

FOR LEASE - COMMERCIAL PROPERTY
QUALICUM CENTRE



Commercial Opportunity - Qualicum Centre

2934 Baseline Rd

Up to 16,451sf office space available

Regional Group is pleased to announce the acquisition of Qualicum Centre (consisting of a three-building Class “A” prestige office campus) located at 2932, 2934 & 2936 Baseline Rd. in Ottawa. The campus is close to Major transportation routes, amenities, and the Hospital.

Originally constructed in 1988 & 1989, these BOMA Best Certified “Class A” buildings totaling 224,151 sq. ft. GFA (gross floor area), have recently undergone extensive modernization & upgrades.

Featuring impressive indoor and outdoor communal amenity spaces, and complete with a 5-level parking tower, Qualicum Centre is a sought-after suburban office campus that houses several esteemed long-term tenants.

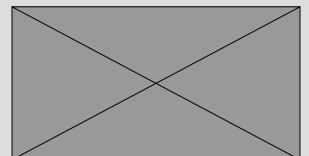
Unit 200A at 1,500sq.ft., Unit 303 at 3,902 sq.ft., Unit 400 at 6,132 sq.ft and Unit 500 at 16,451 sq.ft. are all available for immediate possession.

Regional Group
1737 Woodward Drive, 2nd
Floor
Ottawa, ON
K2C 0P9

(613) 230-2100

commercialleasing@regionalgroup.com

Leasing Team
(613) 230-2100
commercialleasing@regionalgroup.com



Property Highlights

- Indoor and outdoor communal amenity spaces
- Extensive modernization & upgrades
- 5 level parking tower, with 524 parking stalls
- Surface parking of 375 stalls
- Professionally managed building with onsite property manager
- Close to major transportation routes



Availability & Rates

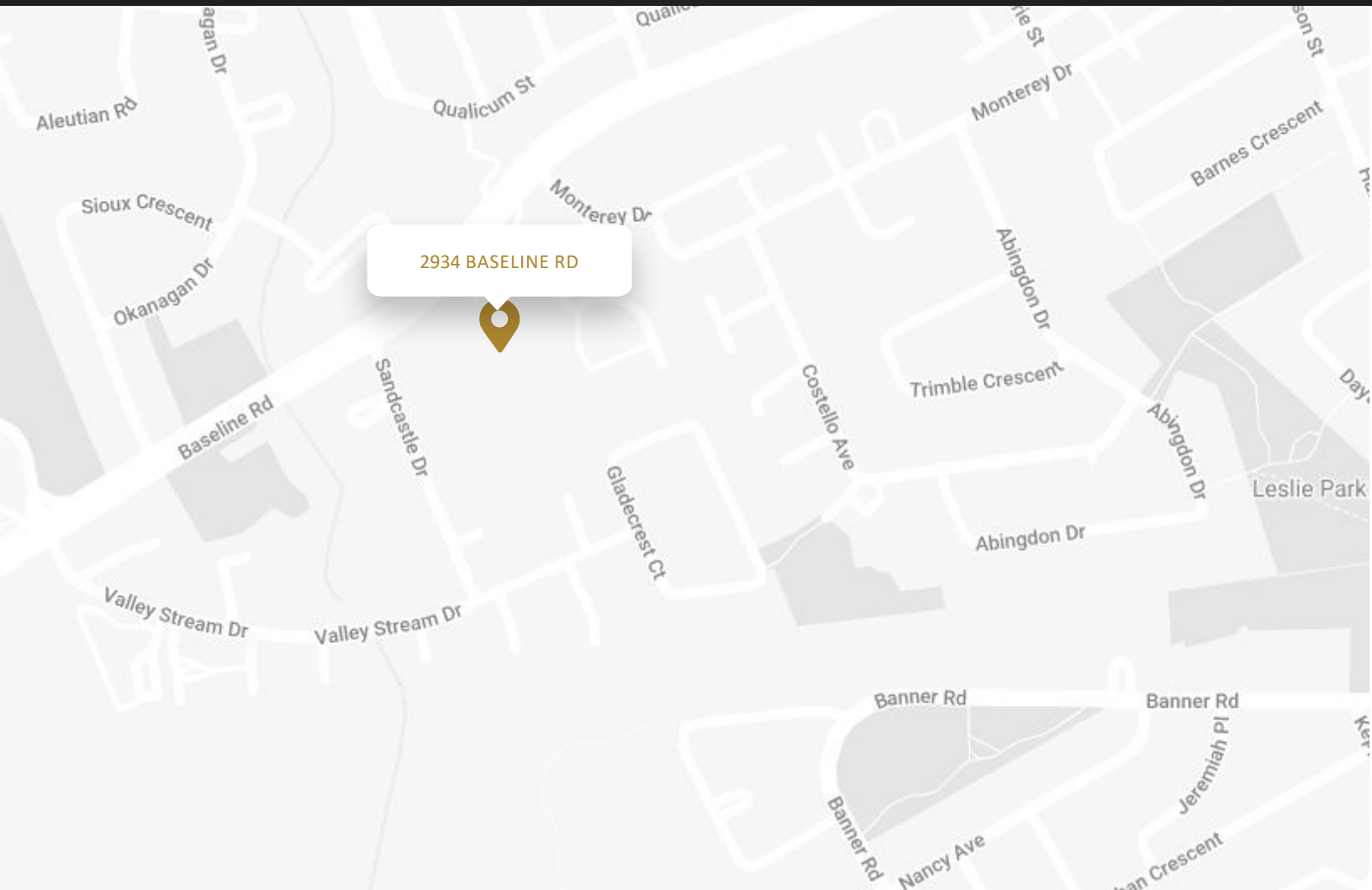
Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
Unit 200A	1,500	\$18.00	\$15.38 (2026)	Immediate
Unit 303	3,902	\$18.00	\$15.38	Immediate
Unit 400	6,132	\$18.00	\$15.38	Immediate
Unit 500	16,451	\$18.00	\$15.38	Immediate

TI Allowance – Negotiable

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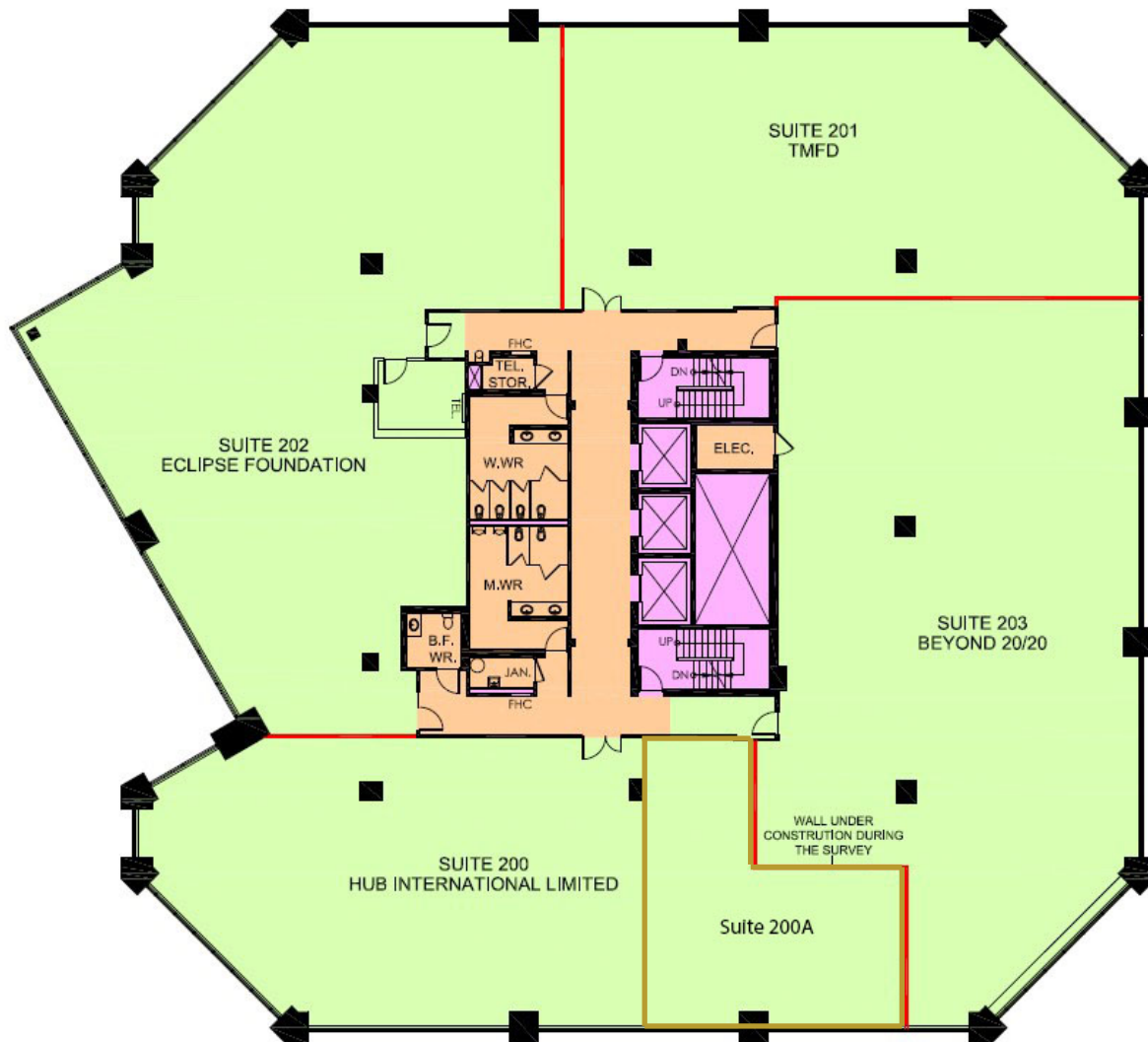


Property Specifications

Construction	Concrete and steel framed with exterior granite-clad panels and metal siding
Year Built	1989
Loading facilities	No
HVAC	Rooftop Unit - Air Handling units with electric heating & hydrolic colling coils
Electricity	347/600V, three-phase, four-wire
Sprinklered	Yes
Elevator	2 per building + additional service elevator at 2934 Baseline
Parking Spots	5 level parking structure, with 524 stalls & 375 surface parking stalls
Seperately Metered	Yes

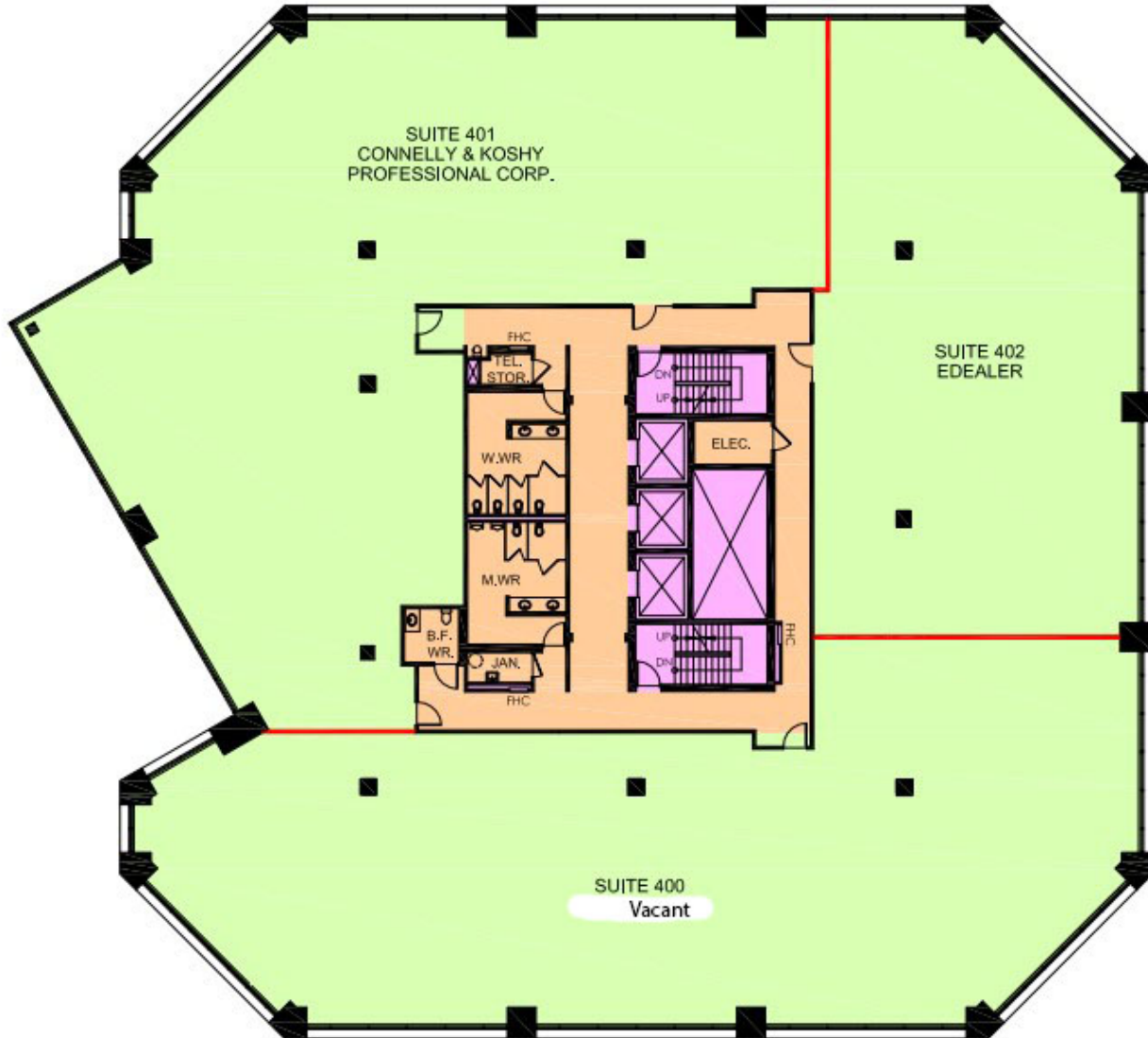
Unit 200A

1,500 sf



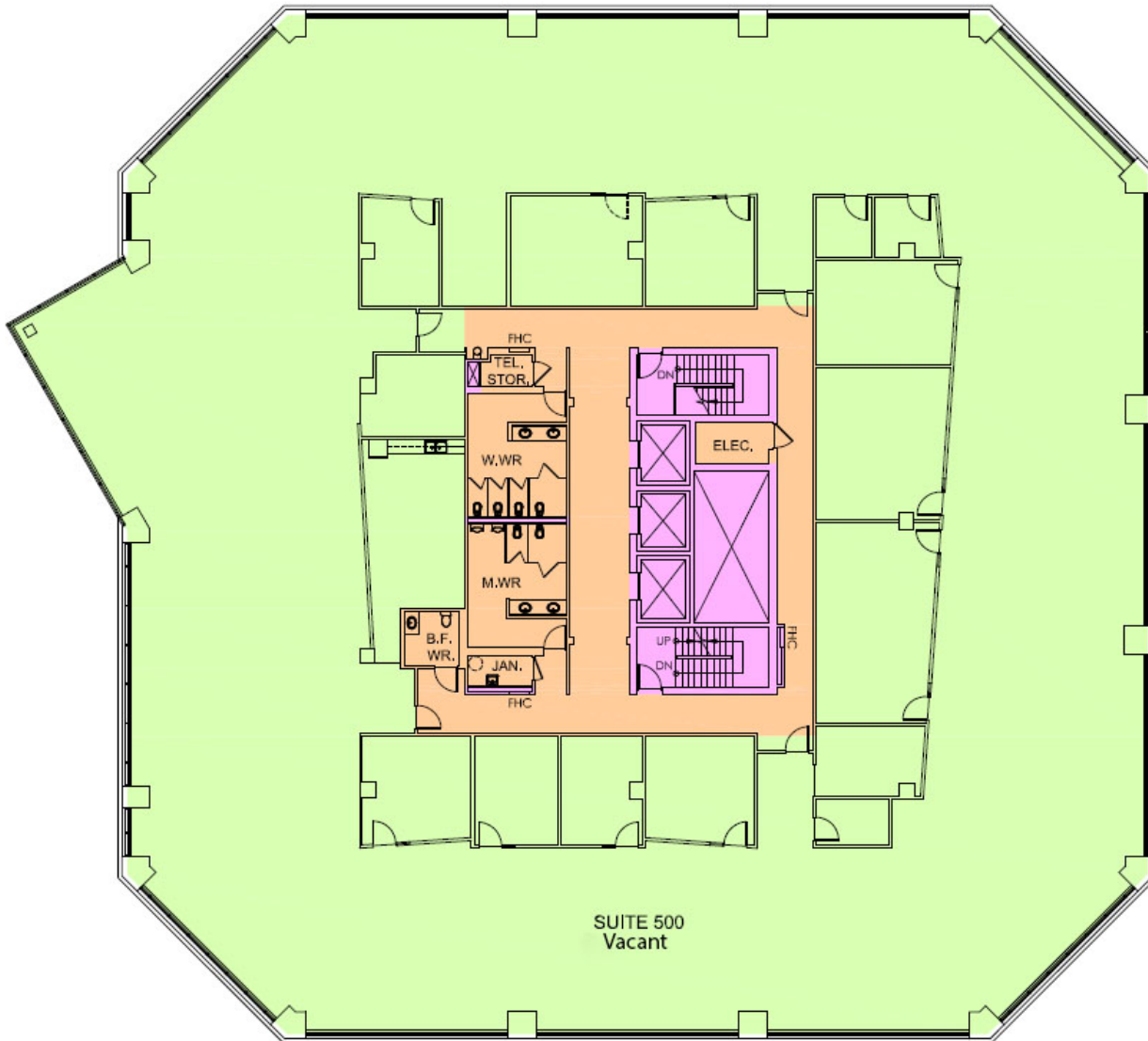
Unit 400

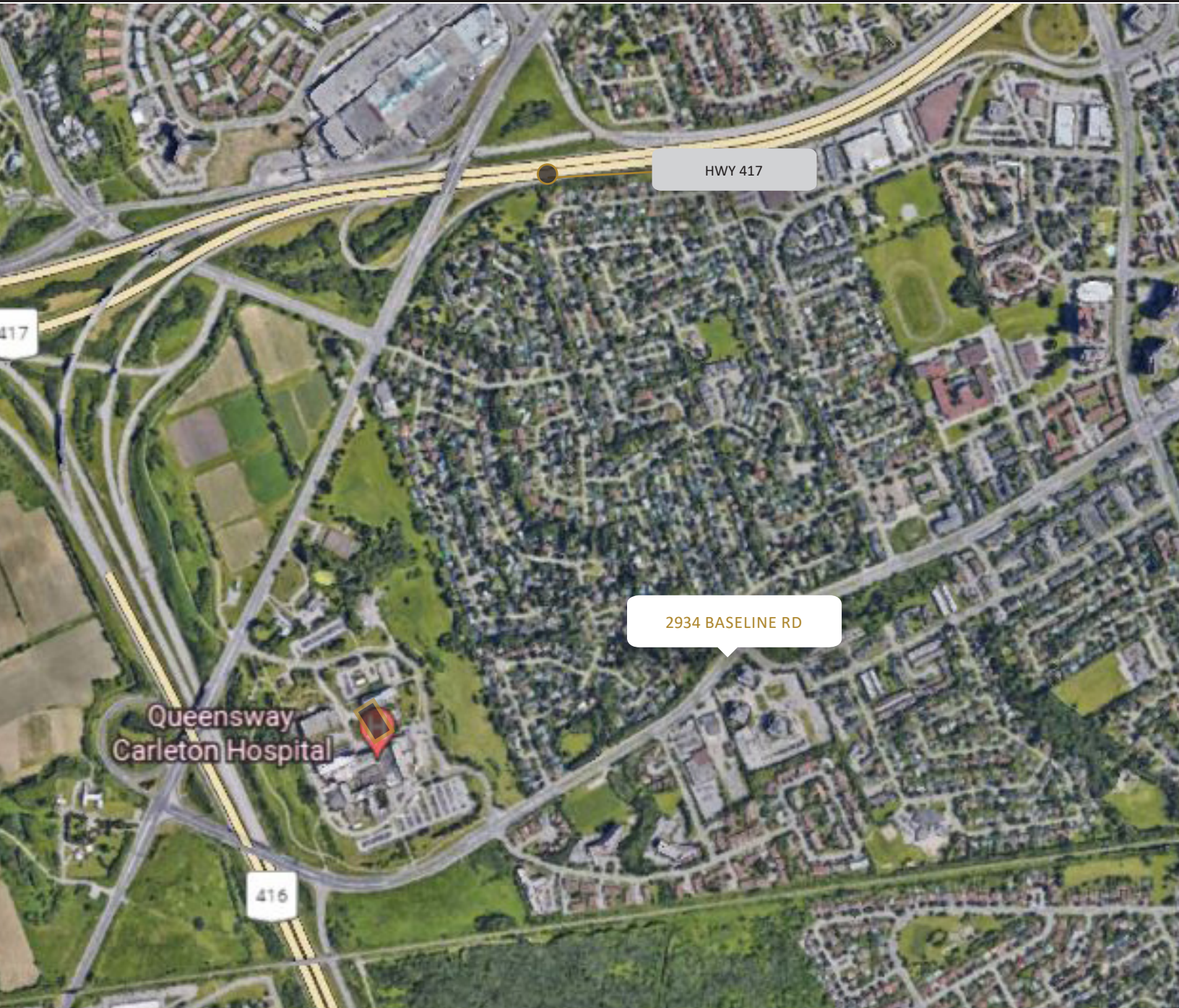
6,132 sf



Unit 500

16,451sf





Contact us

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