

MEDICAL COWORKING SPACE

16766 Trans-Canada Highway
Kirkland, QC H9H 4M7

up to **±5,000** sq. ft.



Luxury clinic space in
prestigious office tower



Prime location in the heart of
Montreal's West Island with great
highway visibility



Access to top-of-the-line
amenities and services
on site

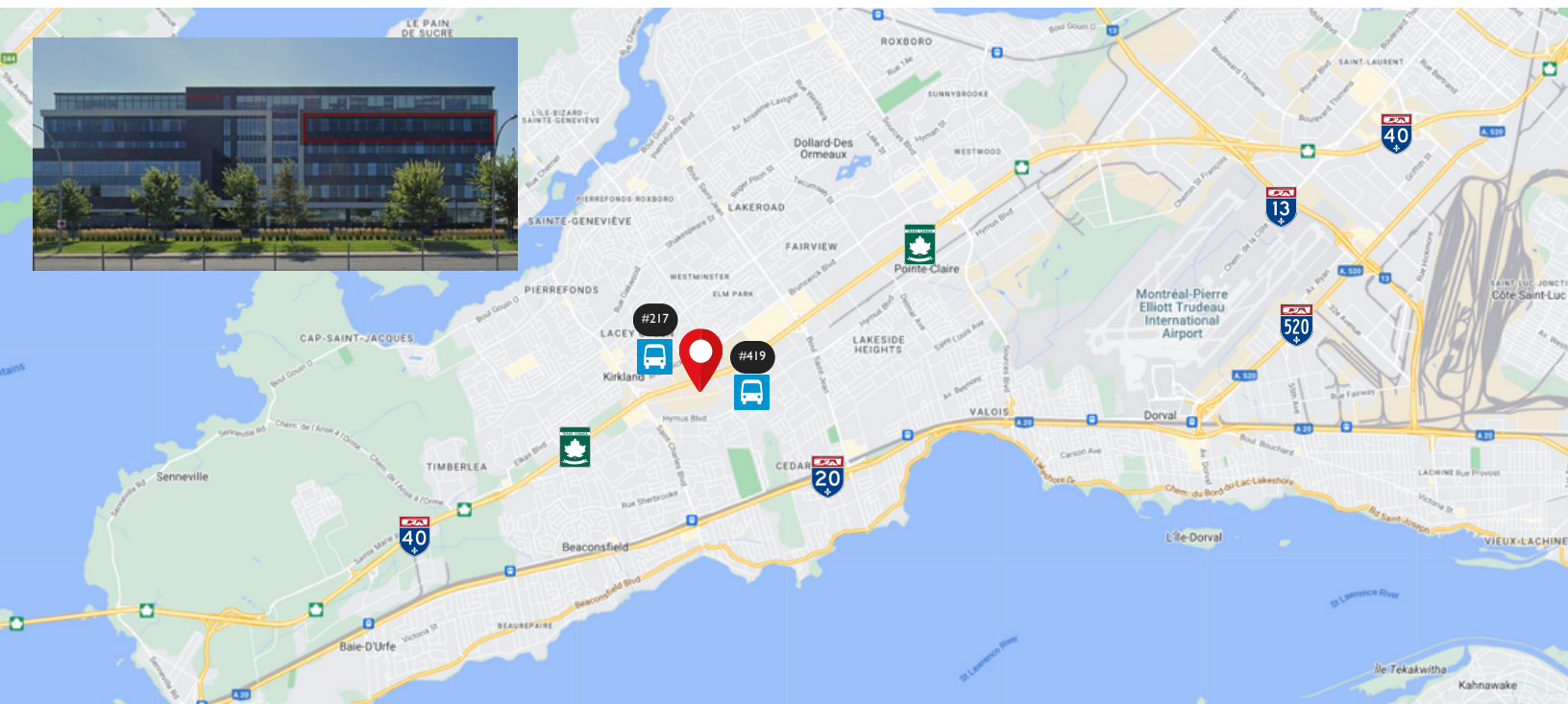
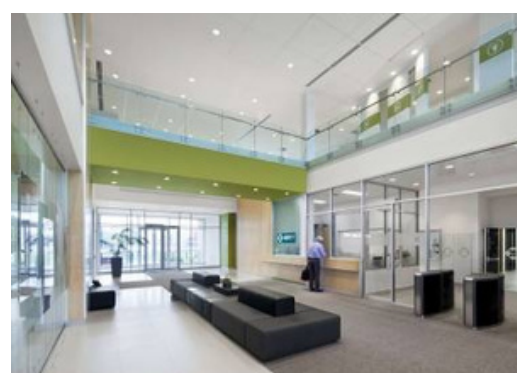
16766 route Transcanadienne
Kirkland, QC

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A LUXURY SPACE IN A HIGH QUALITY PLACE

This pristine medical office is located in the Broccolini office tower, which was built in strict compliance with the highest green standards and holds the reputation as the city of Kirkland's first LEED® Certified building. The high efficiency HVAC system in place regulates the building at a low cost to operators and landscaping is prioritized both for eco-friendliness and esthetic delight.

With direct access to and visibility from the Trans-Canada Highway, this top-of-the-line complex is rife with on-site amenities and services available to its tenants, including an ultramodern fitness centre, a full-service cafeteria with outdoor terrace, dry cleaning services, valet parking for car maintenance services, and special spa treatments.

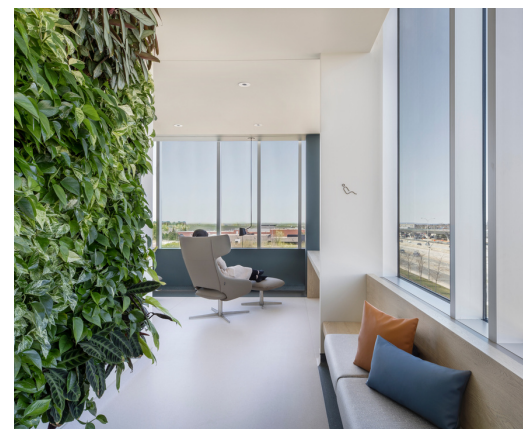


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AWARD-WINNING CLIENT-CENTRED DESIGN

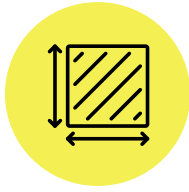
From start to finish, the clinic was constructed with the patient in mind, with comfort and privacy at the forefront of every design decision. With the warm, well-lit reception area, cozy open spaces, and intentionally laid out and decorated receiving rooms, the space aspires to provide an inviting and elevated experience to client and care provider alike.



THE COWORKING ADVANTAGE

Thanks to the nature of the space and its central location, this is an excellent opportunity for any health care service provider looking to receive clients, network with other medical professionals, and grow their private practice without the burden of managing building operations

DETAILS



Available Area
up to
±5,000 sq. ft.



LEED®
Certified
Building



Sound proof
offices



90 CRI lighting
ideal for
dermatology or
aesthetics
practice



Quick access to
Highways
20 and 40



Quick access to
public transport
(Bus Lines
217 and 419)



**SUBLEASE
CAN INCLUDE
ACCESS TO:**

- o Clinic/therapy rooms
- o Office space
- o Comfortable waiting area
- o Children's play room
- o Staff lunchroom/lounge
- o Medical and imaging equipment including ultrasound machine and sterilization procedure equipment
- o High-end scent diffusers
- o Administrative and reception services
- o Building cleaning and maintenance



IDEAL FOR:

- o General practitioners and medical specialists
- o Private clinicians and nurses
- o Psychologists, therapists, and other mental health care providers
- o Naturopathic doctors and practitioners
- o Physiotherapists, chiropractors, osteopaths
- o Massage therapists, acupuncturists, and other bodyworkers
- o Ophthalmologists and eye care physicians
- o Estheticians and cosmetologists

CONTACT US FOR RATES



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