

Medical Space

99 Kakulu Road

OTTAWA, ONTARIO



QUBE PROPERTIES LTD.

REAL ESTATE BROKERAGE
255 MICHAEL COWPLAND DRIVE
OTTAWA ON K2M 0M5

QU
BE

99 Kakulu Road

ABOUT THE BUILDING

The Kanata Medical Arts Building is a 2-storey medical building located in Kanata and in close proximity to the Queensway-Carleton Hospital. The building services 80,000 residents immediate surrounding neighbourhood.

The building is located off the Highway 417 on/off ramp at Castlefrank Road. There is on-site parking and direct access to public transit stations for staff and patients.

Other Tenants at the building include Pharmasave, Optometry, Diagnostic Laboratory, and other various specialists.

ADDITIONAL INFORMATION

- Building is fully accessible
- **Utilities** and **in-suite cleaning included** in Additional Rent
- New ownership committed to capital improvements
- Competitive Tenant Allowance Packages being offered

Please Contact

Asking Net Rent

\$18.07

Add. Rent (est. 2023)



Turnkey Suites Available



Free On-site Parking for Patients and Doctors



Space ranging from 960 – 2,385 sf



Pharmacy and Diagnostic Laboratory on-site

DAN DONNELLY
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dan@qubeproperties.com

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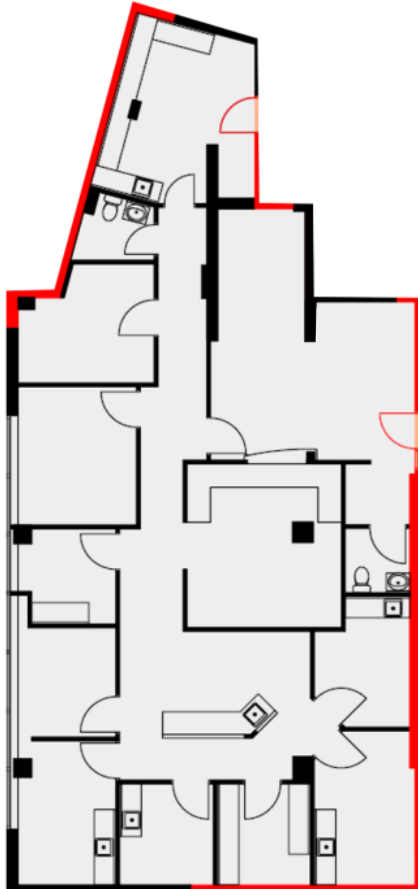


99 KAKULU ROAD



99 Kakulu Road

FLOOR PLAN



AVAILABILITY DETAILS

Suite	102
Size	2,385 Square Feet
Base Rent	Please Contact
Add Rent	\$18.07 (est. 2023)
Comments	Built out medical office with reception desk, waiting area, 2 in-suite washrooms, 9 enclosed offices/patient rooms, storage and filing room, and a staff/kitchenette area.

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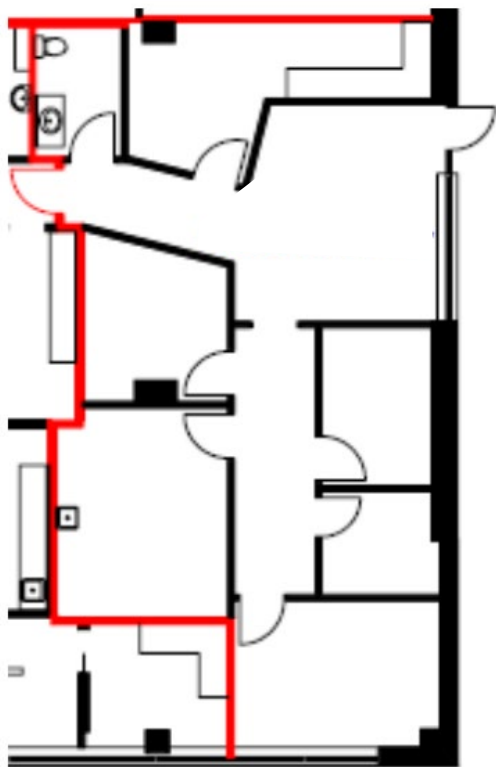
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FLOOR PLAN



AVAILABILITY DETAILS

Suite	112
Size	1,259 Square Feet
Base Rent	Please Contact
Add Rent	\$18.07 (est. 2023)
Comments	Ground floor unit with own dedicated entrance, in-suite washroom, storage area, and 3 enclosed offices.

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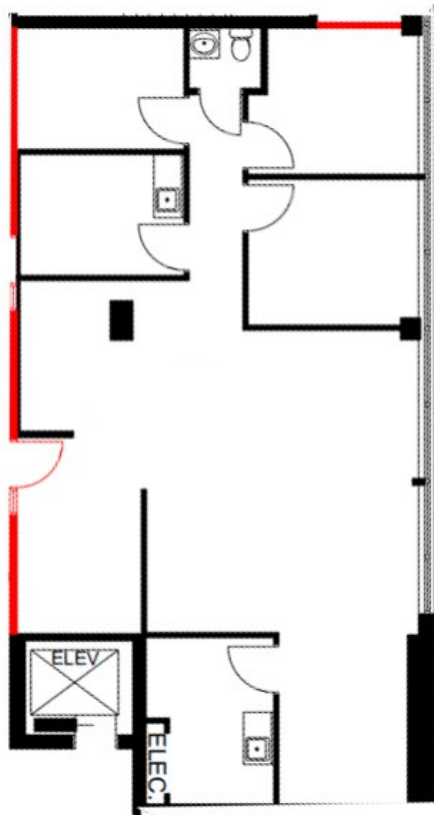
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Suite	203
Size	1,529 Square Feet
Base Rent	Please Contact
Add Rent	\$18.07 (est. 2023)
Comments	Recently improved space with bright open waiting and reception area, in-suite washroom, 4 enclosed rooms, and storage area.

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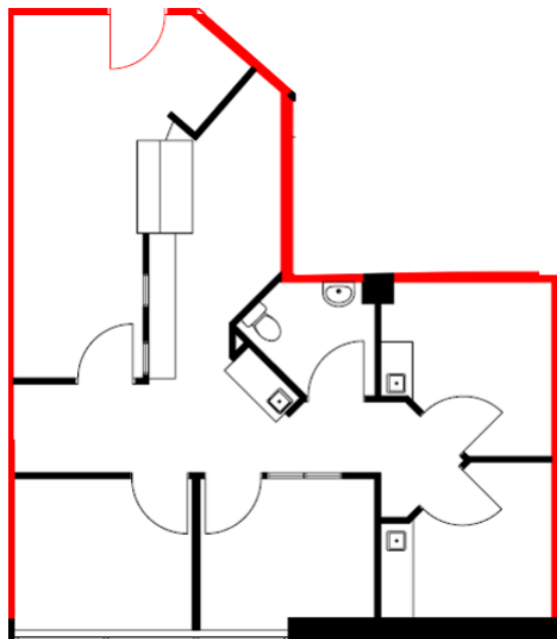
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Suite	213
Size	962 Square Feet
Base Rent	Please Contact
Add Rent	\$18.07 (est. 2023)
Comments	Built out reception desk, patient waiting area, in-suite washroom, 2 enclosed offices, and 2 enclosed exam/patient rooms with in-suite sinks.

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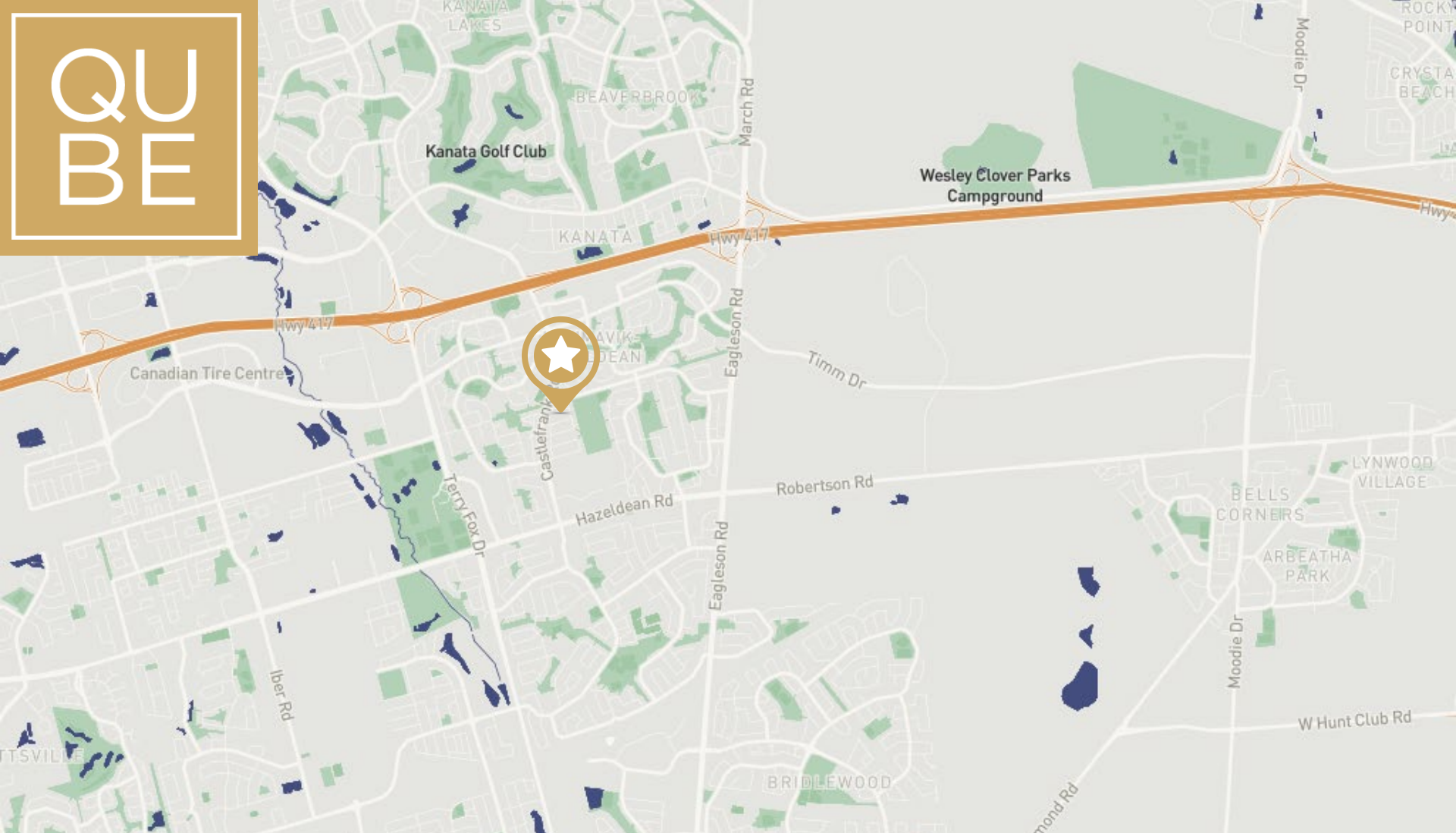
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