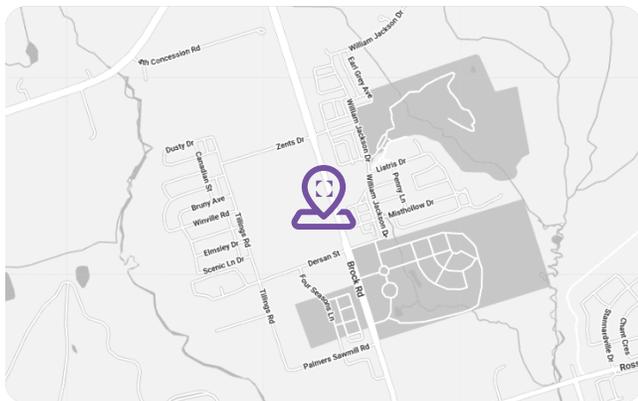




# Jerry Coughlan Health & Wellness Centre

1690 Dersan Street, Pickering, Ontario



## Leasing Inquiries



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Senior Director, Asset Management

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## Location Highlights



### Major Intersection

Brock Road and Dersan Street



### Nearest Hospital

10km Lakeridge Health Ajax  
Pickering Hospital



### Public Transit Access

Durham Region Transit - Bus 112  
Pickering GO Train Station



# Jerry Coughlan Health and Wellness Centre

1690 Dersan Street, Pickering, Ontario



## Property Description

Jerry Coughlan Health and Wellness Centre is a 67,596-square-foot medical outpatient building constructed in 2023, developed in partnership with anchor tenant Lakeridge Health. The building features a unique surgical space with four high-volume operatory theatres where Lakeridge Health performs a variety of day surgery procedures. Complementing the anchor tenant's surgical and clinical services, the building is tenanted by a diversified mix of primary care and specialist physicians, an urgent care clinic, and ancillary healthcare services including a pharmacy, laboratory, and diagnostic imaging centre.

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## Property Highlights

<b>Building Size</b>	67,596 sq.ft.
<b>Floors</b>	4
<b>Asking Rent</b>	Market
<b>Additional Rent (est. 2026)</b>	
Operating Costs	\$10.56
Realty Taxes	\$4.51
In Suite Cleaning Costs	\$2.47
<b>Total</b>	\$17.63 psf
<b>Bike Storage</b>	N/A
<b>Parking</b>	Surface