



22

**Costello
Carleton Place**

New Regional Health Hub

FOR LEASE



**PARADIGM
COMMERCIAL**



Property Overview

22 Costello Drive, Carleton Place

Introducing the Carleton Place Regional Health Hub: A project founded on the core principles of Ontario's "Your Health Plan"—delivering the right care in the right place with faster access to services. This facility will feature a 15,000-square-foot primary care medical clinic on the second floor, bringing together all local family physicians by merging their practices. Exciting leasing opportunities for other interprofessional healthcare providers.

Year built 2024

Est. Expenses \$12.00

\$22 - \$30 / SF Net

Units from 880 - 10,444 SF



Prime location



Occupancy Q2 2025



Multiple Elevators



153 Parking Spaces



Building Size: 58,864 SF






HWY 7




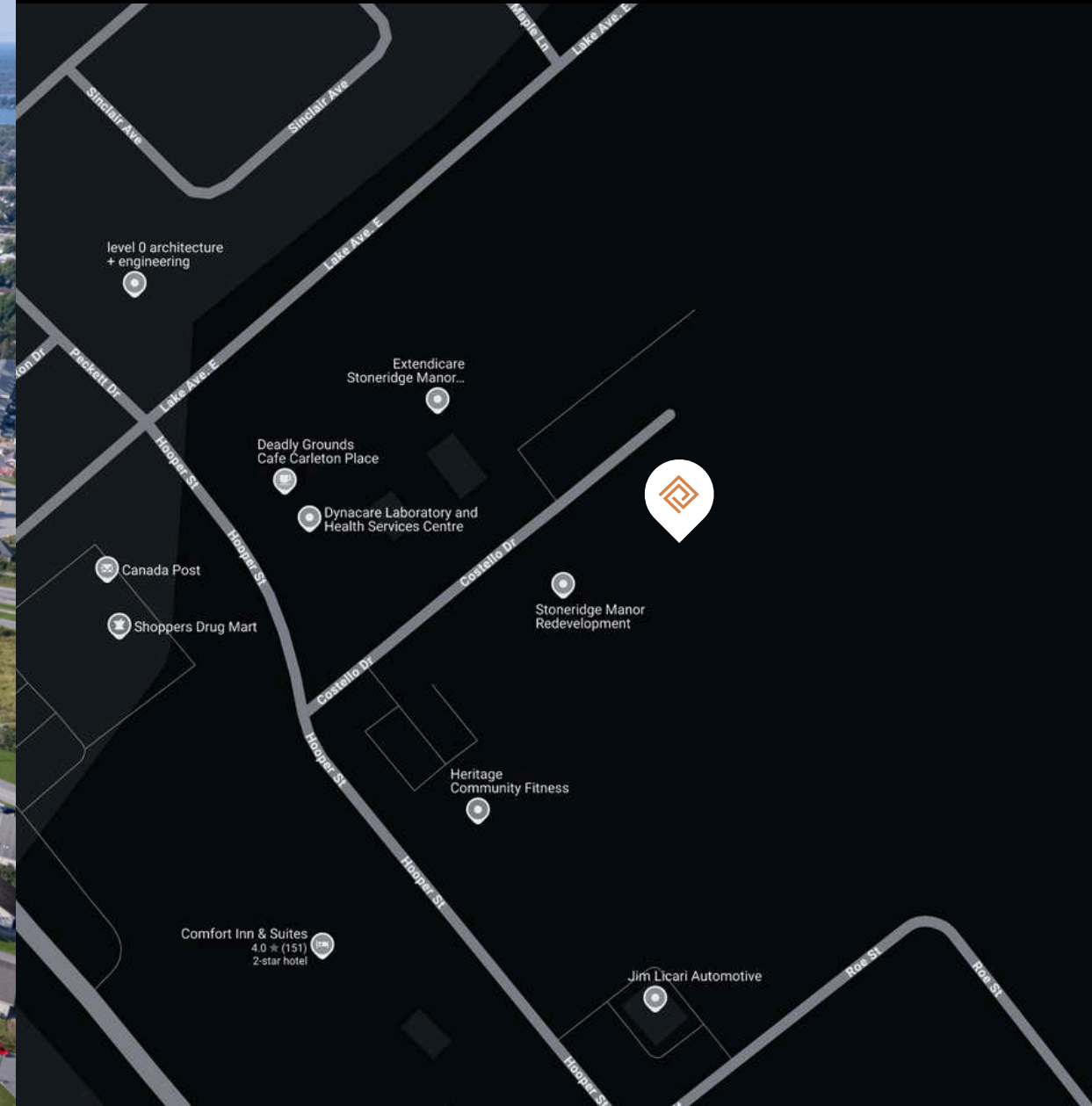
Strategic Location

Carleton Place is at the heart of a strong long-term regional growth trend. With easy access to the Greater Ottawa area and highways tap into a high demand and rapidly growing patient demographic.

 Easy access to highway 7

 600,000 people within 40 KM

 15 minutes to highway 417





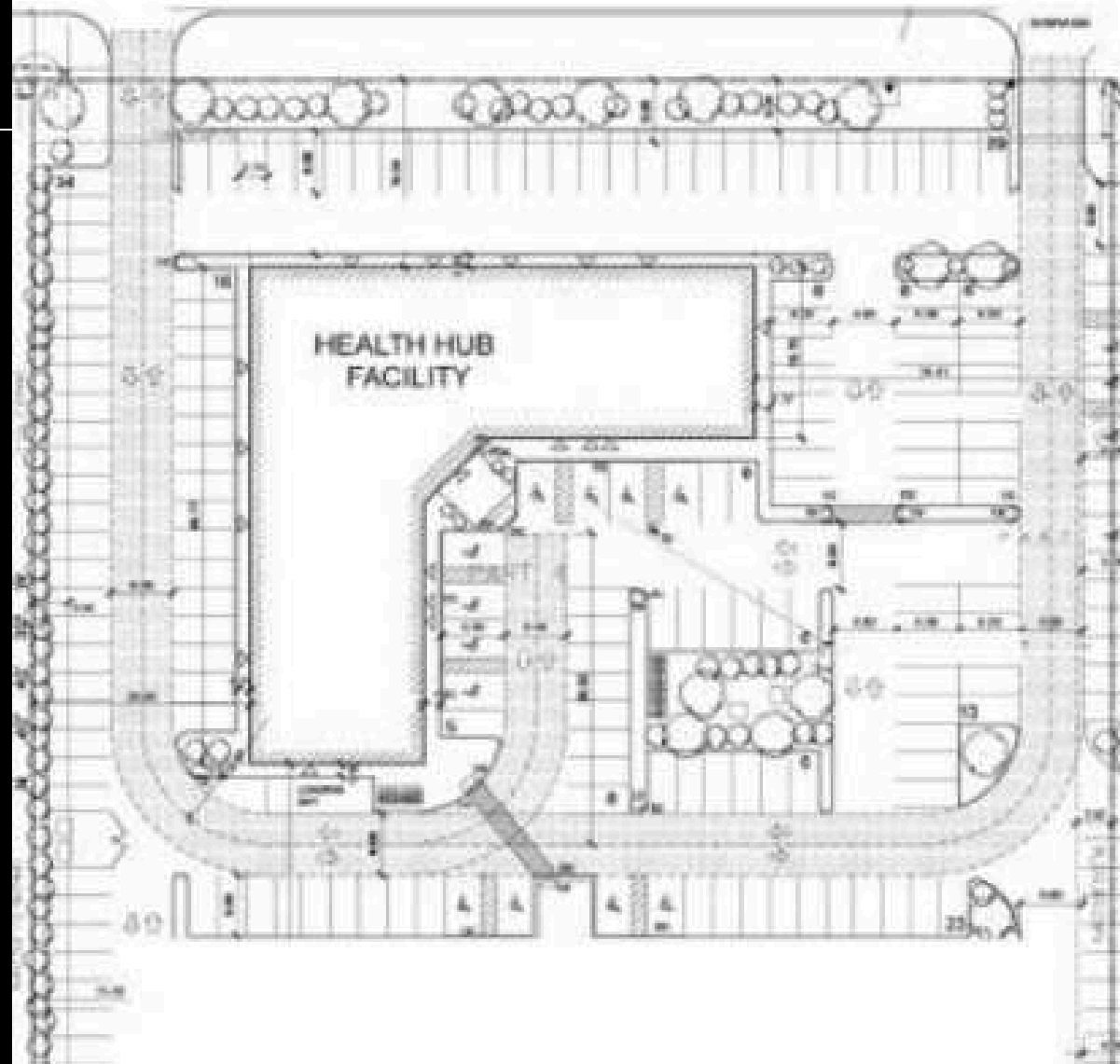
Collaborative Opportunities

Opportunities for collaboration with a diverse range of healthcare providers are available. Current leasing options include spaces for psychology, dental care, physiotherapy, RMT, chiropractic services, mental health services, podiatry, medical aesthetics, specialty providers, and executive health.





Site Plan



Ground Floor

Available:

- Suite 100A: 880 SF**
- Suite 100B: 1,840 SF**
- Suite 105: 2,389 SF**
- Suite 107: 2,524 SF**





3rd Floor

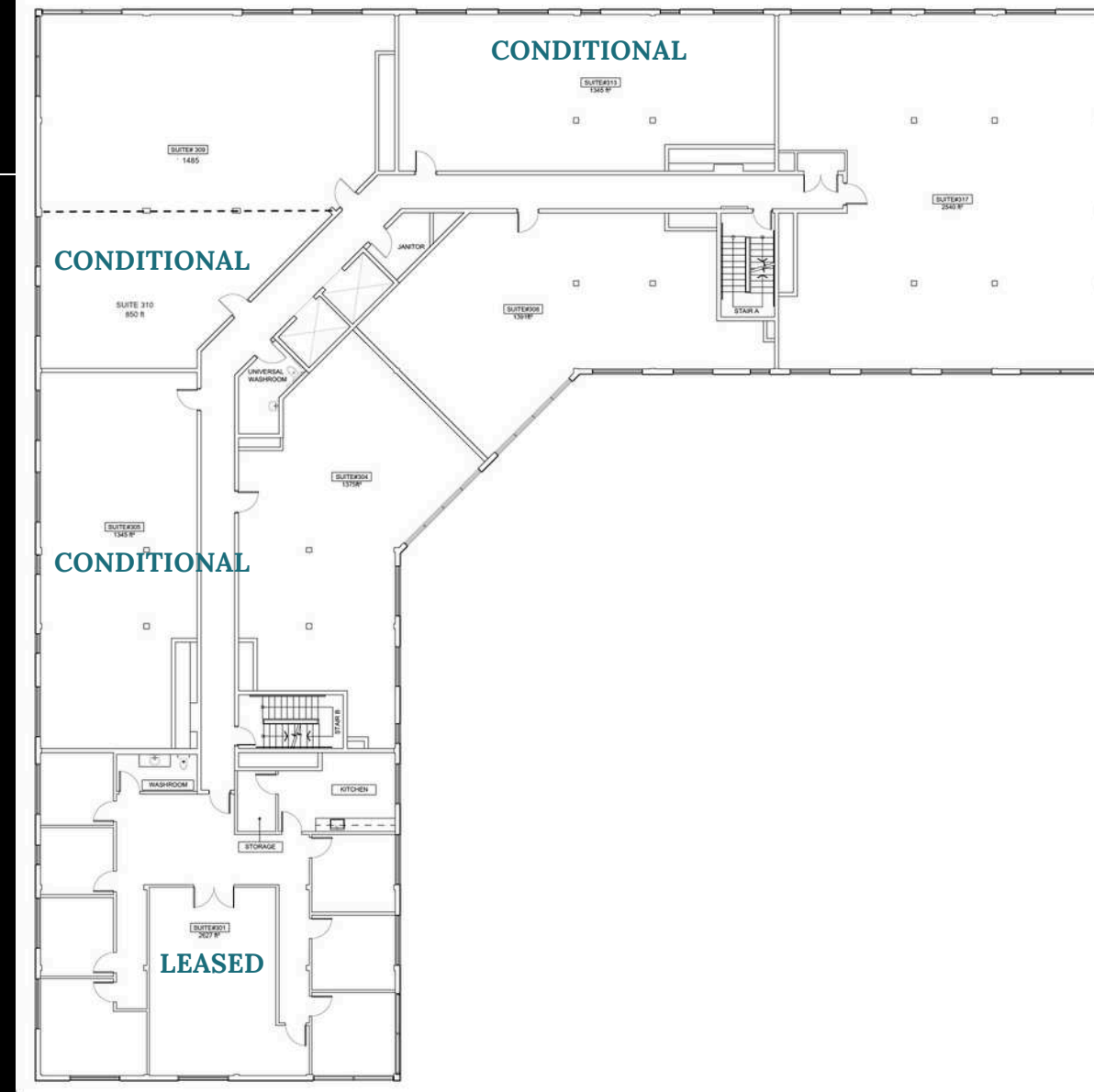
Available:

Suite 304: 1,375 SF

Suite 308: 1,391 SF

Suite 309: 1,485 SF

Suite 317: 2,540 SF



4th Floor

Available:

Suite 401: 2,627 SF

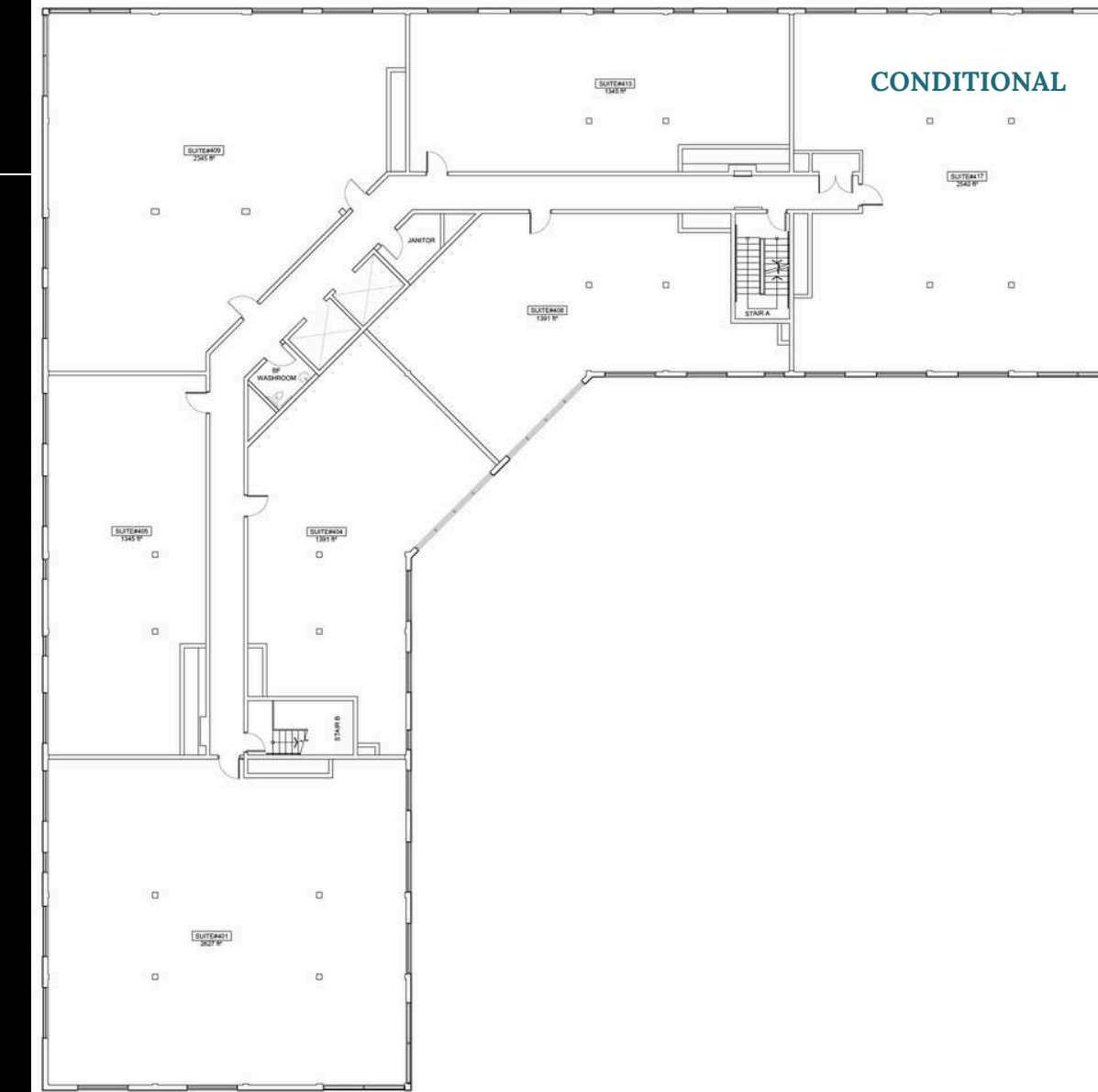
Suite 404: 1,391 SF

Suite 405: 1,345 SF

Suite 406: 1,391 SF

Suite 409: 2,345 SF

Suite 413: 1,345 SF





Exterior Photos



Interior Photos





PROPERTIES GROUP

THE CLINIC OF THE FUTURE ISSUE

New tech: bots, robots, sensors, AI imaging and more 13

How much time can AI scribes save you? 22

Q&A: Dr. Jane Philpott on healthcare access 2035 24

The Medical Post

The Independent Voice For Canada's Doctors since 1965



Designing a clinic for the future – now

Tomorrow's clinic promises collaboration, congeniality and convenience

BY KYLIE TAGGART

When the COVID-19 pandemic kick-started the move to more hybrid medicine, people started to design special virtual care spaces. For example, a hospital in the Netherlands created gorgeous little sound-resistant booths with good lighting,

ness managers while practising medicine. Dr. James Fullerton, physician lead of the health team, and Peter Hamer, CEO of the health team, had a dream of bringing everyone together under one roof, and that dream is about to come true. The Carleton Place Regional Health Hub is almost finished, with a move-in

and is in discussions with other health service providers such as podiatry, physiotherapy, dentistry and massage therapy. He said he'd love to have a tenant who could provide mental health services, like psychiatry or psychology. There could also be room for some not-for-profit health groups if there's funding

About the Developer

Formed in 2013, focused on community value-add real estate projects. A management immersed in value-add. The executive team offers more than 90 combined years of experience in commercial real estate, most in the value-add sector. Their expertise was honed working for, and with, leading Canadian corporations in the sector, on acquisitions, relocations, leasing, development, property management and repositioning. Enhancing Ontario communities. M+H is Ontario based and the three company owners are Ontario residents. All M+H projects since inception have been located in Ontario regional communities.





Sarah Vandenbelt

BROKER OF RECORD

(613) 862-4980

paradigmcommercial.ca

Nolla Lauzon

SALES REPRESENTATIVE

(613) 854-8295

paradigmcommercial.ca

**Your commercial
real estate specialist.**



This brochure has been prepared by Paradigm Commercial Real Estate & Brokerage Inc. for informational purposes only. While every effort has been made to ensure the accuracy of the information presented, we do not guarantee its completeness or reliability. Any reliance on the content of this brochure is at the reader's own risk. Details, images, and descriptions are subject to change without notice. The information here is not an offer or contract. We do not guarantee the accuracy or reliability of the information. Prospective buyers or tenants should independently verify the information. We are not liable for any damages from the use of this brochure. The content is conceptual and for illustration only. Trademarks and logos are property of their respective owners.