



For Lease

KANATA MEDICAL ARTS BUILDING

99 Kakulu Road



*Achieve
Ambitions*

THE BUILDING

The Kanata Medical Arts Building is located on the corner of Kakulu Road and Castlefrank Road, close to Hwy 417.

Close to transit, shopping, hi-tech area and the Queensway-Carleton Hospital, this building services 80,000 residents in the surrounding area.

The building is handicapped accessible w/elevator. Fully serviced building tenants that include a medical walk-in clinic, laboratory and Pharmasave Drug Store.

Physicians are highly sought after in the building and free surface parking is available for Doctors and the public.

Property Summary



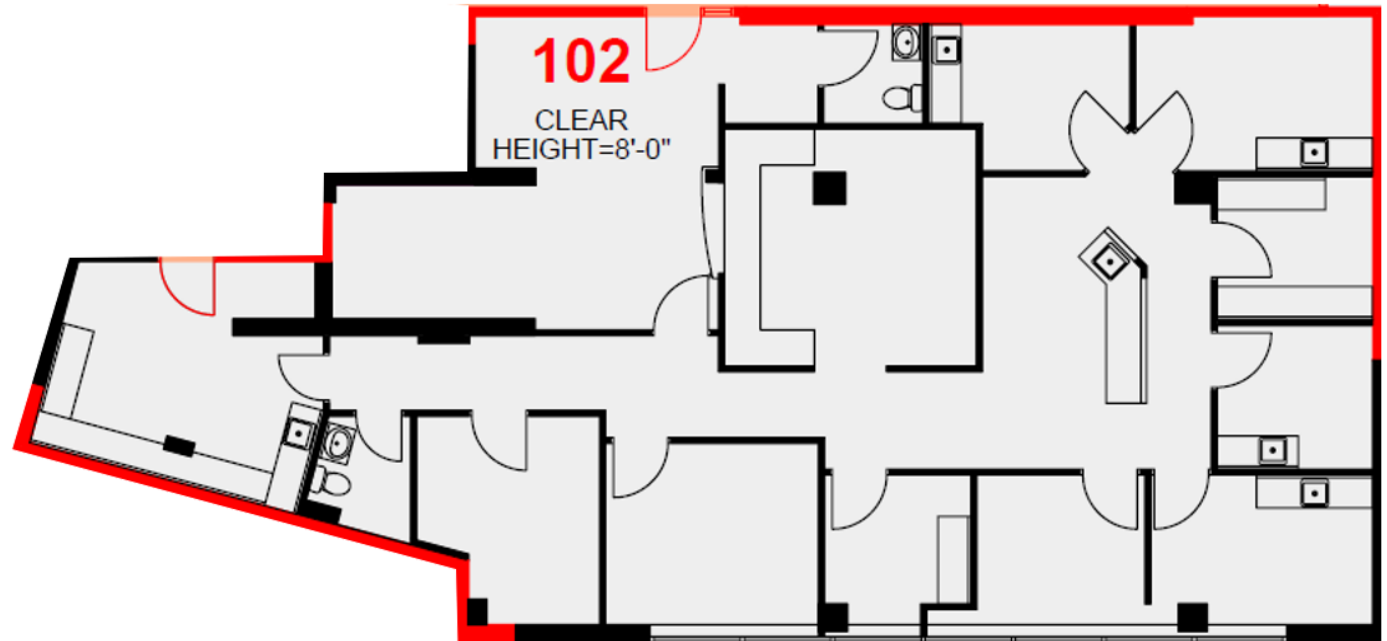
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ADDRESS	99 Kakulu Road Ottawa, ON K2L 3C8
BUILDING TYPE	Medical/Office
BUILDING SIZE	39,751 sf
STORIES	2
AVAILABLE SPACE:	
Suite 102	2,385 sf – Available May 1 st , 2023
Suite 112	1,259 sf
Suite 203	1,529 sf
Suite 205	850 sf
Suite 213	962 sf



SUITE AVAILABILITIES

Suite 102 — Available May 1st, 2023
2,385 sf



Suite features reception area, multiple patient rooms, two in-suite bathrooms and staff room.

ANNUAL
ASKING RENT

**Contact
JLL**

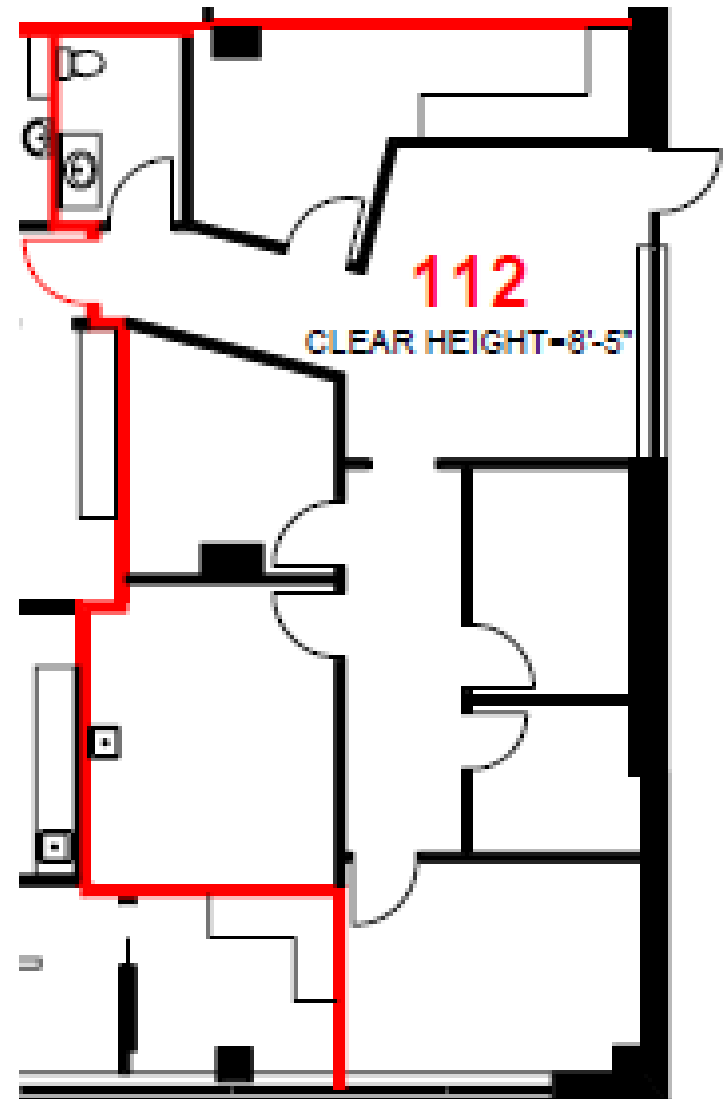
Est. ANNUAL
ADDITIONAL RENT

\$18.20 psf

SUITE AVAILABILITIES

Suite 112
1,229 sf

Suite features private exterior entrance, in-suite bathroom, multiple patient rooms and hardwood flooring.



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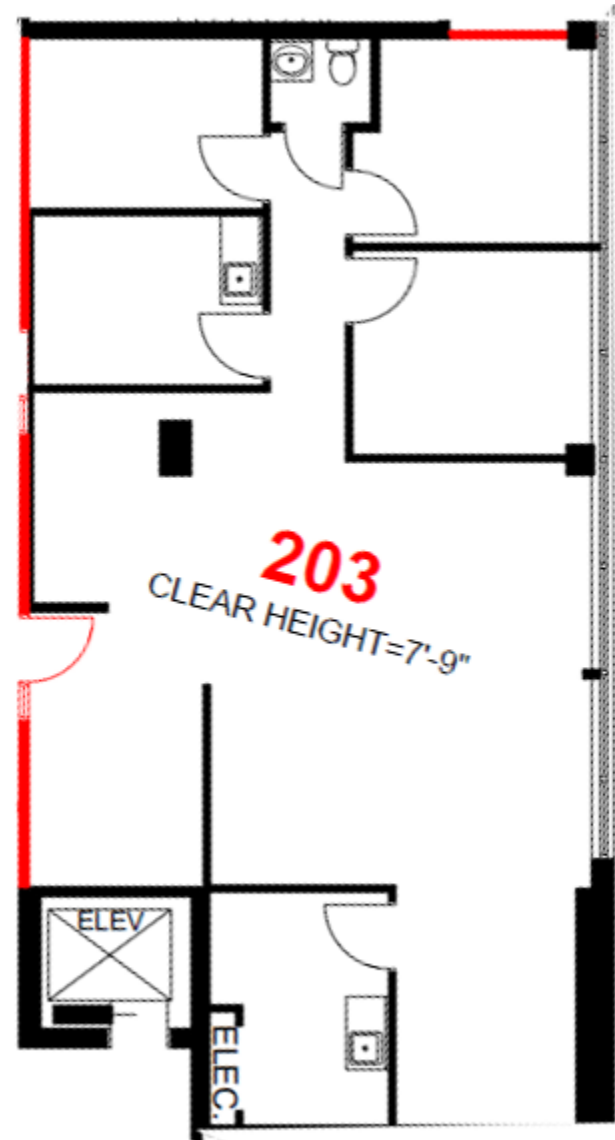
Est. ANNUAL
ADDITIONAL RENT

\$18.20 psf

SUITE AVAILABILITIES

Suite 203
1,529 sf

Suite consists of new improvements with large reception, 4 enclosed rooms and in-suite bathroom.



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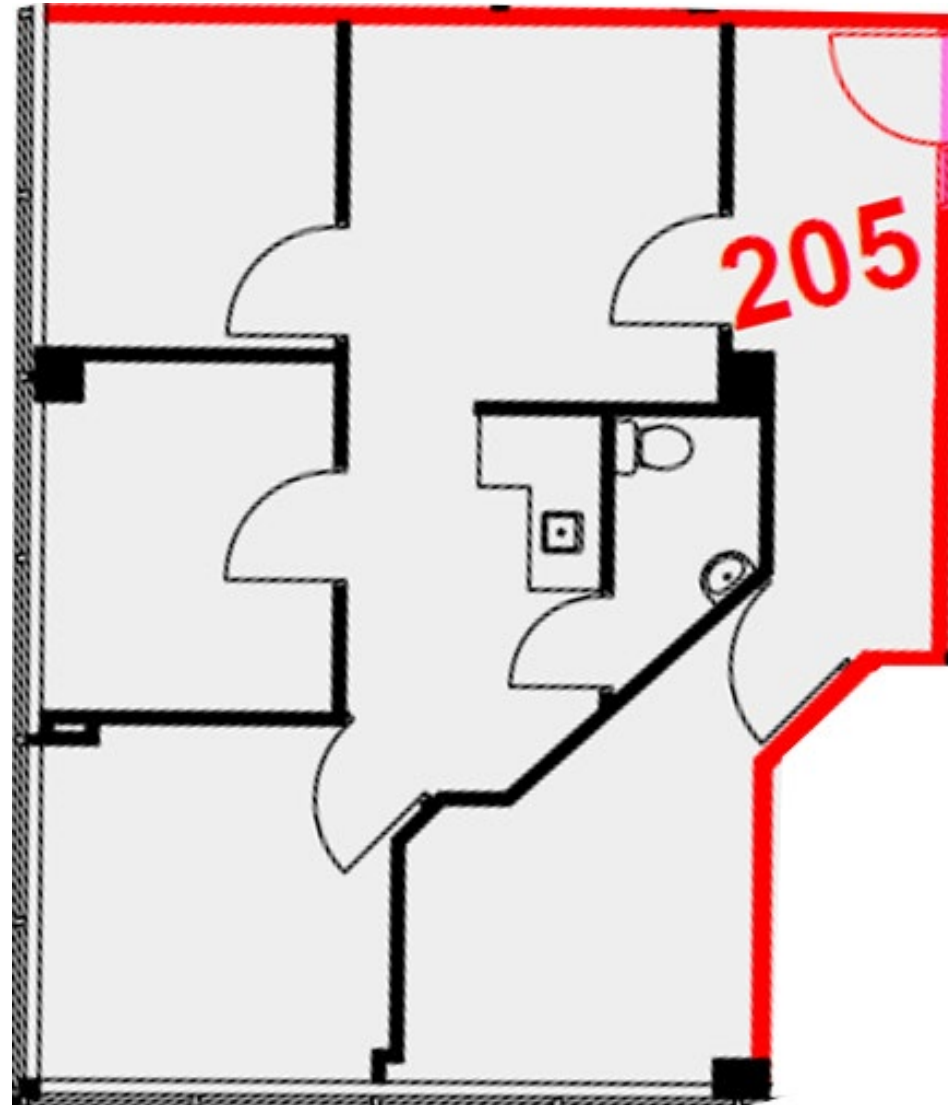
Est. ANNUAL
ADDITIONAL RENT

\$18.20 psf

SUITE AVAILABILITIES

Suite 205
850 sf

Suite consists of waiting area, reception, 4 enclosed rooms and in-suite bathroom.



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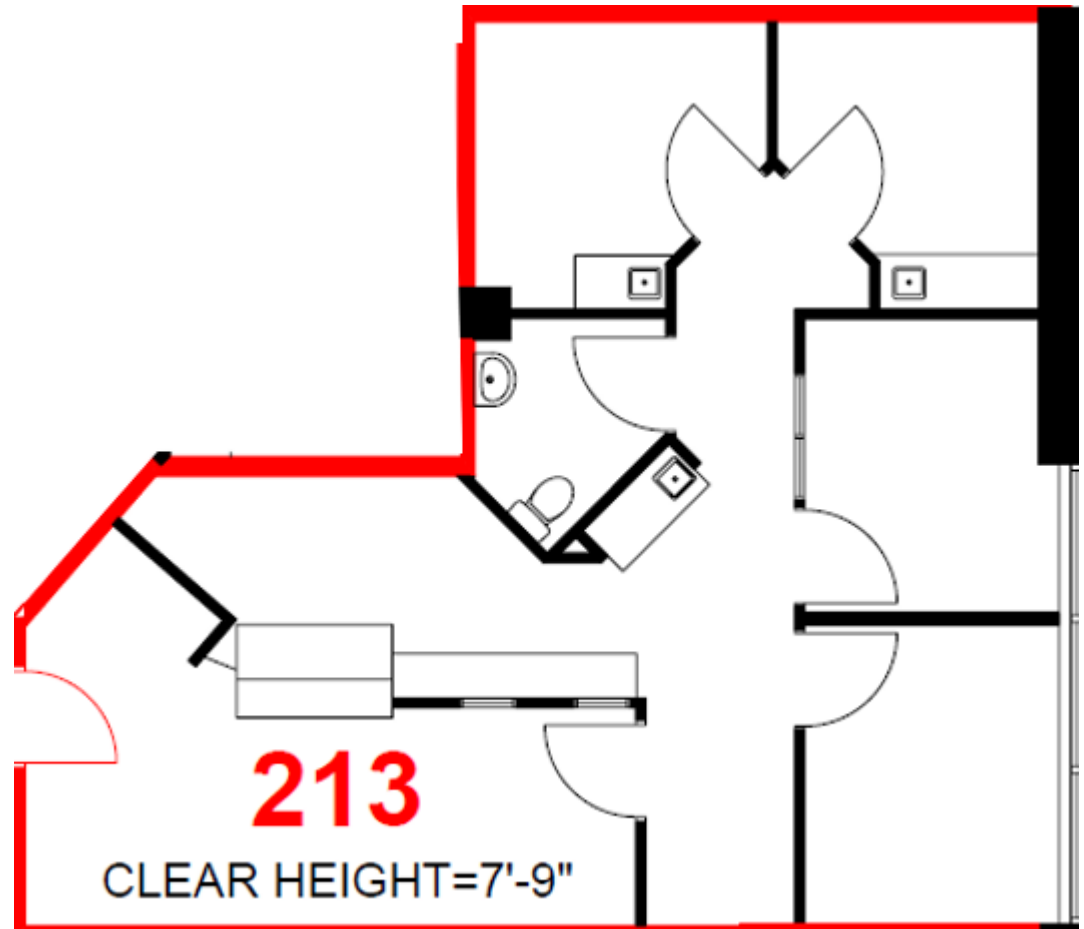
Est. ANNUAL
ADDITIONAL RENT

\$18.20 psf

SUITE AVAILABILITIES

Suite 213 962 sf

Suite consists of reception, multiple patient rooms and in-suite bathroom.



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Est. ANNUAL
ADDITIONAL RENT

\$18.20 psf

PROPERTY HIGHLIGHTS

- Building is handicapped accessible & has 1-elevator.
- Large lobby and stairs to second floor with directory prominently displayed at the building entrance.
- Building with pharmacy, laboratory and walk-in clinic
- Ample free patient parking.
- Ideal for family physicians, specialists or medical related uses.

Contact information

LISTING AGENT

JLL

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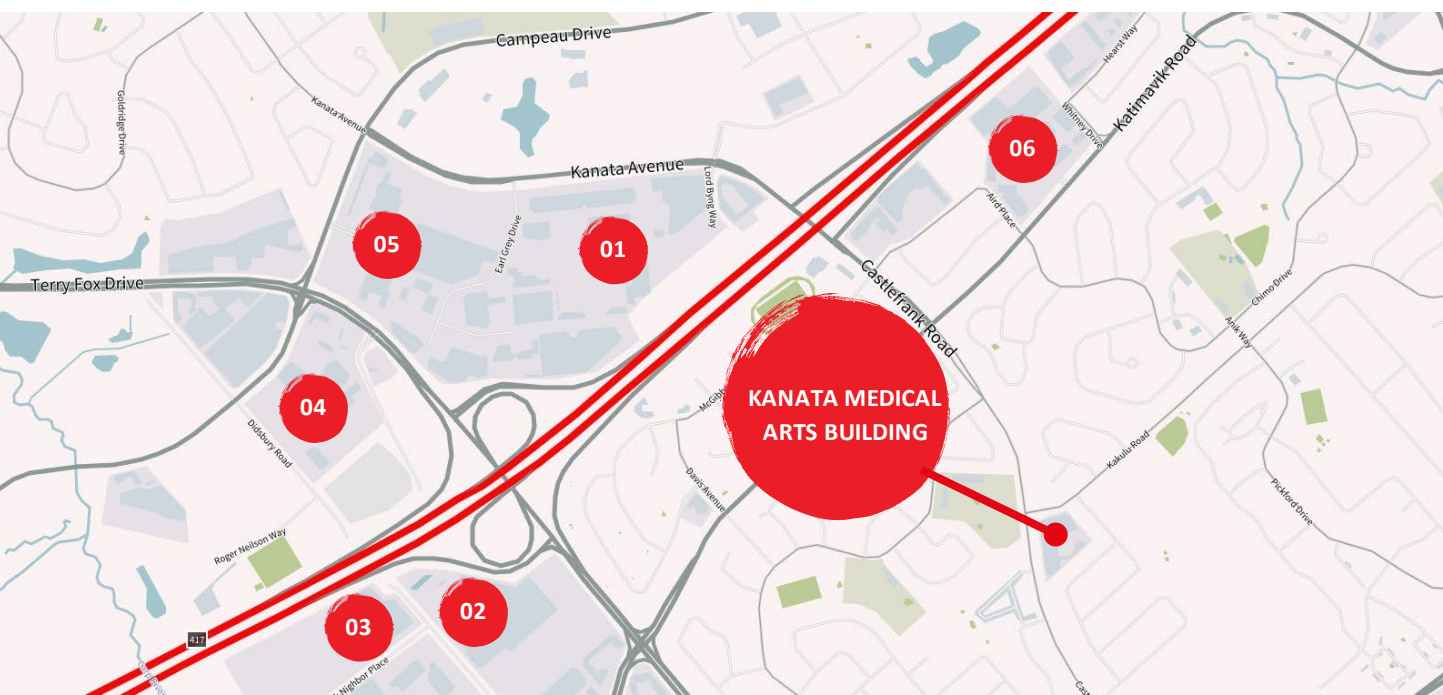
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MAP KEY

01	Kanata Centrum Shopping Centre
02	COSTCO
03	HOME DEPOT
04	Canadian Tire
05	Loblaws
06	Food Basics