

UP TO 12 MONTHS RENT FREE OPPORTUNITY*

Offer available for a limited time only



For Lease

Phenix **MEDICAL**

Professional Building

595 Montreal Road

THE BUILDING

The Phenix Medical Professional Building located on Montreal Road, the main artery road between the Vanier and Aviation Parkway. The building is steps from the Montfort hospital and a variety of transit options.

This high-trafficked building is well accommodating for medical and dental professionals that service the public.

Building with a Pharmacy, Laboratory, Medical Imaging, Hearing Centre & Physiotherapy. HVAC was installed 2013 and the building was retrofitted in 2008.

Paid hourly parking for clients/patients.



Property Summary

ADDRESS	595 Montreal Road Ottawa, ON K1K 4K4
BUILDING TYPE	Medical/Office
BUILDING SIZE	43,176 sf
STORIES	5
AVAILABLE SPACE:	
SUITE 101	732 sf
SUITE 102	892 sf
SUITE 106	439 sf
SUITE 107	447 sf
SUITE 200	923 sf
SUITE 202	2,211 sf – Available Jan 1 st , 2023
SUITE 204	1,003 sf
SUITE 302 A	475 sf
SUITE 502	2,462 sf
SUITE 504	1,239 sf

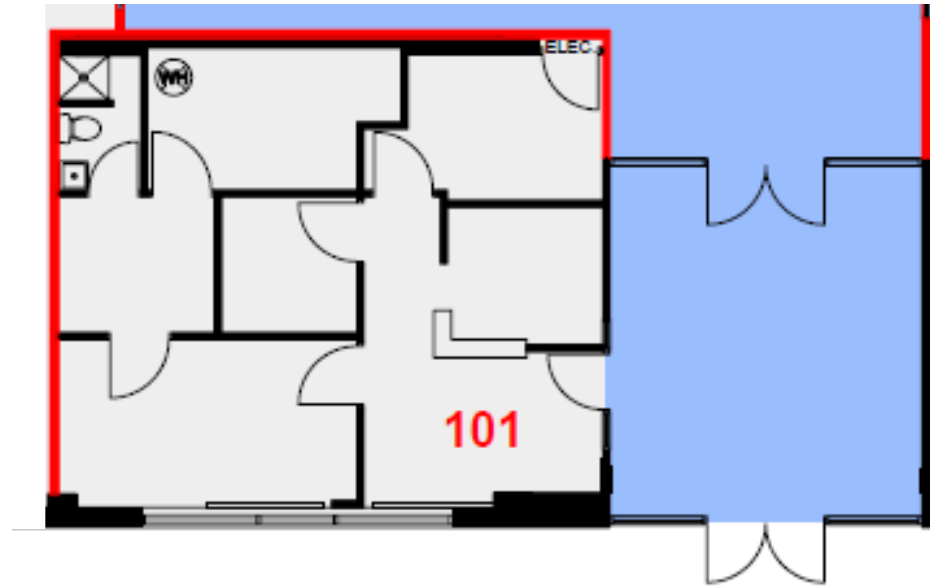
Contiguous

Contiguous

SUITE AVAILABILITIES

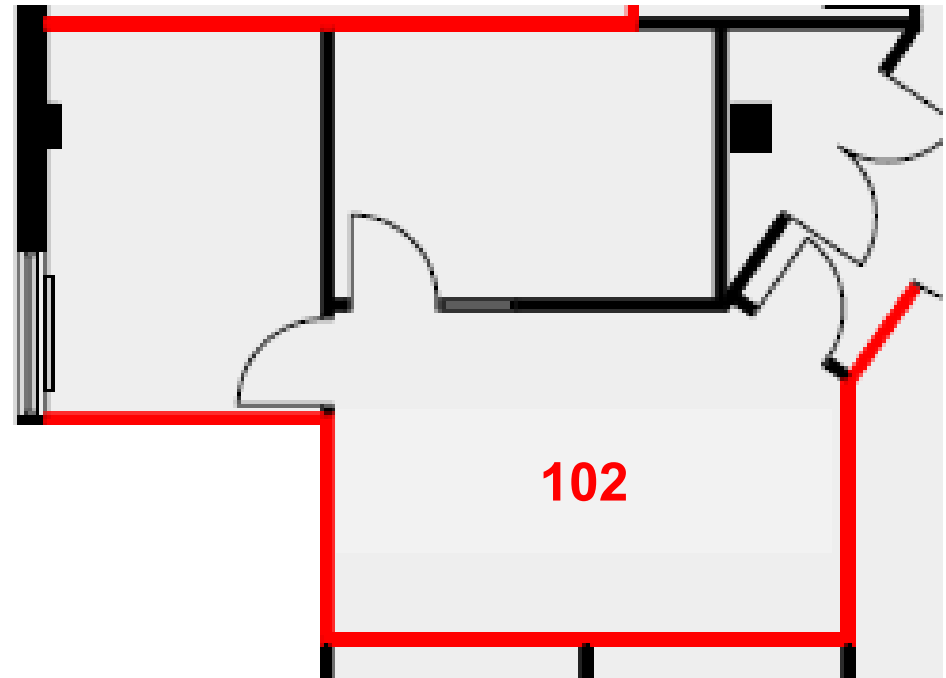
Suite 101 732 sf

Suite consists of waiting room, reception, 2-exam rooms, lab area, large storage room and in-suite washroom with shower. Located immediately off main entrance.



Suite 102 892 sf

Suite consists 2-large offices and an open area. Access to suite located through a private back entrance shared with one other Tenant.



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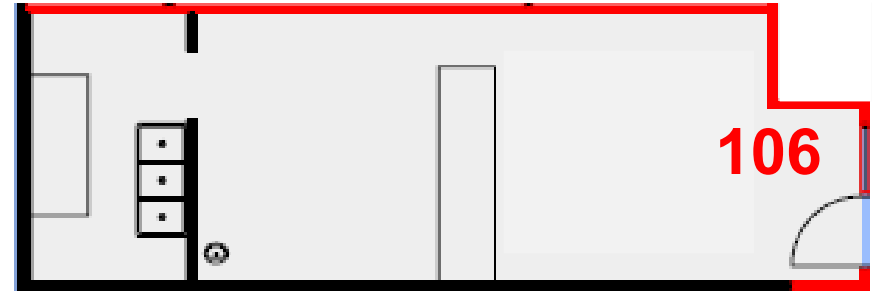
Est. ANNUAL
ADDITIONAL RENT

\$18.29 psf

SUITE AVAILABILITIES

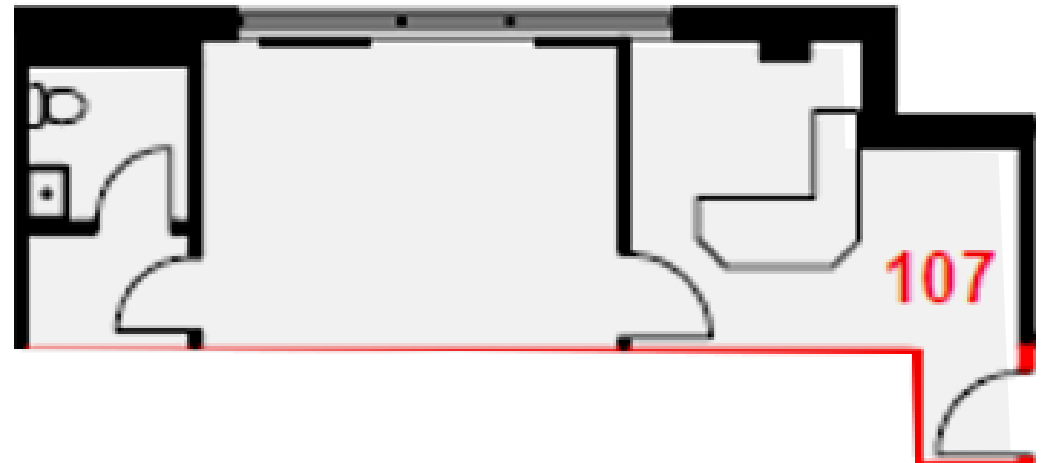
Suite 106 439 sf

Suite consists of large open space. Formerly a café.



Suite 107 447 sf

Suite consists of reception, large exam room and in-suite washroom.



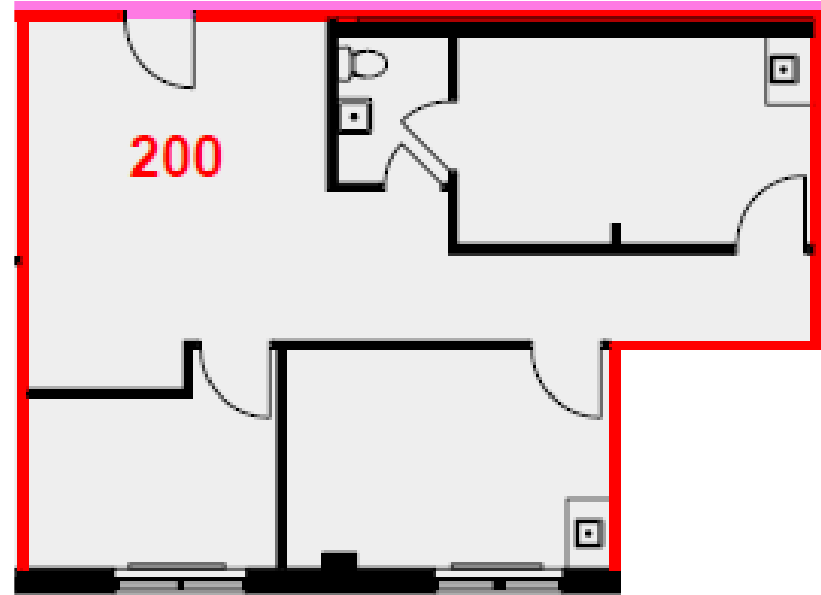
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SUITE AVAILABILITIES

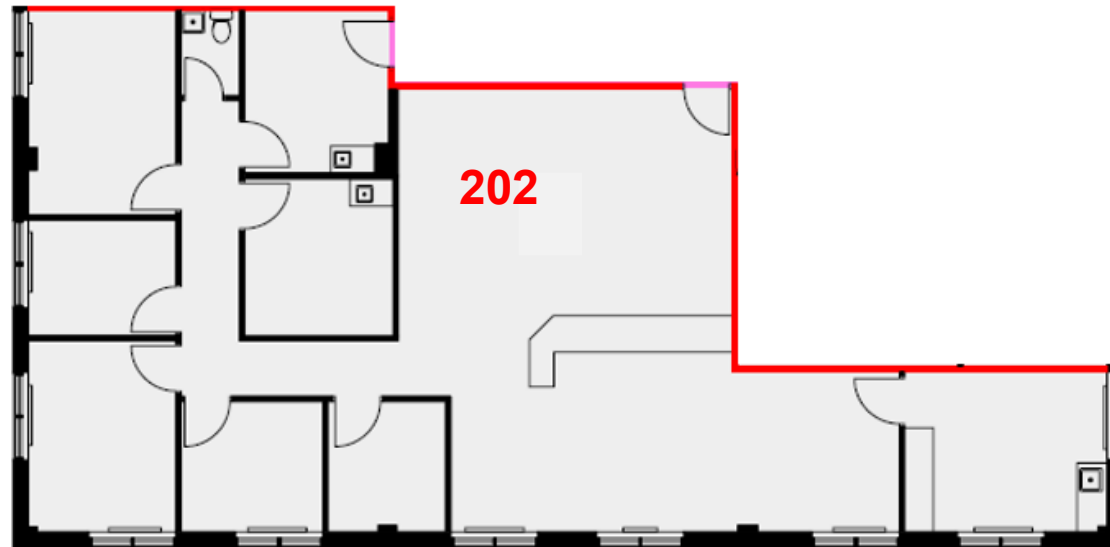
Suite 200 923 sf

Suite consists of waiting room, reception, 3-exam rooms, and in-suite washroom. Located directly in front of the elevators.



Suite 202 — Available Jan 1st, 2023 2,211 sf

Suite consists of reception area, multiple patient rooms, large open area and in-suite washroom.



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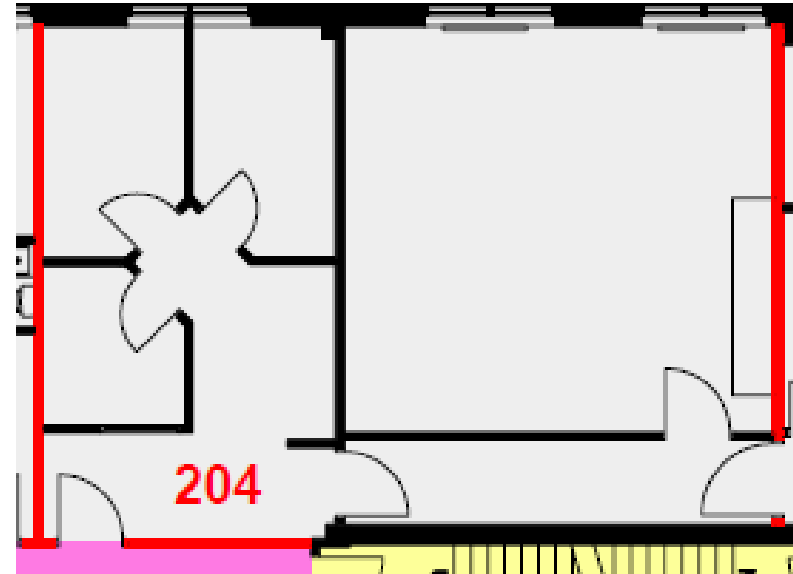
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SUITE AVAILABILITIES

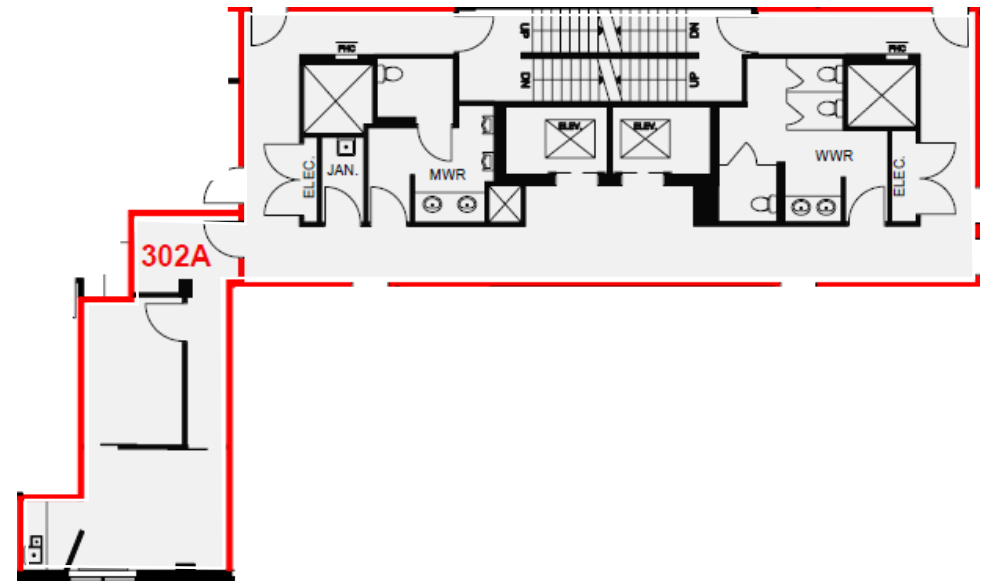
Suite 204 1,003 sf

Suite consists of waiting room, 3-exam rooms, and large open area.



Suite 302 A 475 sf

Suite consists of reception area, enclosed office and an open area.



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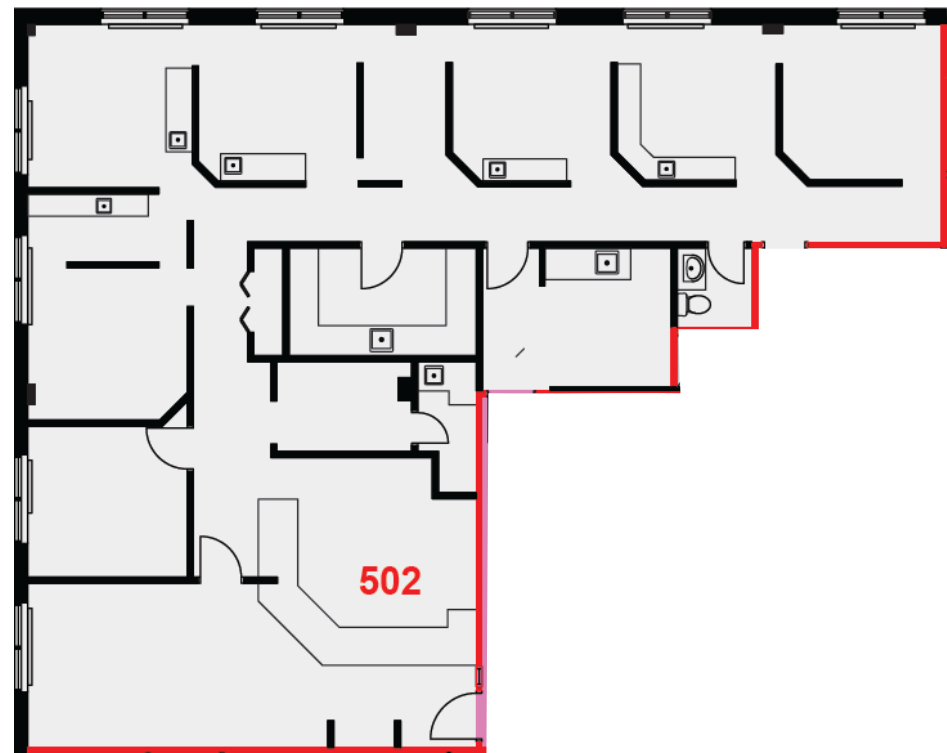
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SUITE AVAILABILITIES

Suite 502 – Contiguous with Suite 504

2,462 sf

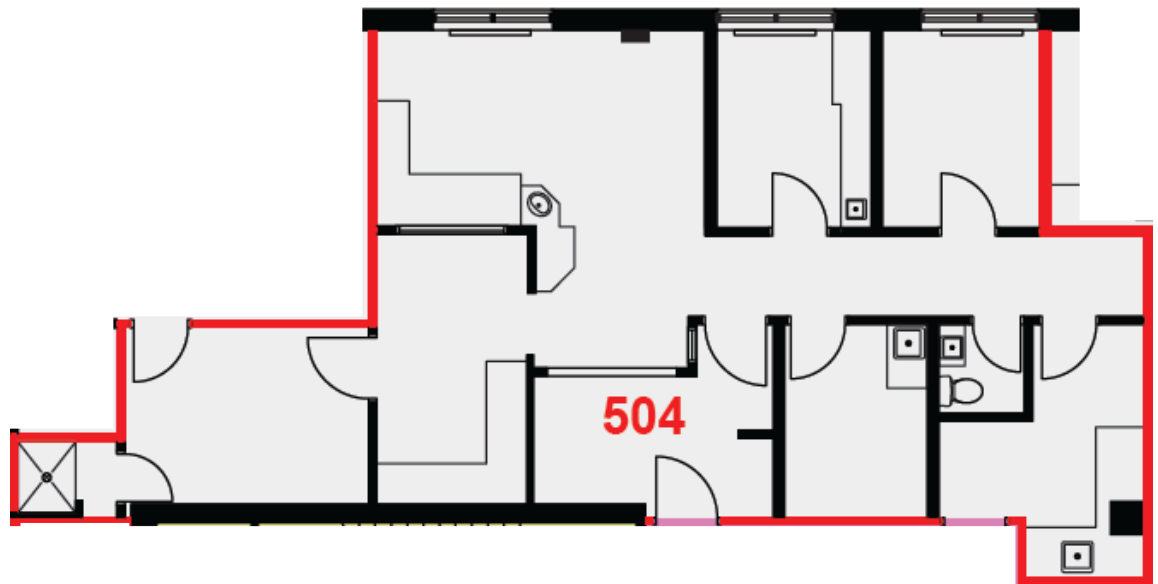
Suite consists of large reception and waiting room, 1-office, 2-exam rooms, and in-suite washroom. Plumbing is intact from the previous tenant who was a dentist. Located directly off elevators.



Suite 504 – Contiguous with Suite 502

1,239 sf

Suite consists of reception and waiting area, multiple rooms, and in-suite washroom & shower.



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PROPERTY HIGHLIGHTS

- Building is handicapped accessible & has 2 elevators
- Building w/pharmacy, laboratory & medical imaging
- Paid hourly parking for clients/patients of Tenants
- Ideal for family physicians, specialists or medical/dental related uses

Call Listing Agent for Details on Limited Time Offers

Contact information

LISTING AGENT

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Steven.Powell@am.jll.com

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