa.

- Minutes from Highway 417 (Queensway) and Highway 416 (Veterans Memorial Highway)
- Direct access to the future Baseline Road Rapid Transit Corridor
- Close proximity to major service providers including the Bayshore Shopping Centre, Queensway Carleton Hospital, Centrepointe Theatres and many more
- Located next to public transportation routes



### Questions? Contact:

Louis-Bernard Bonneau, Leasing Director

T: 613.238.6599 E: Louis-Bernard\_Bonneau@manulife.com

Stephanie Lui, Leasing Manager

T: 613.369.5584 E: Stephanie\_Lui@manulife.com



# Qualicum Centre

2932, 2934, 2936 Baseline Road, Nepean, ON



## Building Specifications



	2932 Baseline Road	2934 Baseline Road	2936 Baseline Road
<b>Complex size</b>	215,325 SF		
<b>Total no. of floors</b>	3	5	4
<b>Building size</b>	54,821 SF	91,883 SF	68,621 SF
<b>Office space</b>	42,072 SF	81,492 SF	54,808 SF
<b>Basement space</b>	12,749 SF	10,391 SF	13,813 SF*
<b>Average floor plate</b>	15,300 SF	17,000 SF	14,500 SF
<b>Year built</b>	1989		

\*Four-storey building plus walk-out basement with full height windows

### Parking

- On-site exterior and parkade at a ratio of 4 stalls per 1,000 SF leased

### Architectural / Structural:

- Ceiling height of approximately 9ft in office areas
- Computerized environmental control system for maximum comfort and energy efficiency

#### Questions? Contact:

Louis-Bernard Bonneau, Leasing Director  
 T: 613.238.6599 E: Louis-Bernard\_Bonneau@manulife.com  
 Stephanie Lui, Leasing Manager  
 T: 613.369.5584 E: Stephanie\_Lui@manulife.com



## Qualicum Centre

2932, 2934, 2936 Baseline Road, Nepean, ON



## Gallery



2934 Baseline Road lobby



Typical corridor



On-site parkade



Qualicum Centre office complex

### Questions? Contact:

Louis-Bernard Bonneau, Leasing Director

T: 613.238.6599 E: [Louis-Bernard\\_Bonneau@manulife.com](mailto:Louis-Bernard_Bonneau@manulife.com)

Stephanie Lui, Leasing Manager

T: 613.369.5584 E: [Stephanie\\_Lui@manulife.com](mailto:Stephanie_Lui@manulife.com)





# Qualicum Centre

2932, 2934, 2936 Baseline Road, Nepean, ON



## Building on a Foundation of Strength

**Look up.** You'll see our office towers in major cities across the globe. Our team of real estate professionals is dedicated to managing millions of square feet of commercial real estate for thousands of customers each day. Customers who call our buildings home.



## Global Portfolio

Our global portfolio includes office, industrial, retail and multi-family space. We operate as John Hancock Real Estate in the U.S. and as Manulife Real Estate in all other parts of the world. We own, manage and develop commercial real estate in major metropolitan cities shaping skylines across the globe.

**For more information, visit: [manuliferealestate.com](http://manuliferealestate.com)**



200 Bloor St. E., Toronto ON



601 Congress St., Boston MA



200 S Wacker Dr., Chicago IL



150 Slater St., Ottawa, ON



One Bay East, Hong Kong



980 Howe St., Vancouver BC

### Questions? Contact:

Louis-Bernard Bonneau, Leasing Director  
T: 613.238.6599 E: [Louis-Bernard\\_Bonneau@manulife.com](mailto:Louis-Bernard_Bonneau@manulife.com)  
Stephanie Lui, Leasing Manager  
T: 613.369.5584 E: [Stephanie\\_Lui@manulife.com](mailto:Stephanie_Lui@manulife.com)