

Medical Space

595 Montreal Road

OTTAWA, ONTARIO



QUBE PROPERTIES LTD.

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



595 Montreal Road

ABOUT THE BUILDING

The Phenix Medical Professional Building is a 5-storey medical building located North-west of Vanier and in close proximity to the Montfort Hospital.

The building is just minutes from two Highway 417 on/off ramps at St. Laurent Boulevard and Aviation Parkway. There is direct access to public transit stations on Montreal Road for staff and patients.

Other Tenants at the building include Dynacare, Pharmacy, GP's, Physiotherapy, Podiatry, Cardiology, and more.

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

\$17.42
Add. Rent (est. 2024)



Turnkey Suites Available



On-site Parking for Patients



Space ranging from
475 - 2,462 SF



Pharmacy, Medical Imaging
and Diagnostic Laboratory
on-site

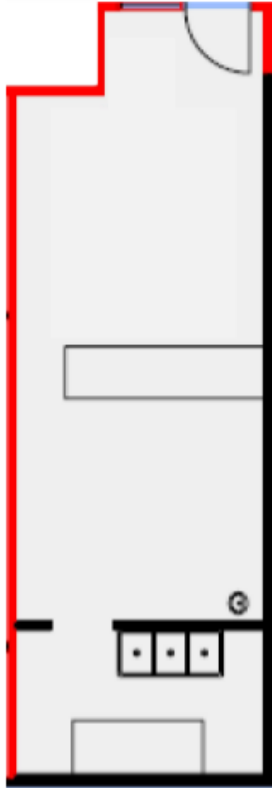


595 MONTREAL ROAD



595 Montreal Road

FLOOR PLAN

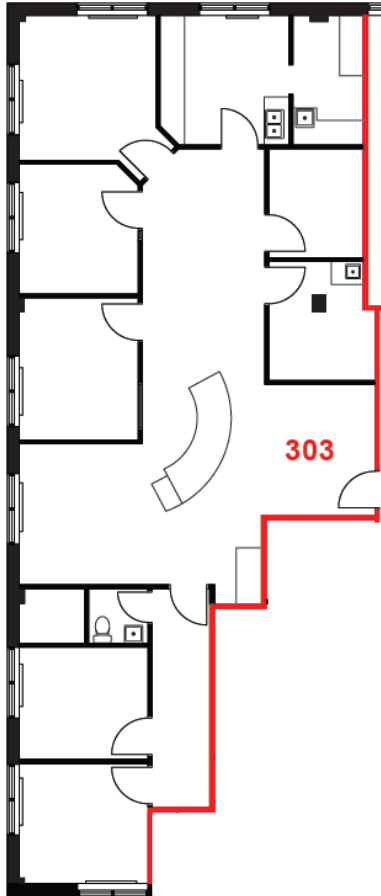


AVAILABILITY DETAILS

Suite	106
Size	480 Square Feet
Base Rent	Please Contact
Add Rent	\$17.42 (est. 2024)
Comments	Accessible through main floor lobby, space is open concept with in-suite kitchen fixtures and plumbing. Can be combined with suite 107.

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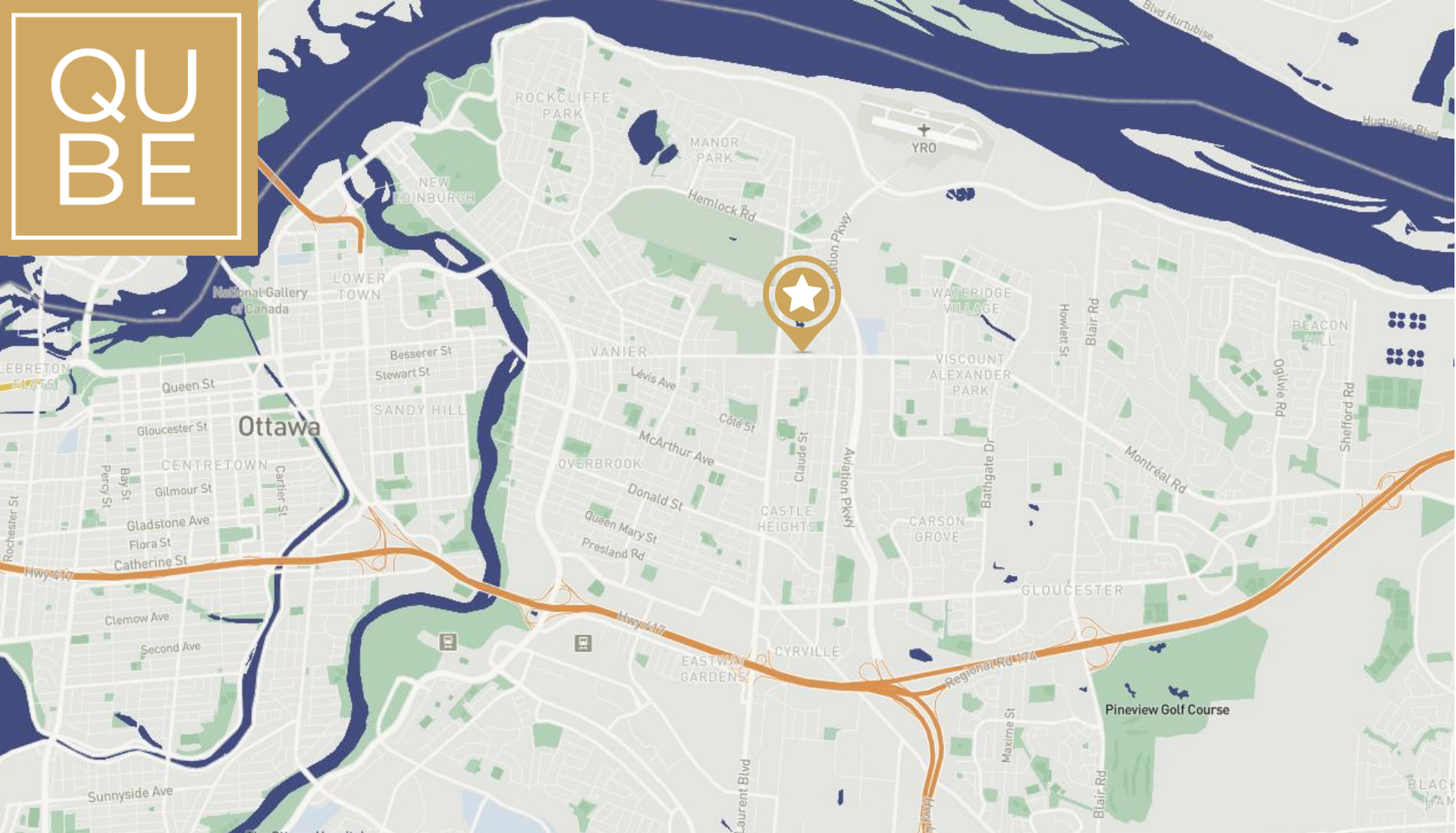
FLOOR PLAN



AVAILABILITY DETAILS

Suite	303
Size	2,086 Square Feet
Base Rent	Please Contact
Add Rent	\$17.42 (est. 2024)
Comments	Space features 7 enclosed patient/exam rooms, reception, in-suite washroom and employee room.

QUBE



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