

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

\$17.90

Add. Rent (est. 2025)



Turnkey Suites Available



On-site Parking for Patients



Space ranging from
627 SF



Pharmacy, Medical Imaging
and Diagnostic Laboratory
on-site

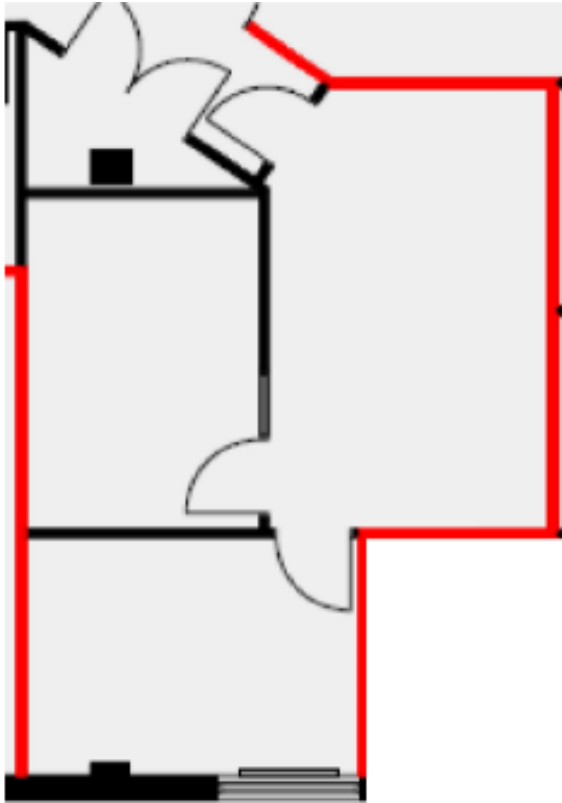


595 MONTREAL ROAD



595 Montreal Road

FLOOR PLAN

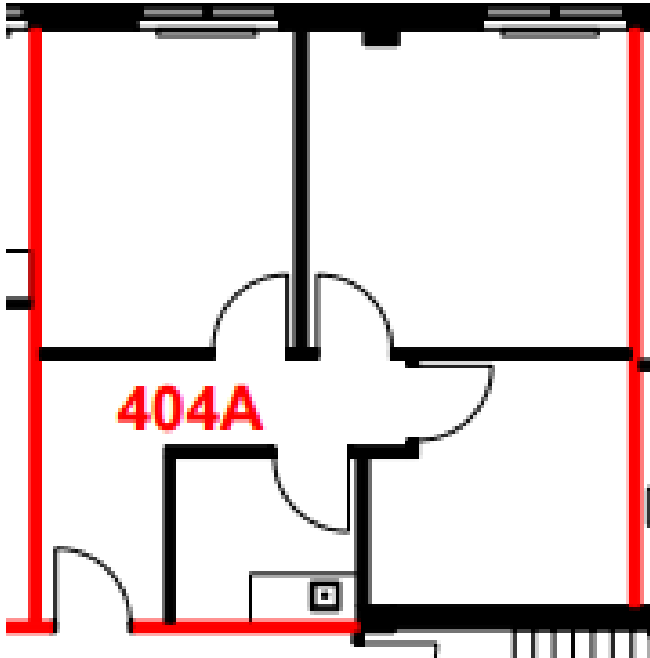


AVAILABILITY DETAILS

Suite	102
Size	627 Square Feet
Base Rent	Please Contact
Add Rent	\$17.90 (est. 2025)
Comments	Accessible through dedicated entrance at rear of building, space has an open reception/waiting area, and 2 x enclosed offices/patient rooms.

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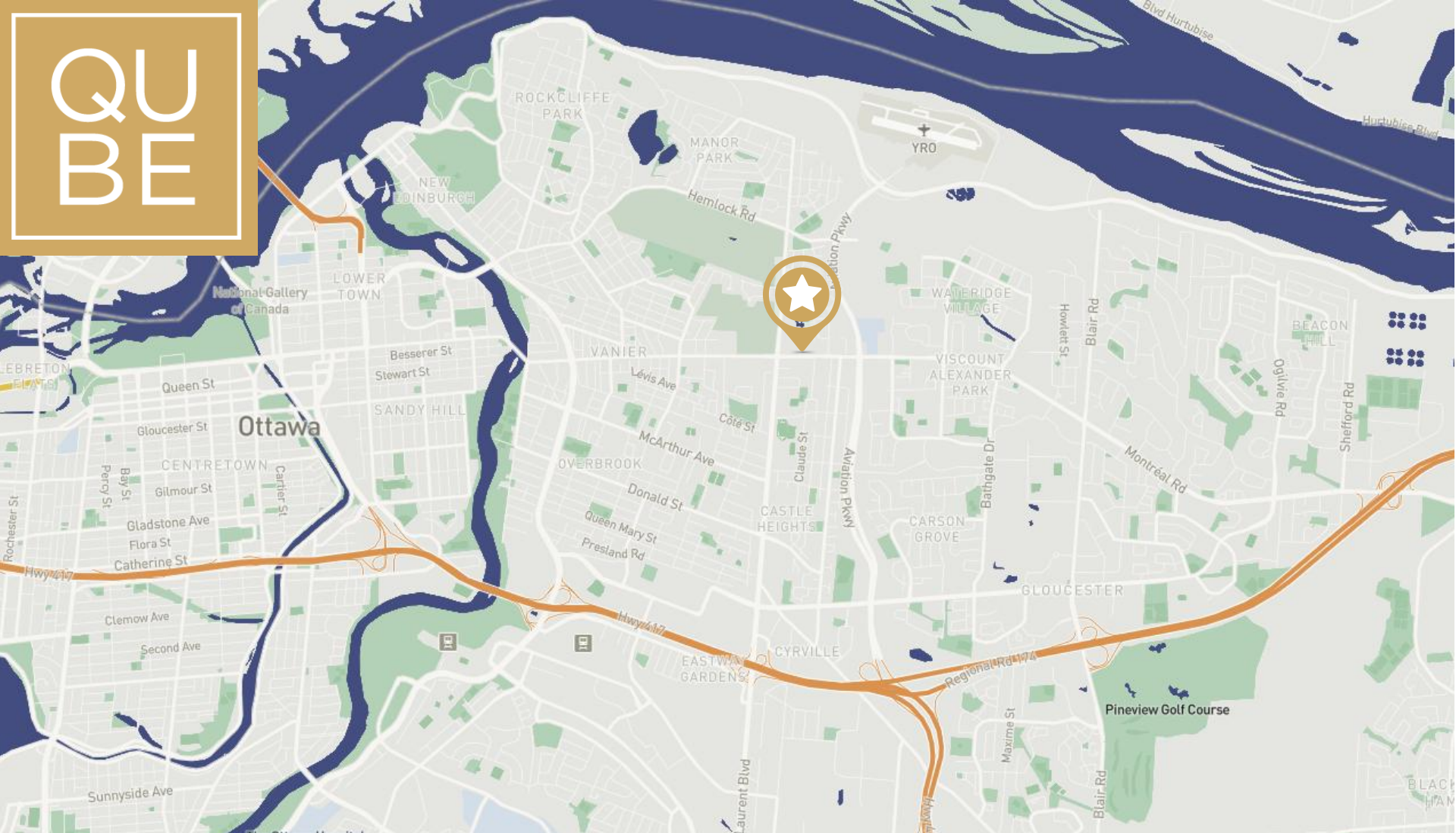
FLOOR PLAN



AVAILABILITY DETAILS

Suite	404
Size	706 Square Feet
Base Rent	Please Contact
Add Rent	\$17.90 (est. 2025)
Comments	Built out suite with two offices, reception and waiting area.

QUBE



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