

Medical Space

1 CENTREPOINTE DRIVE

OTTAWA, ONTARIO

NEPEAN MEDICAL CENTRE
ONE CENTREPOINTE

SPECIALTY R
PHARMACY
SERVICES - 613-238-8070

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

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1 CentrepoinTE Drive

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

\$18.44

Add. Rent (est. 2023)



Turnkey Suites Available



On-site Parking for Patients



Space ranging from
865 - 13,383 sf



Pharmacy and Diagnostic
Laboratory on-site

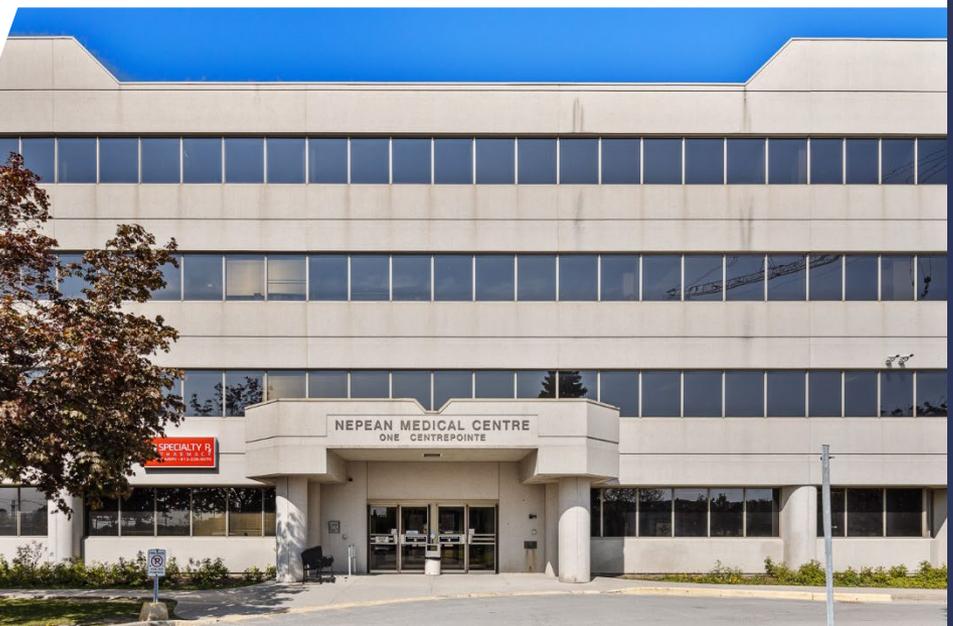
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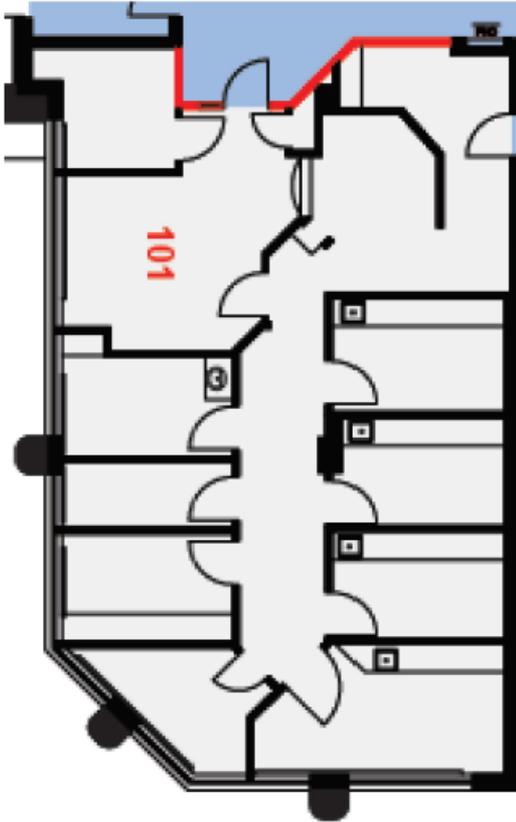


1 CENTREPOINTE DRIVE



1 CentrepoinTE Drive

FLOOR PLAN



AVAILABILITY DETAILS

Suites	101
Size	1,644 Square Feet
Base Rent	Please Contact
Add Rent	\$18.44 (est. 2023)
Comments	Ground floor medical suite with direct access from building lobby, built out reception desk and waiting area, storage/administration area, 5 enclosed patient rooms with in-suite sinks, and 3 additional offices.

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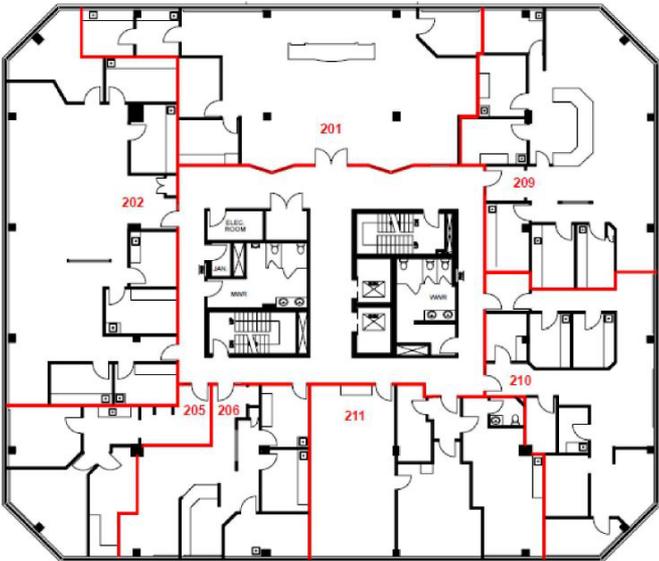
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FLOOR PLAN



AVAILABILITY DETAILS

Suites	200 - 211
Size	1,242 - 13,383 Square Feet
Base Rent	Please Contact
Add Rent	\$18.44 (est. 2023)
Comments	Workable floor plate that can be demised to accommodate various size ranges. Each space offers plenty of natural light.

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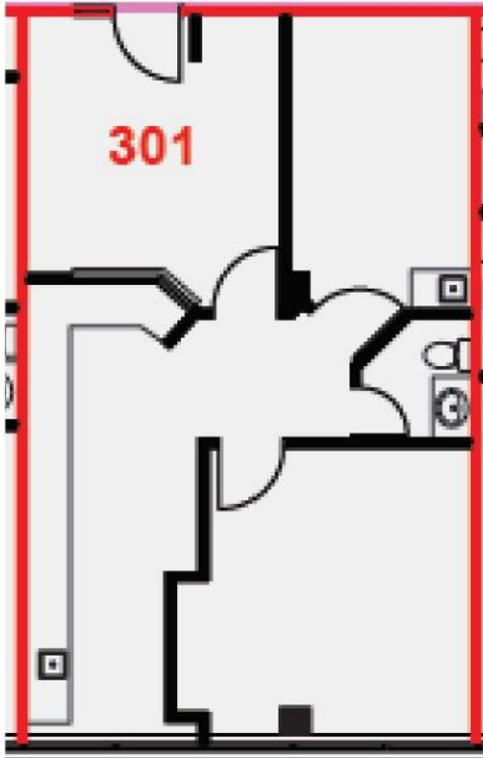
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FLOOR PLAN



AVAILABILITY DETAILS

Suite	301
Size	868 Square Feet
Base Rent	Please Contact
Add Rent	\$18.44 (est. 2023)
Comments	Built out space with reception desk, patient waiting area, nursing/supply station with cabinetry and sink, patient/exam room with sink, enclosed office, and an in-suite washroom.

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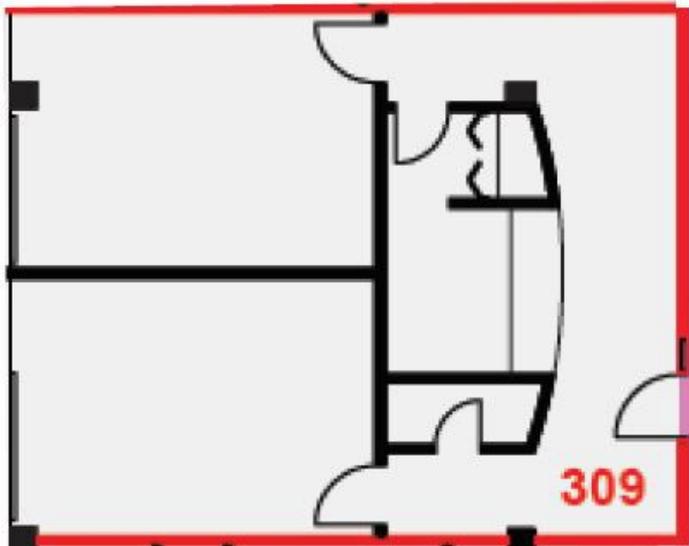
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FLOOR PLAN



AVAILABILITY DETAILS

Suite	309
Size	1,049 Square Feet
Base Rent	Please Contact
Add Rent	\$18.44 (est. 2023)
Comments	Built out medical space featuring built out reception desk, waiting area, and 2 large enclosed offices with plenty of natural light.

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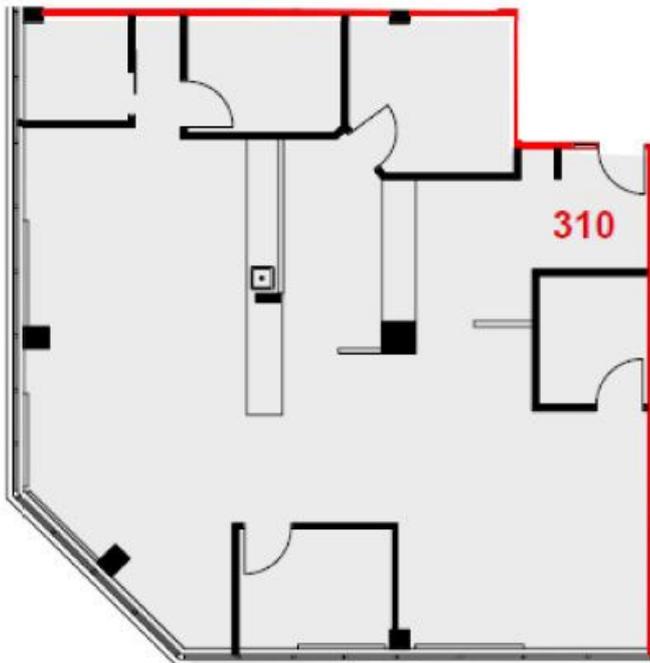
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FLOOR PLAN



AVAILABILITY DETAILS

Suite	310
Size	2,036 Square Feet
Base Rent	Please Contact
Add Rent	\$18.44 (est. 2023)
Comments	Bright space with plenty of natural light, layout features a built-out reception desk, waiting area, storage closet, multiple enclosed offices/patient rooms, and large open area.

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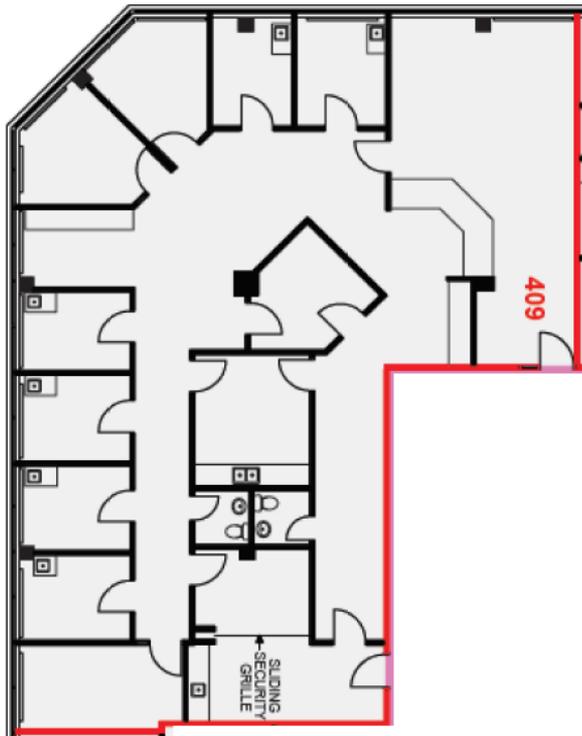
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FLOOR PLAN



AVAILABILITY DETAILS

Suite	409
Size	3,407 Square Feet
Base Rent	Please Contact
Add Rent	\$18.44 (est. 2023)
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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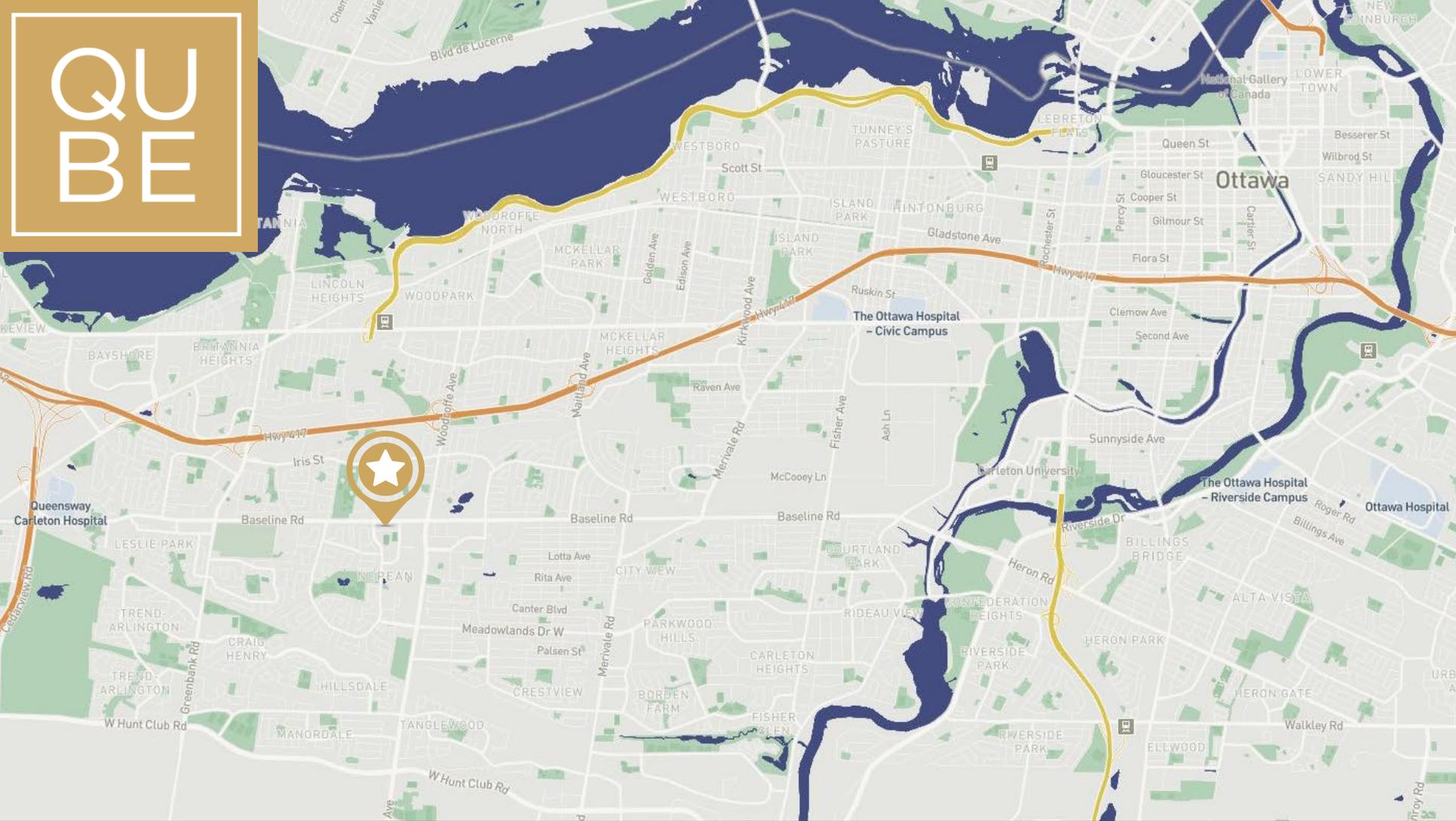
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