

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

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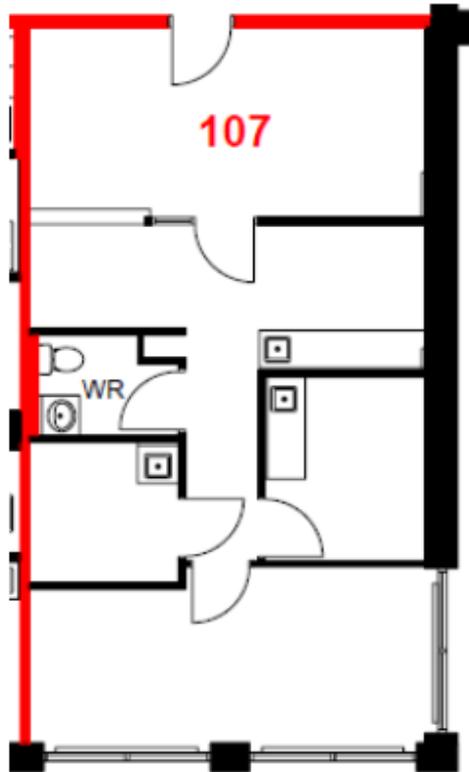


770 BROADVIEW AVENUE



# 770 Broadview Avenue

## FLOOR PLAN



## AVAILABILITY DETAILS

Suite	107
Size	761 Square Feet
Base Rent	Please Contact
Add Rent	\$18.27 (est. 2023)
Comments	Reception area with additional waiting room, 3 enclosed offices/exam rooms, and in-suite washroom.

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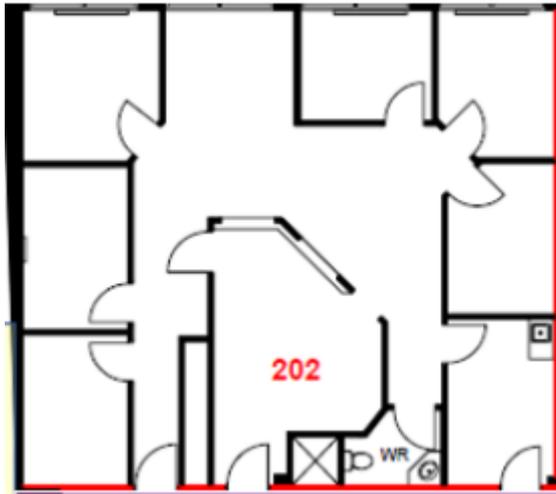
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## FLOOR PLAN



## 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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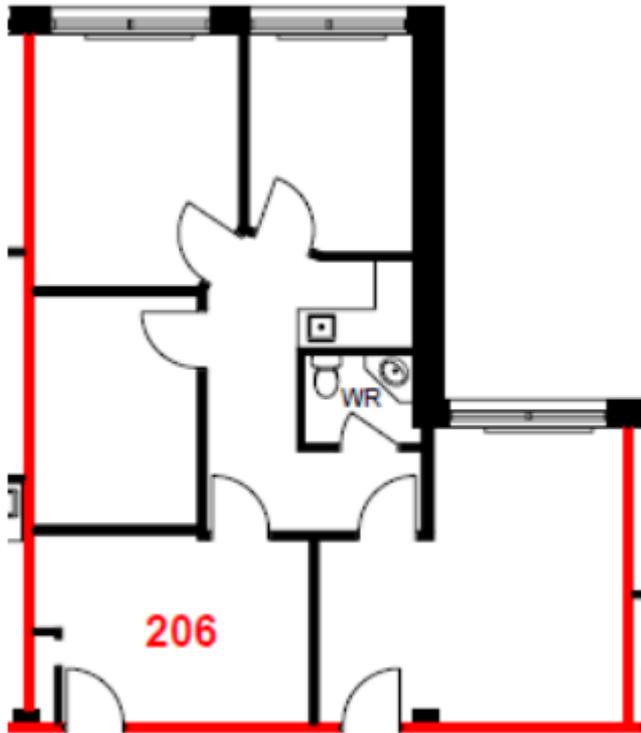
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## FLOOR PLAN



## 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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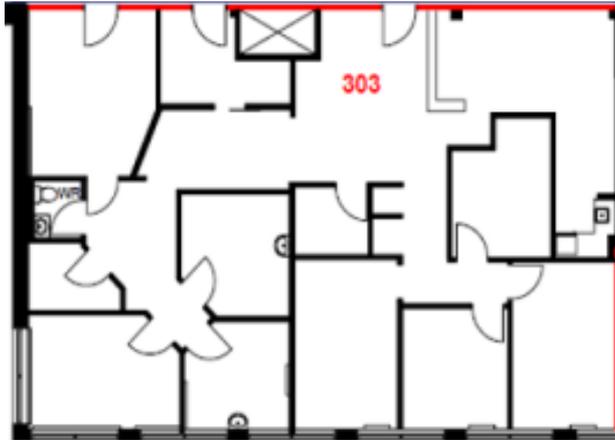
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## FLOOR PLAN



## 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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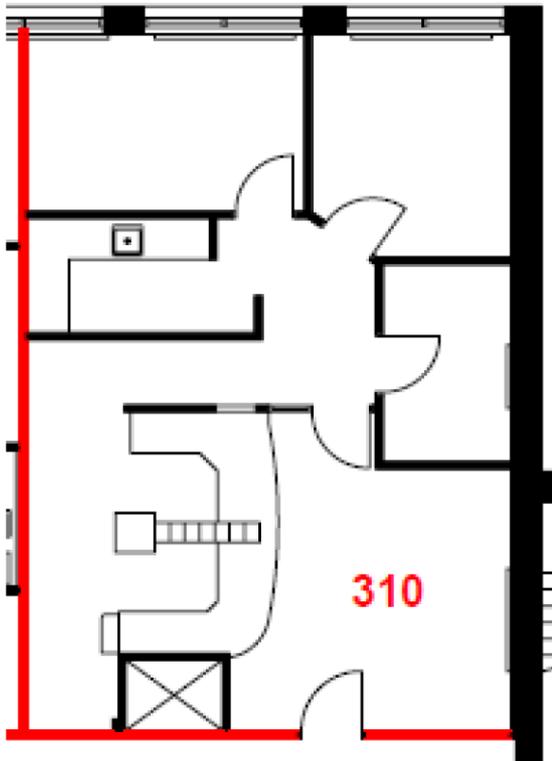
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## FLOOR PLAN



## 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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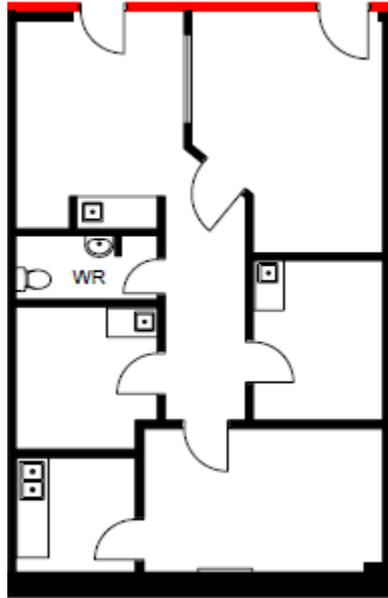
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## FLOOR PLAN



## 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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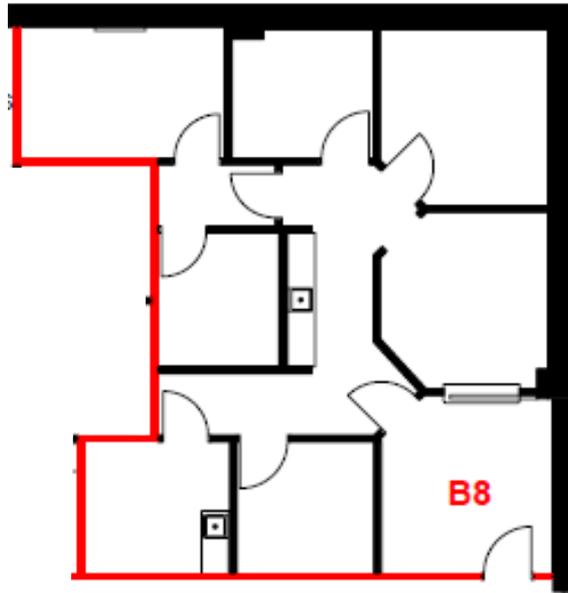
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## FLOOR PLAN



## 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.

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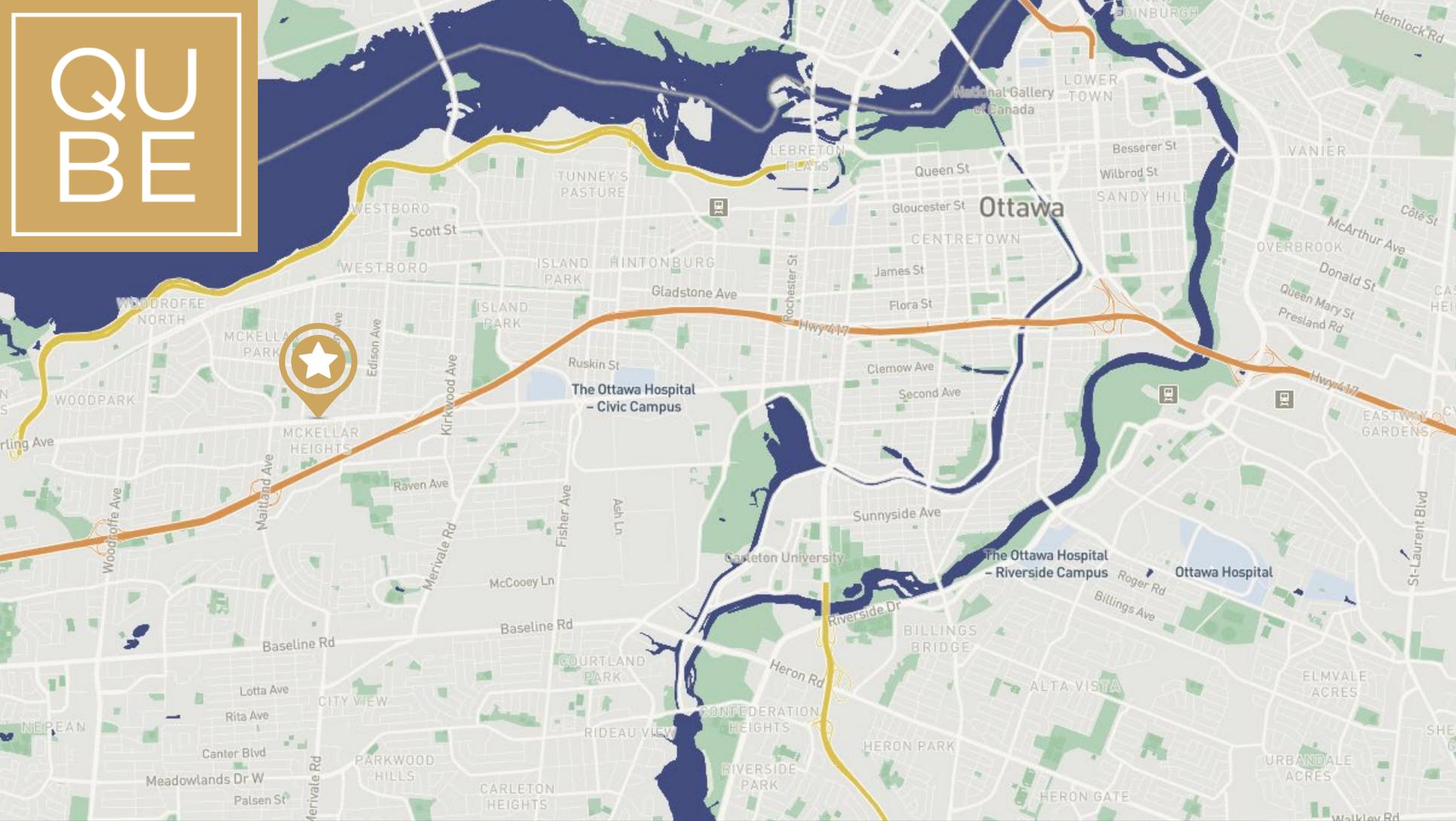
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