



HEALTH



HEALTH PLUS MEDICAL BUILDING

Office Space For Lease – The Health Plus Building is a highly visible suburban office/medical building located just off Macleod Trail with immediate proximity to the high density residential communities of Midnapore and Sundance. Parking is abundant to accomodate all medical uses.

BUILDING SIZE



31,560SF
3 FLOORS

AVAILABLE SPACE



SUITE 203 : 370SF
SUITE 215 : 3,392 SF
SUITE 330: 5,232 SF

OPERATING COSTS



\$17.25 PSF/ANNUM

PARKING



100 STALLS
ON-SITE / FREE OF CHARGE



PROPERTY DETAILS

BUILDING DETAILS

Year Built	: 1982
Floors	: 3
Size	: 31,560SF
Hours	: 7:00am to 9:00pm / Monday to Friday 9:00am to 5:00pm / Saturday

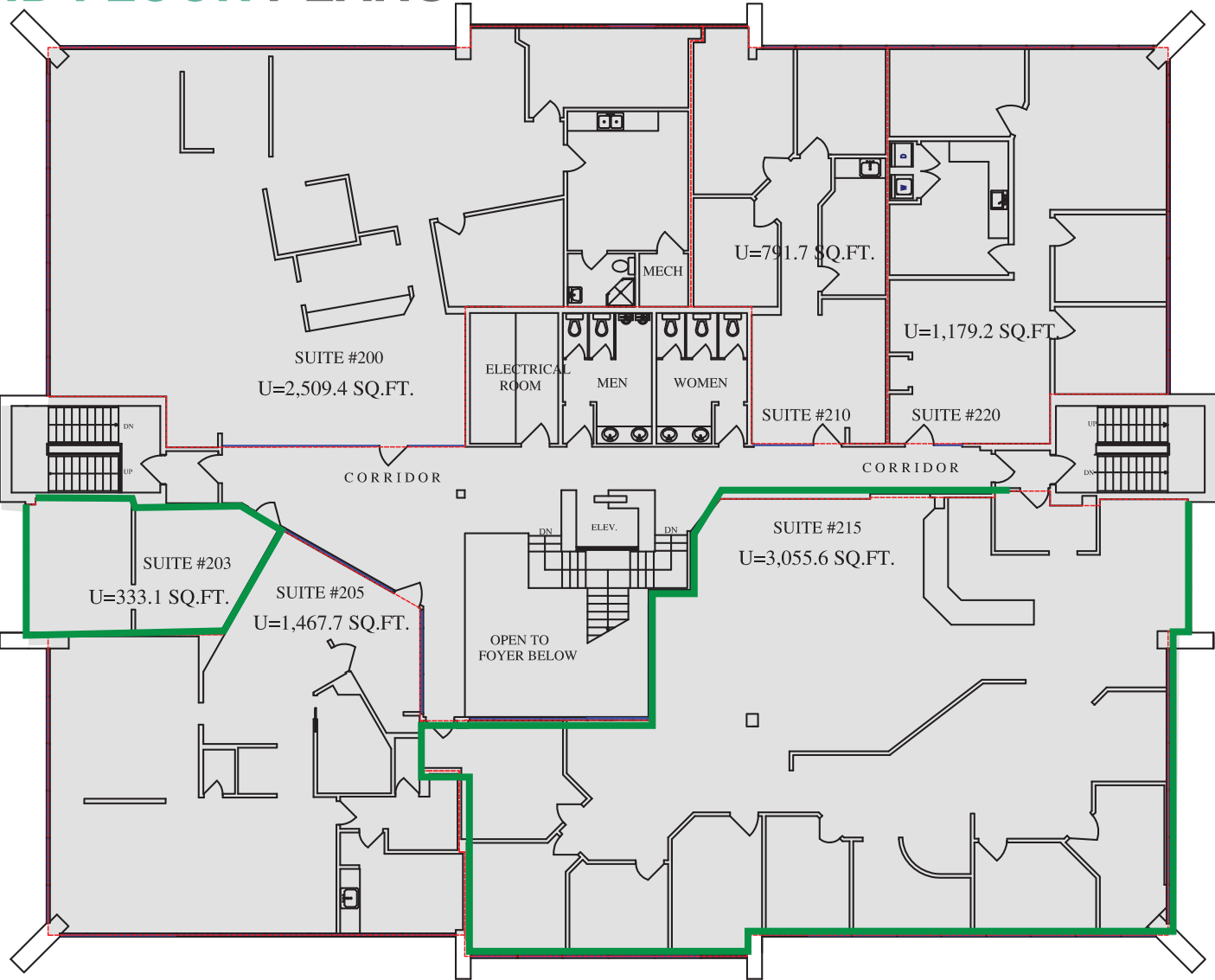
HIGHLIGHTS

- » Collaborative Health Care centre on main floor including medical / physiotherapy / pharmacy
- » Excellent visibility from Macleod Trail
- » Medical focused building
- » High density residential population in immediate area

LEASING DETAILS

Avable Space	: Suite 203: 370SF Suite 215: 3,392 SF Suite 330: 5,232 SF
Net Rent	: Negotiable
Operating Costs	: \$17.25 PSF/annum (202 Estimate / Exclude Janitorial)
Improvement Allowance	: Negotiable
Visitor Parking	: 100 Stalls On-Site / Free of Charge
Staff Parking	: Up to 1 Stall per 250 SF - \$40.00 / Stall / Month

2ND FLOOR PLANS



SUITE 203 – 370SF

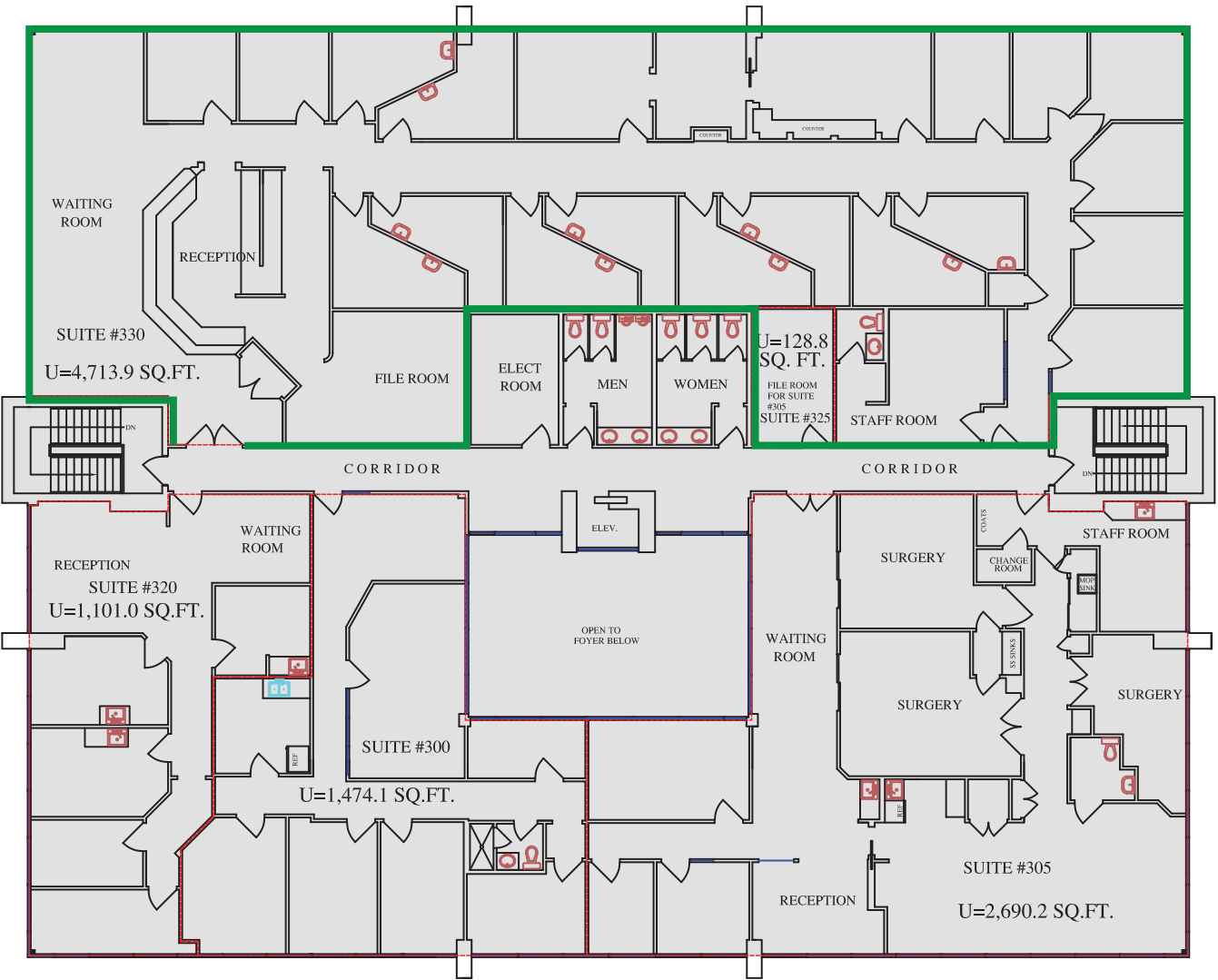
- » SMALL OFFICE,BIG VIEWS
- » 1 OFFICE
- » OPEN AREA

SUITE 215 – 3,392 SF

- » 150 LINEAR FEET OF FLOOR TO CEILING WINDOWS
- » OPEN AREA



3RD FLOOR PLANS

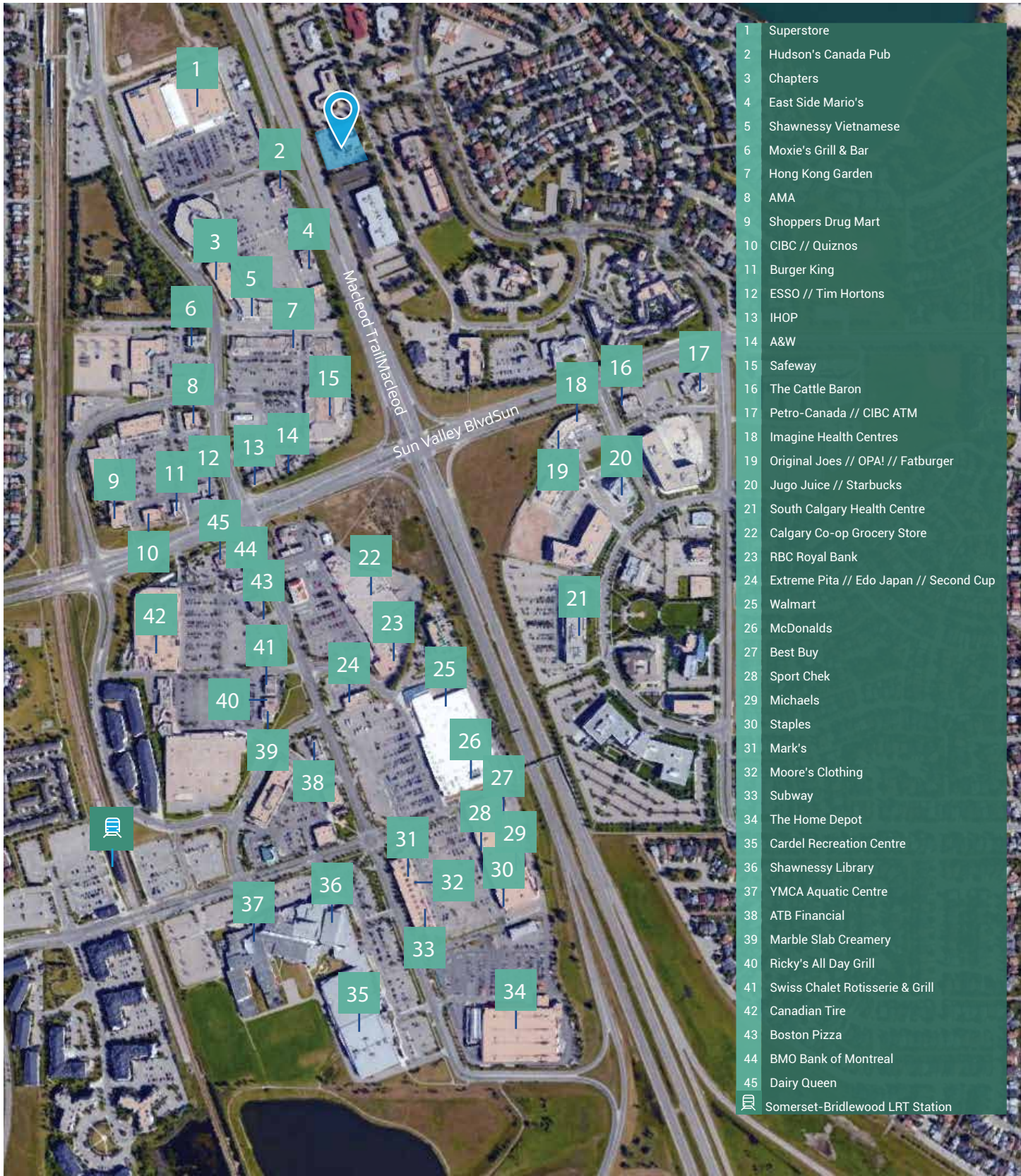


SUITE 330 – 5,232 SF

- » TURN KEY OPPORTUNITY
- » 22 OFFICES
- » RECEPTION
- » STORAGE



SURROUNDING AMENITIES





AmerisourceBergen
Innomar Strategies



TLC
Laser Eye Centers®



CONTACT

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