

FOR LEASE - COMMERCIAL PROPERTY
QUALICUM CENTRE



Commercial Opportunity - Qualicum Centre

2934 Baseline Rd

Up to 16,451sf office space available

The campus is close to Major transportation routes, amenities, and the Hospital.

Originally constructed in 1988 & 1989, these BOMA Best Certified “Class A” buildings totaling 224,151 sq. ft. GFA (gross floor area), have recently undergone extensive modernization & upgrades.

Featuring impressive indoor and outdoor communal amenity spaces, and complete with a 5-level parking tower, Qualicum Centre is a sought-after suburban office campus that houses several esteemed long-term tenants.

Unit 200A at 1,500sq.ft., Unit 303 at 3,902 sq.ft., Unit 400 at 6,132 sq.ft and Unit 500 at 16,451 sq.ft. are all available for immediate possession. Unit 102 at 5,340sf will be available as of July 1, 2026.

Regional Group
1737 Woodward Drive, 2nd
Floor
Ottawa, ON
K2C 0P9

(613) 230-2100

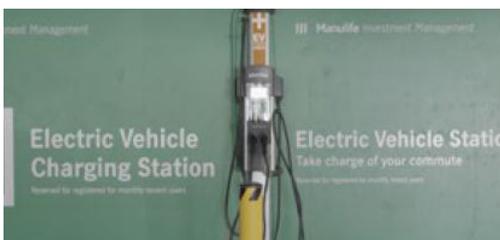
commercialleasing@
regionalgroup.com

Leasing Team
(613) 230-2100
commercialleasing@regionalgroup.com



Property Highlights

- Indoor and outdoor communal amenity spaces
- Extensive modernization & upgrades
- 5 level parking tower, with 524 parking stalls
- Surface parking of 375 stalls
- Professionally managed building with onsite property manager
- Close to major transportation routes



Availability & Rates

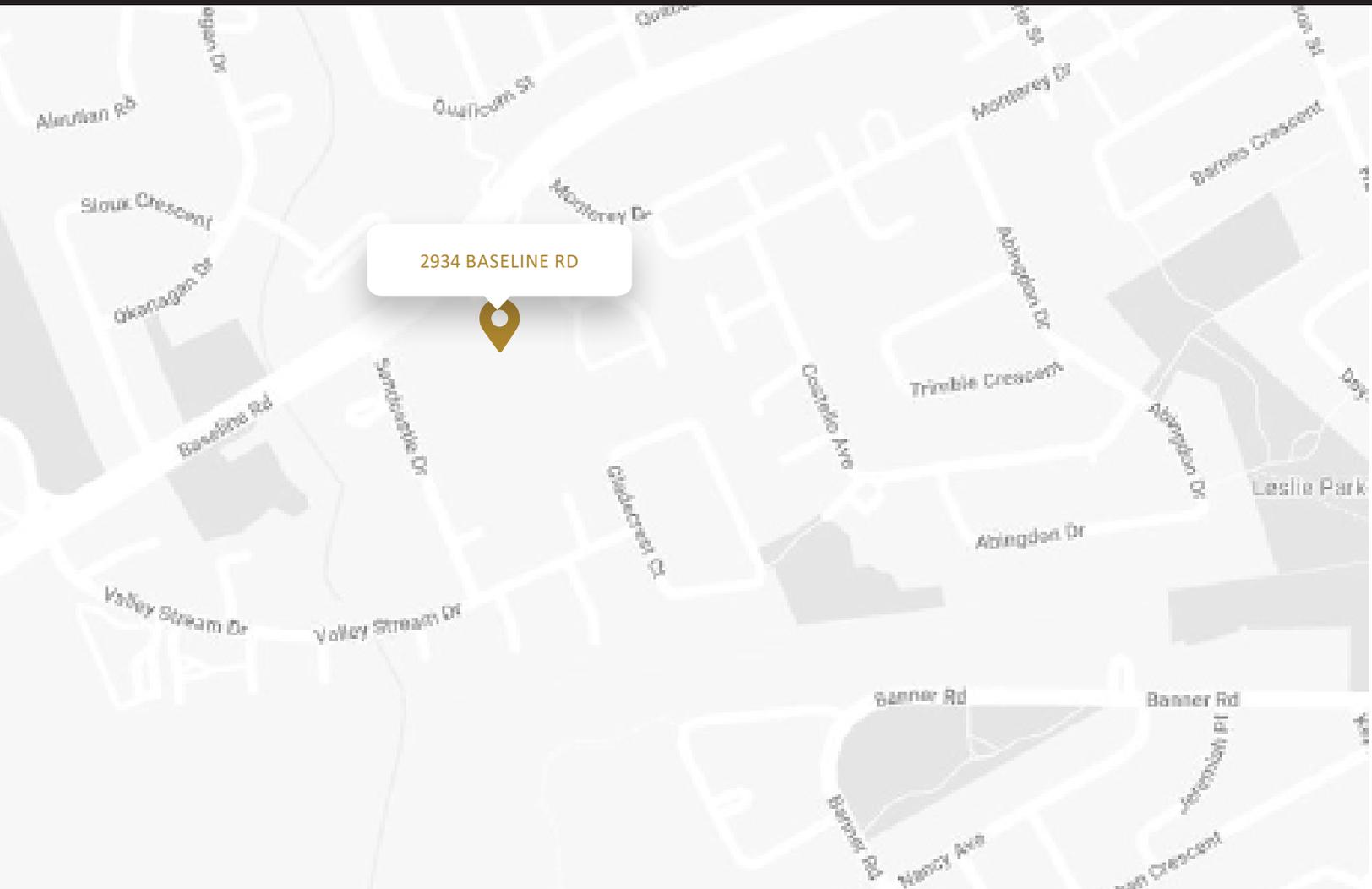
| Suite | Area (sf) | Net Rent (PSF) | Additional Rent (PSF) | Availability |
|-----------|-----------|----------------|-----------------------|--------------|
| Unit 102 | 5,340 | \$18.00 | \$14.88 | July 1, 2026 |
| Unit 200A | 1,500 | \$18.00 | \$14.88 | Immediate |
| Unit 303 | 3,902 | \$18.00 | \$14.88 | Immediate |
| Unit 400 | 6,132 | \$18.00 | \$14.88 | Immediate |
| Unit 500 | 16,451 | \$18.00 | \$14.88 | Immediate |

TI Allowance – Negotiable

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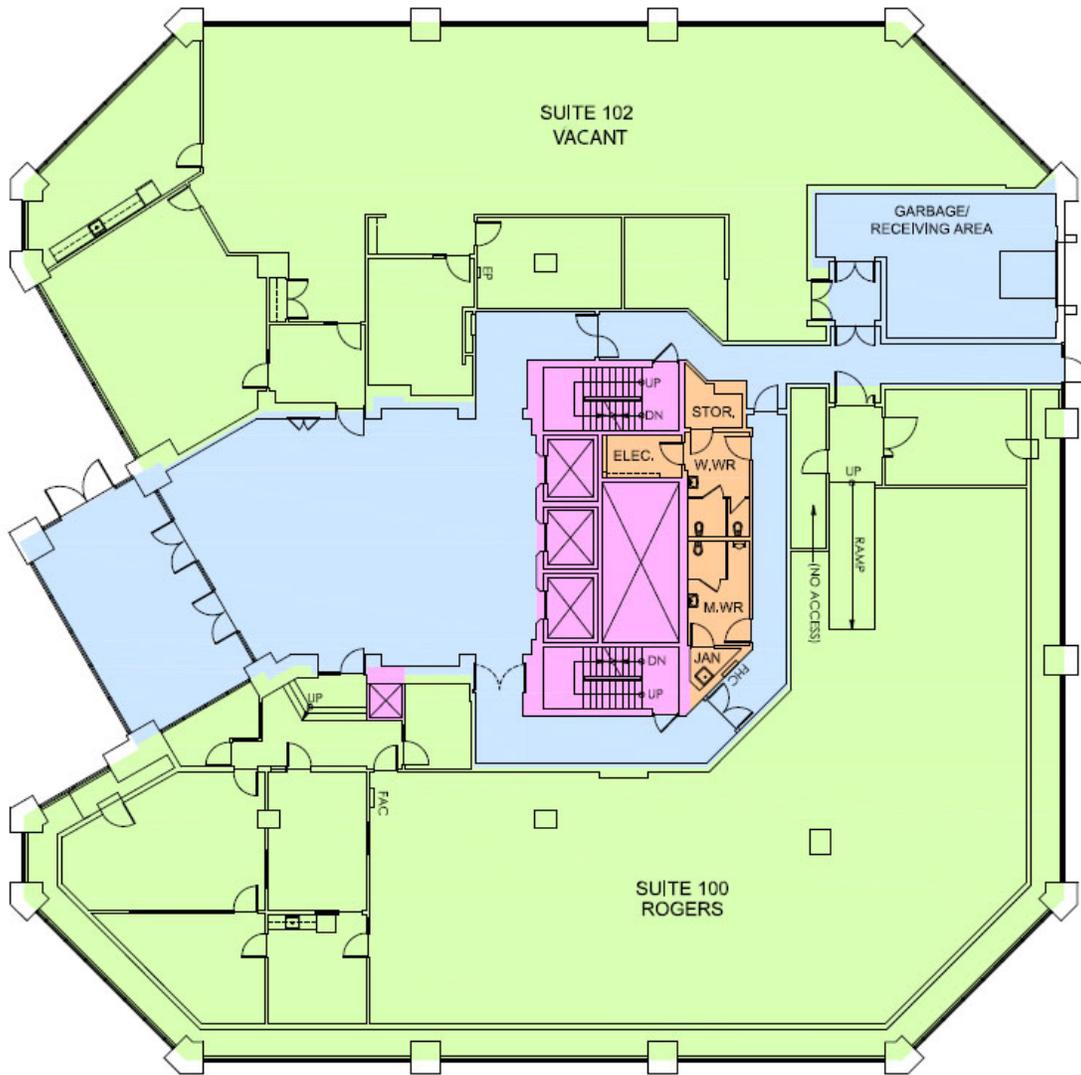


Property Specifications

| | |
|--------------------|--|
| Construction | Concrete and steel framed with exterior granite-clad panels and metal siding |
| Year Built | 1989 |
| Loading facilities | No |
| HVAC | Rooftop Unit - Air Handling units with electric heating & hydrolic colling coils |
| Electricity | 347/600V, three-phase, four-wire |
| Sprinklered | Yes |
| Elevator | 2 per building + additional service elevator at 2934 Baseline |
| Parking Spots | 5 level parking structure, with 524 stalls & 375 surface parking stalls |
| Seperately Metered | Yes |

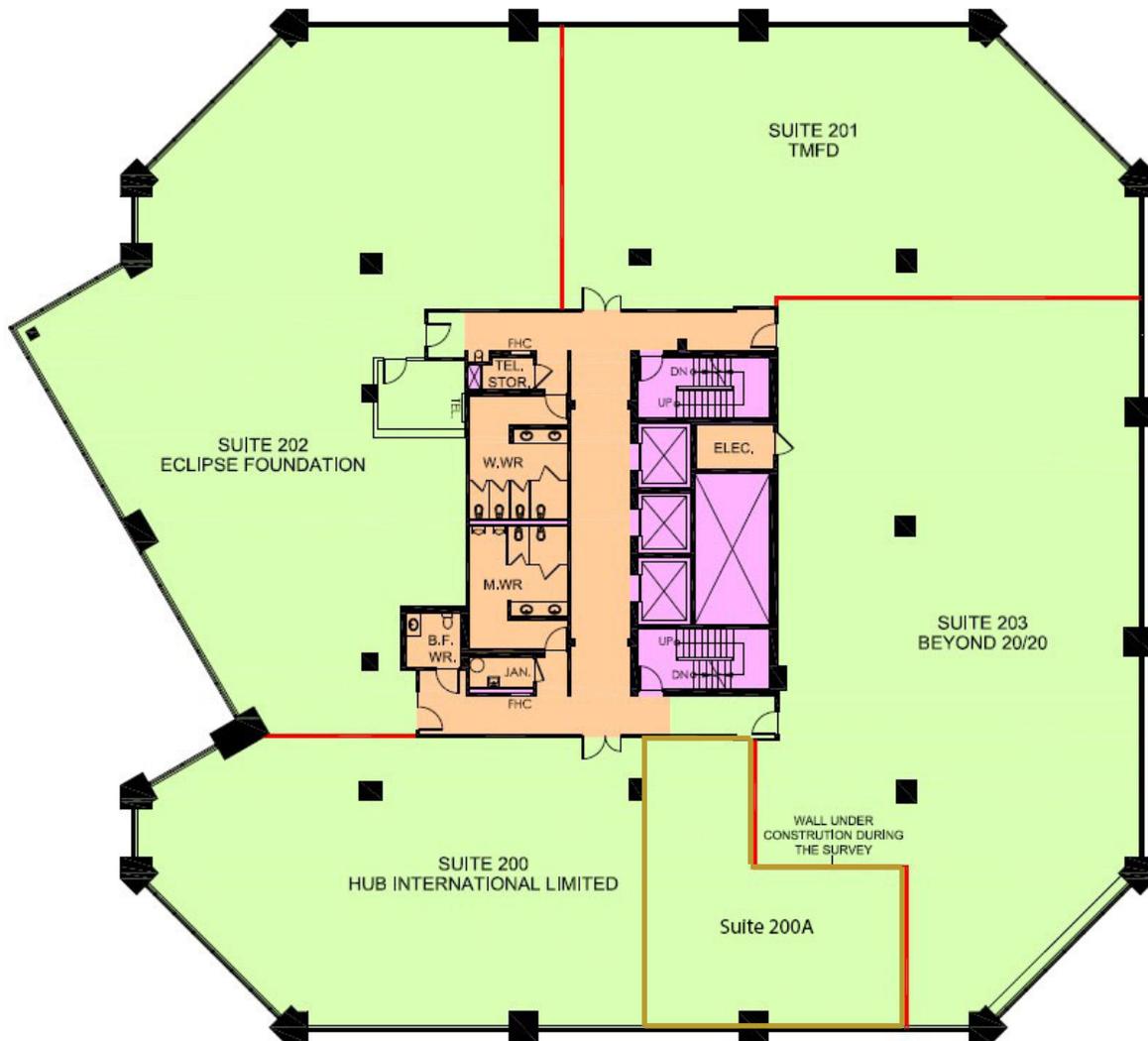
Unit 102

5,340 sf



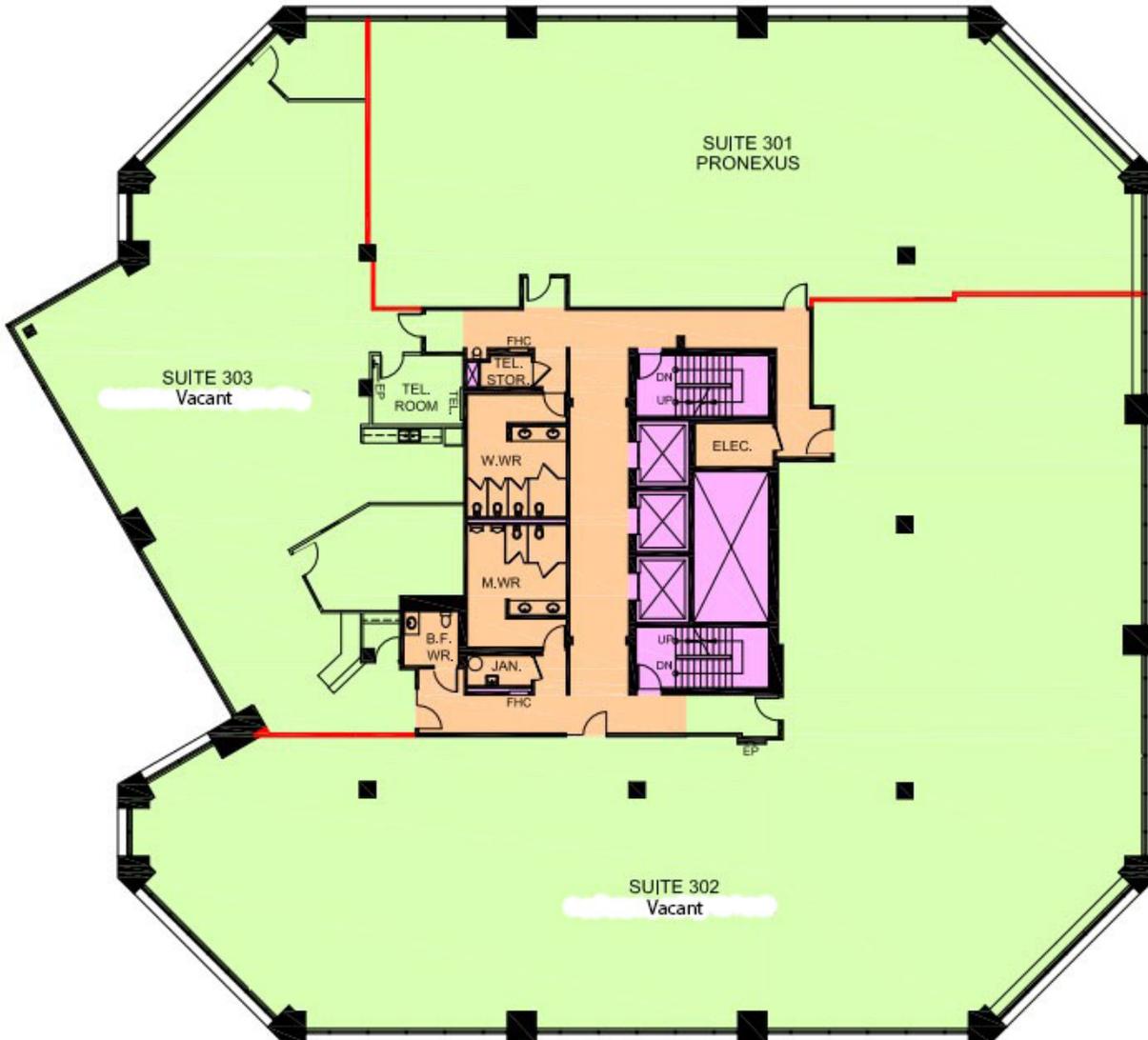
Unit 200A

1,500 sf



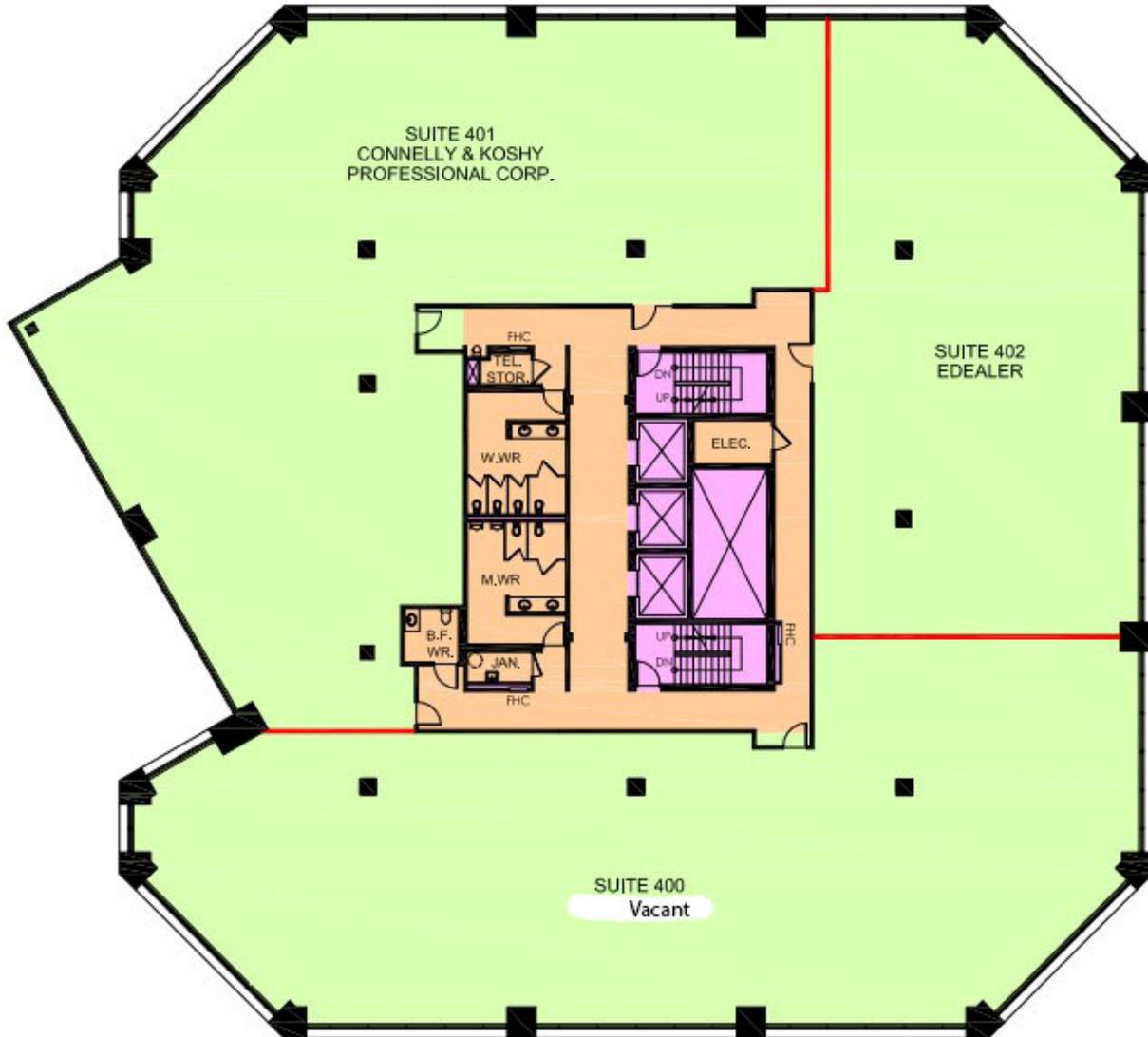
Unit 303

3,902 sf



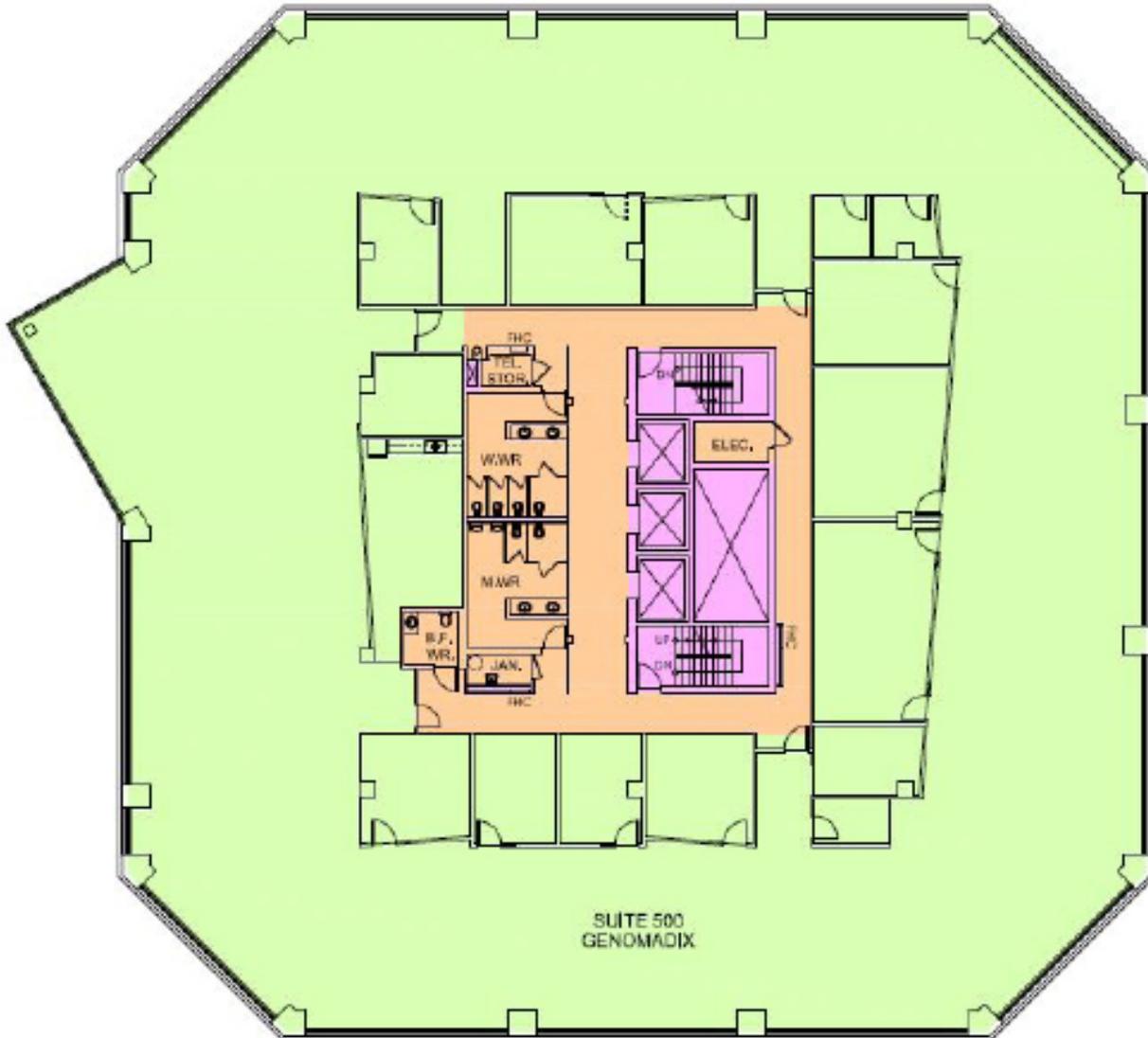
Unit 400

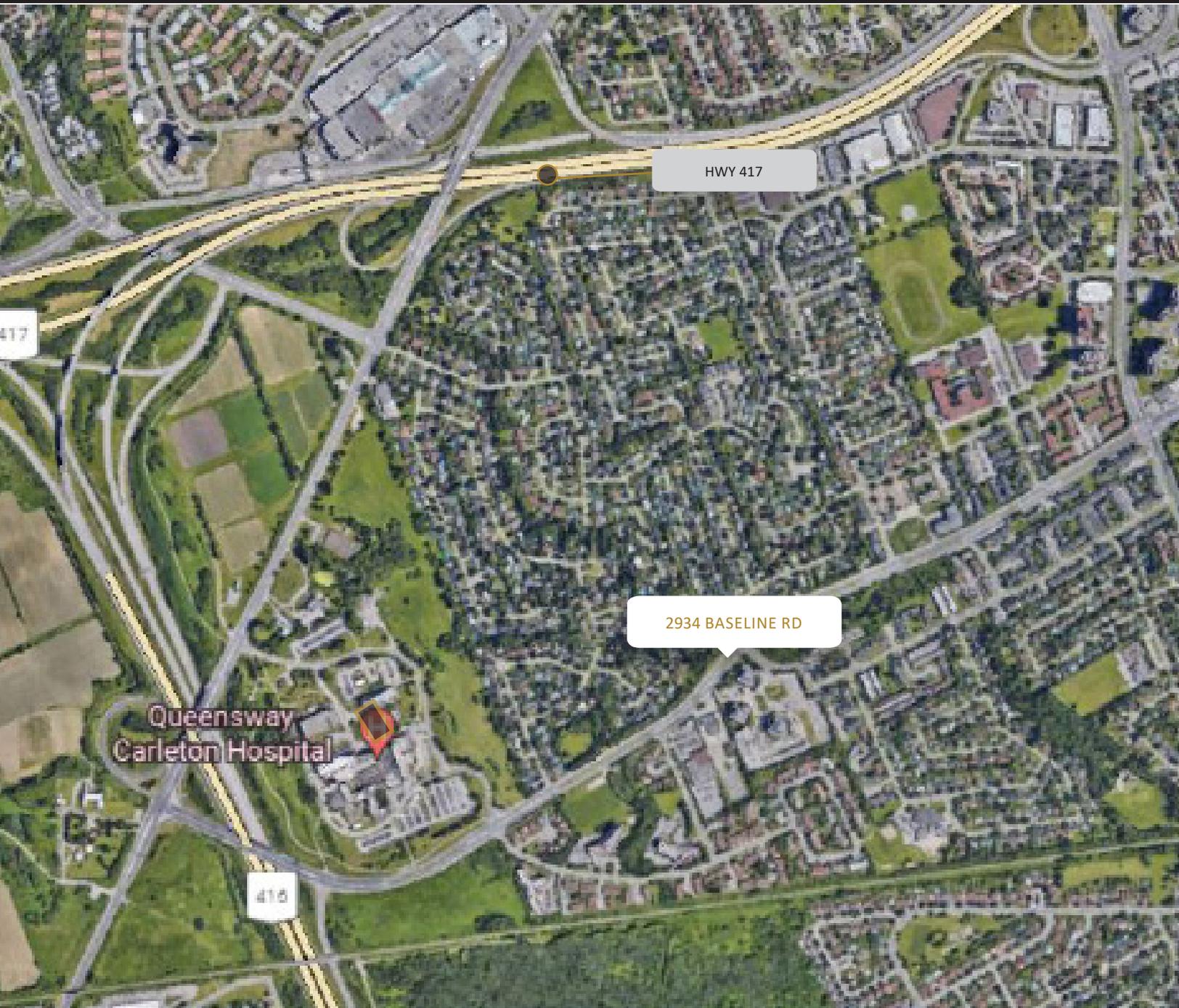
6,132 sf



Unit 500

16,451sf





Contact us

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