

ABOUT THE BUILDING

The Nepean Medical Centre is a 4-storey medical building located along Baseline Road and Centrepointe Drive in Ottawa's Nepean neighbourhood.

The building is just minutes from the Queensway Carleton Hospital and two Highway 417 on/off ramps at Pinecrest Road/Greenbank Road and Woodroffe Avenue. There is direct access to public transit stations on Baseline Road for staff and patients.

Other Tenants at the building include Medical Imaging, Pharmacy, Diagnostic Laboratory, and 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 **\$19.43** Add. Rent (est. 2024)



Turnkey Suites Available



On-site Parking for Patients



Space ranging from 868 – 13,383 sf



Pharmacy and Diagnostic Laboratory on-site

SAMIZ SUNESARA SALES REPRESENTATIVE (613) 413 2178 samiz@qubeproperties.com





FLOOR PLAN

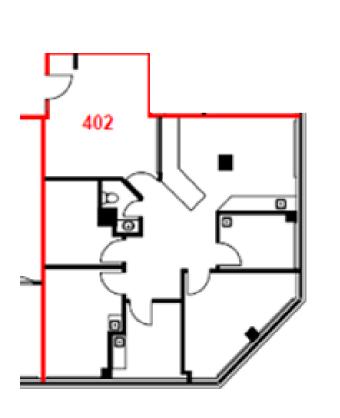
AVAILABILITY DETAILS



Suites	200 - 211
Size	1,242 - 13,383 Square Feet
Base Rent	Please Contact
Add Rent	\$19.43 (est. 2024)
Comments	Workable floor plate that can be demised to accommodate various size ranges. Each space offers plenty of natural light.



FLOOR PLAN



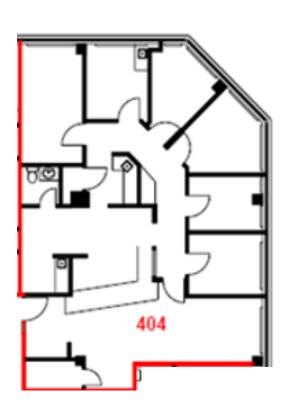
AVAILABILITY DETAILS

Suite	402
Size	1,481 Square Feet
Base Rent	Please Contact
Add Rent	\$19.43 (est. 2024)
Comments	Large waiting room with reception area, 3 exam rooms with sinks, 2 offices, kitchen area, in-suite washroom, and storage

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FLOOR PLAN



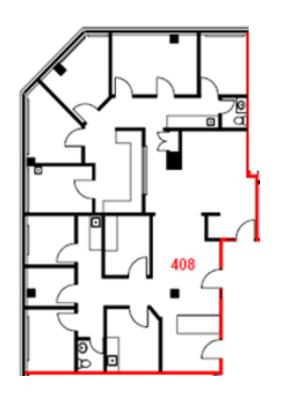
AVAILABILITY DETAILS

Suite	404
Size	1,779 Square Feet
Base Rent	Please Contact
Add Rent	\$19.43 (est. 2024)
Comments	Large waiting room with reception area, 1 exam rooms with sink, 5 offices, kitchen area, in-suite washroom, and storage

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FLOOR PLAN

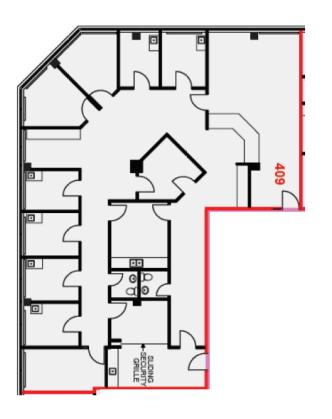


AVAILABILITY DETAILS

Suite	408
Size	2,412 Square Feet
Base Rent	Please Contact
Add Rent	\$19.43 (est. 2024)
Comments	Large waiting room with reception area, 2 exam rooms with sinks, 7 offices, kitchen area, 2 in-suite washrooms, and storage



FLOOR PLAN

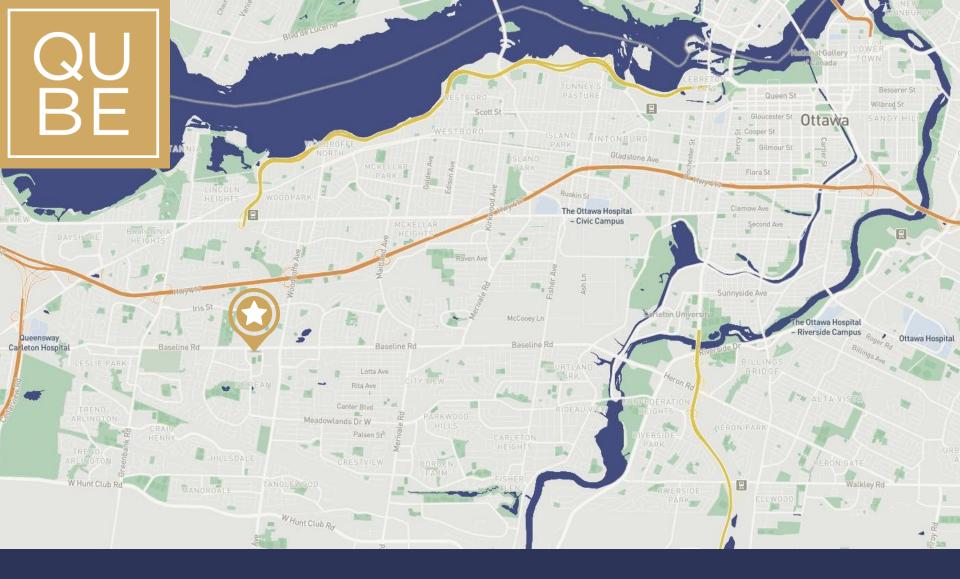


AVAILABILITY DETAILS

Suite	409
Size	3,407 Square Feet
Base Rent	Please Contact
Add Rent	\$19.43 (est. 2024)
Comments	Large waiting room with reception area, 6 exam rooms with sinks, 4 offices, kitchen area, 2 in-suite washrooms, and storage

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