

UP TO 12 MONTHS RENT FREE OPPORTUNITY*

Offer available for a limited time only

**ONE
CENTREPOINTE**

For Lease

NEPEAN MEDICAL CENTRE

1 CentrepoinTE Drive



THE BUILDING

The Nepean Medical Centre is located on a highly visible corner on along Baseline Road and Centrepointe Drive, minutes from the Queensway Carleton Hospital and HWY 417.

The building is occupied by general practitioners, dermatology, OB/GYNs and is ideal for a vast array of medical and health tenants.

Building has an on-site pharmacy, laboratory, medical imaging and is handicapped accessible and with 2-elevators.

Paid hourly parking for patients.



Property Summary

ADDRESS	1 Centrepointe Drive Ottawa, ON K2G 6E2
BUILDING TYPE	Medical/Office
BUILDING SIZE	49,063 sf
STORIES	4
AVAILABLE SPACE:	
SUITE 101	1,644 sf
SUITE 200	13,383 sf – Willing to Demise
SUITE 301	868 sf
SUITE 302	1,969 sf – (60-days notice)
SUITE 309	1,045 sf
SUITE 310	2,036 sf
SUITE 311	865 sf
SUITE 402	1,481 sf – (60-days notice)
SUITE 404	1,779 sf
SUITE 405	1,388 sf
SUITE 408	2,412 sf
SUITE 409	3,407 sf

ANNUAL
ASKING RENT

Contact
JLL

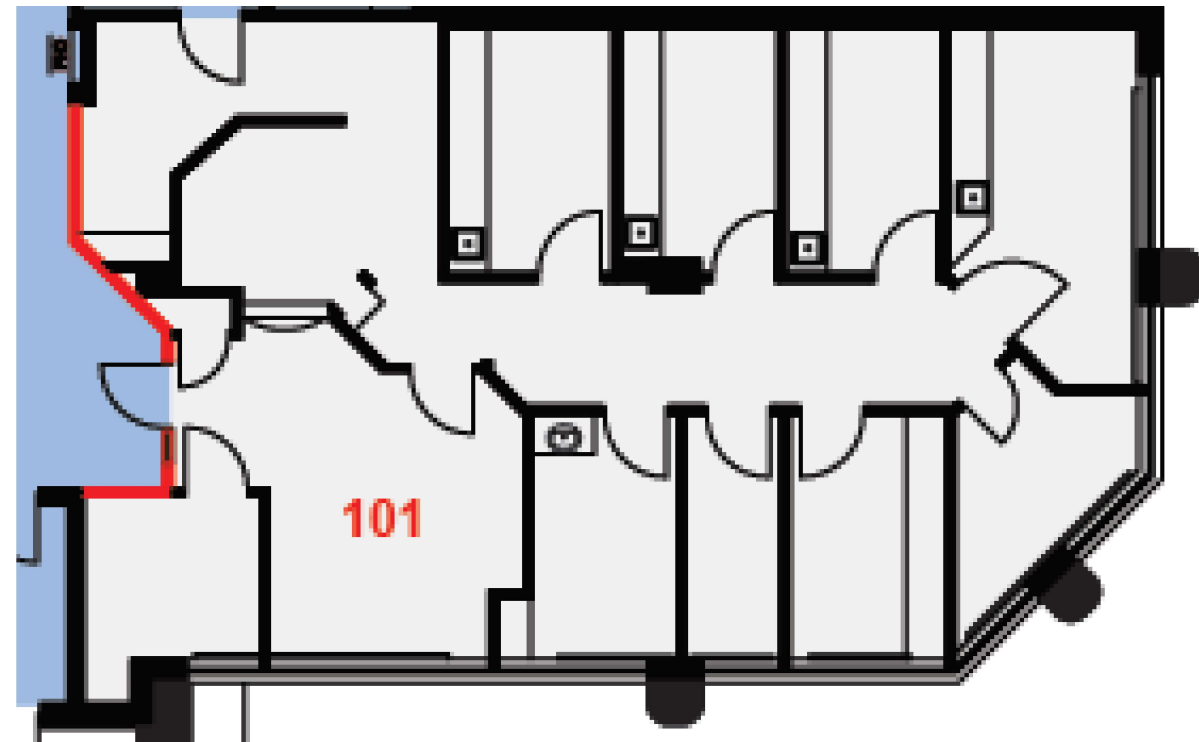
Est. ANNUAL
ADDITIONAL RENT

\$20.85 psf

SUITE AVAILABILITIES

Suite 101 1,644 sf

Suite consists of large waiting room, reception, staff kitchen, 4-exam rooms with sinks and 2-offices.



ANNUAL
ASKING RENT

Contact
JLL

Est. ANNUAL
ADDITIONAL RENT

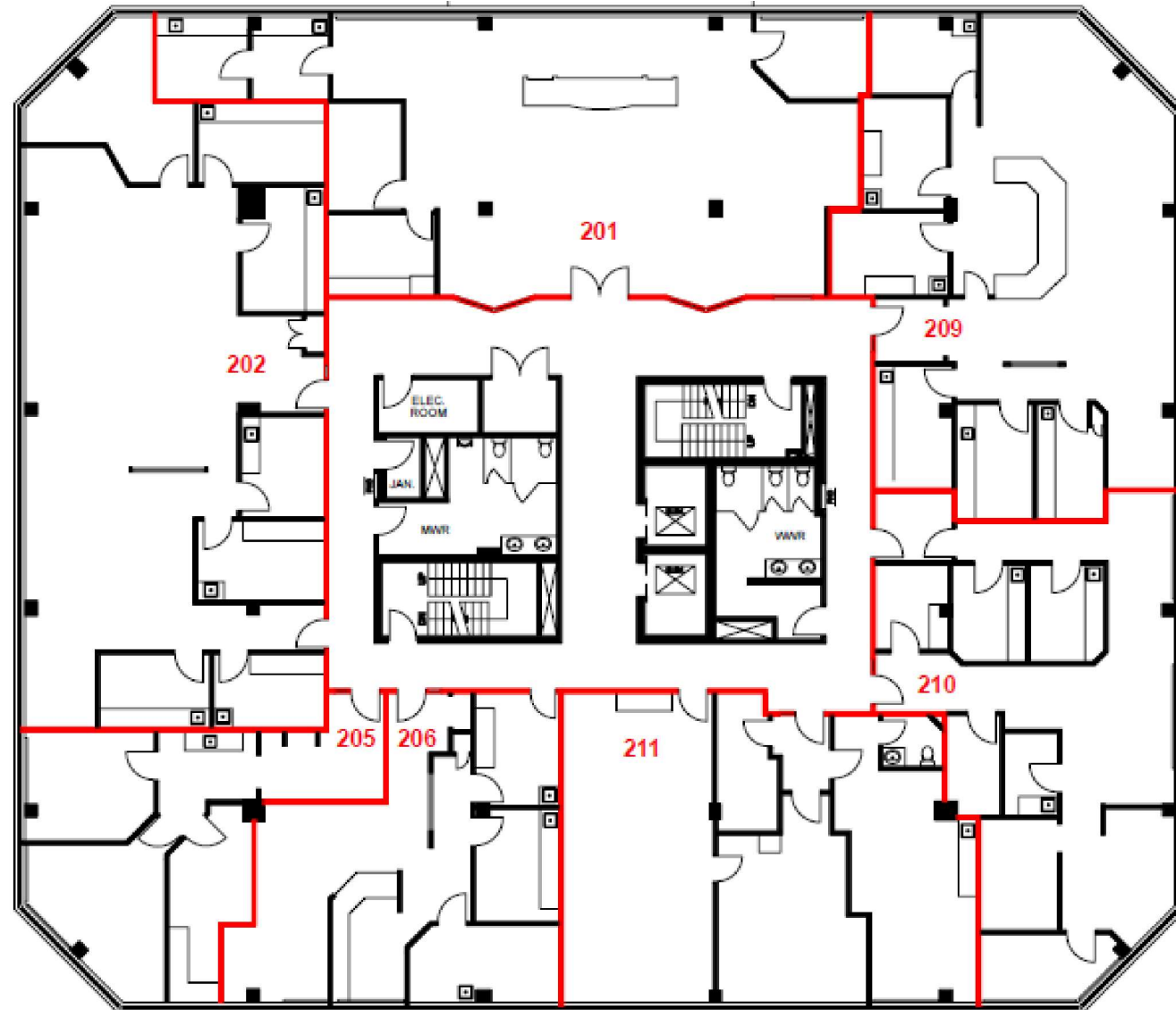
\$20.85 psf

SUITE AVAILABILITIES

Suite 200
13,383 sf

Willing to demise

Full floor opportunity.



ANNUAL
ASKING RENT

Contact
JLL

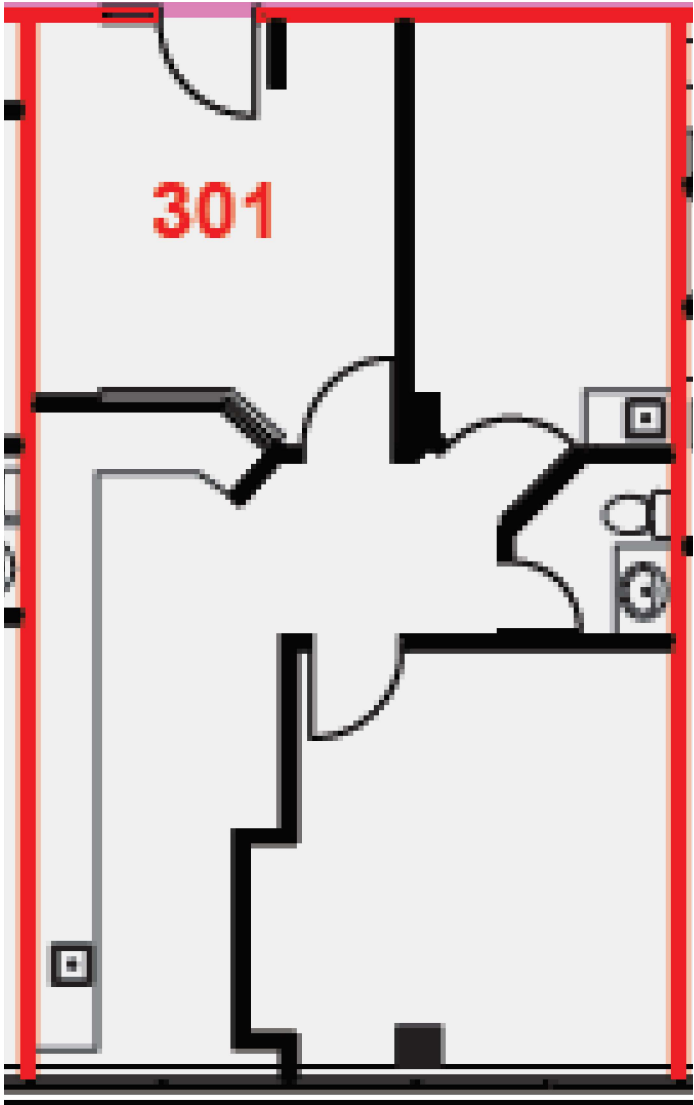
Est. ANNUAL
ADDITIONAL RENT

\$20.85 psf

SUITE AVAILABILITIES

Suite 301
868 sf

Suite consists of waiting room, reception, small kitchenette area, 1-exam room with sink, 1-large office and an in-suite washroom.



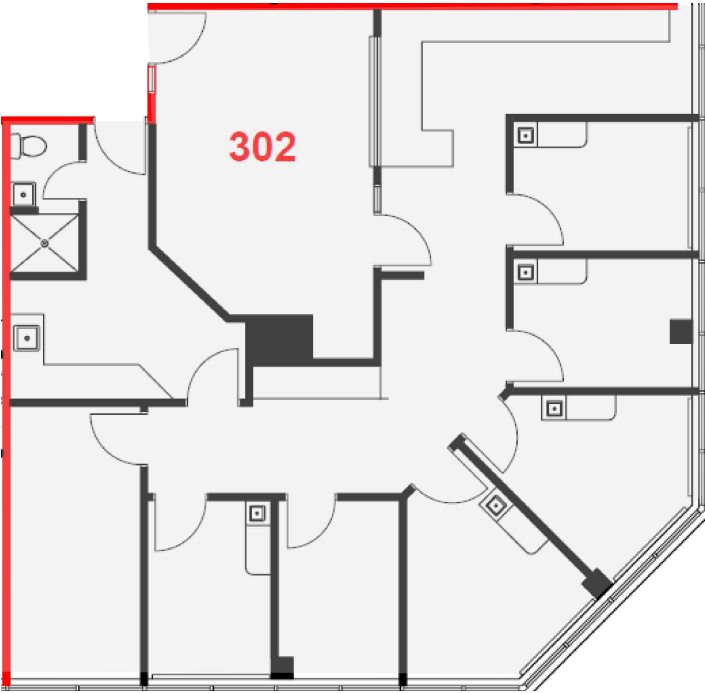
ANNUAL
ASKING RENT
**Contact
JLL**

Est. ANNUAL
ADDITIONAL RENT
\$20.85 psf

SUITE AVAILABILITIES

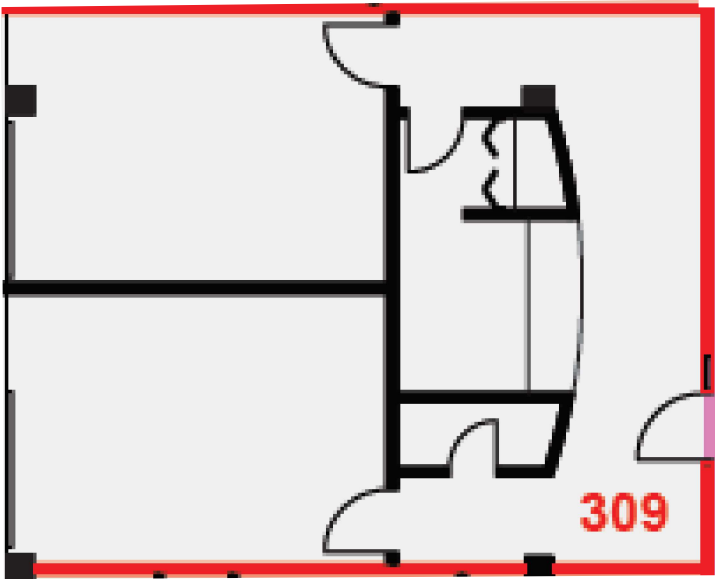
Suite 302 (60 days notice)
1,969 sf

Suite consists of large reception area, 5-exam rooms with sinks, 2-offices, kitchenette and in-suite washroom and shower.



Suite 309
1,045 sf

Suite consists of reception area and 2-large rooms.



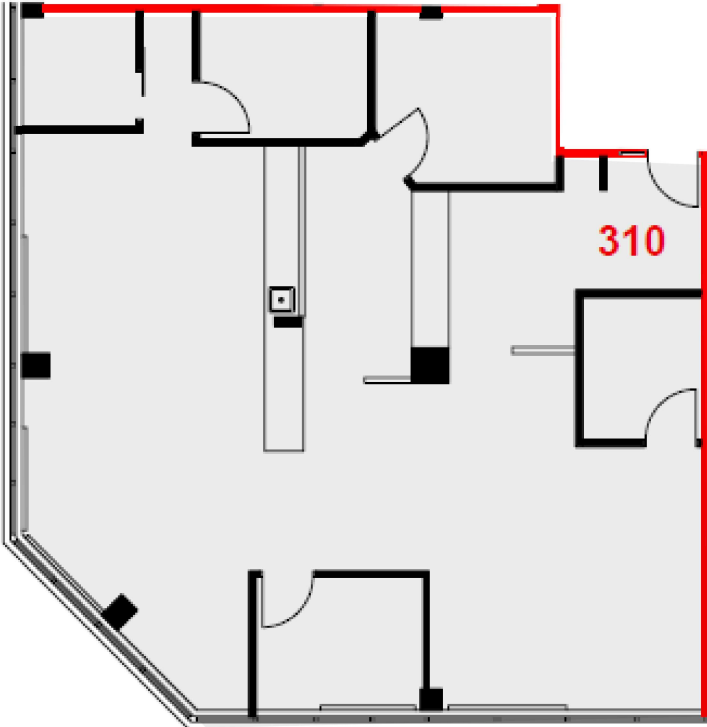
ANNUAL
ASKING RENT
**Contact
JLL**

Est. ANNUAL
ADDITIONAL RENT
\$20.85 psf

SUITE AVAILABILITIES

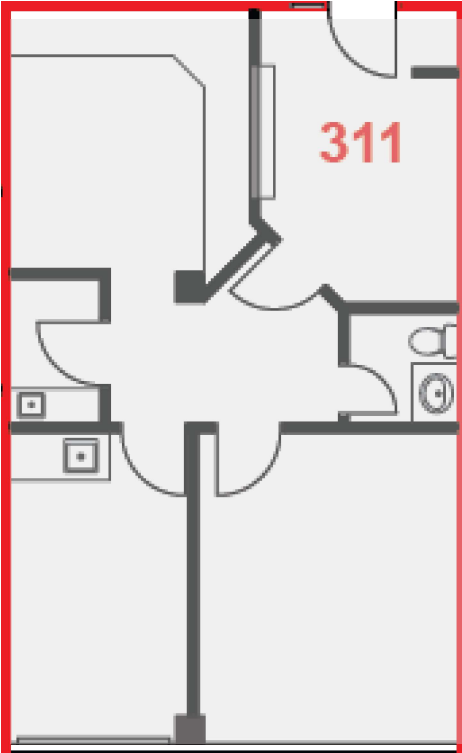
Suite 310 2,036 sf

Suite consists of reception, 4 enclosed rooms and large open area.



Suite 311 865 sf

Suite consists of waiting room, reception, 2-offices, kitchenette and in-suite washroom.



ANNUAL
ASKING RENT
**Contact
JLL**

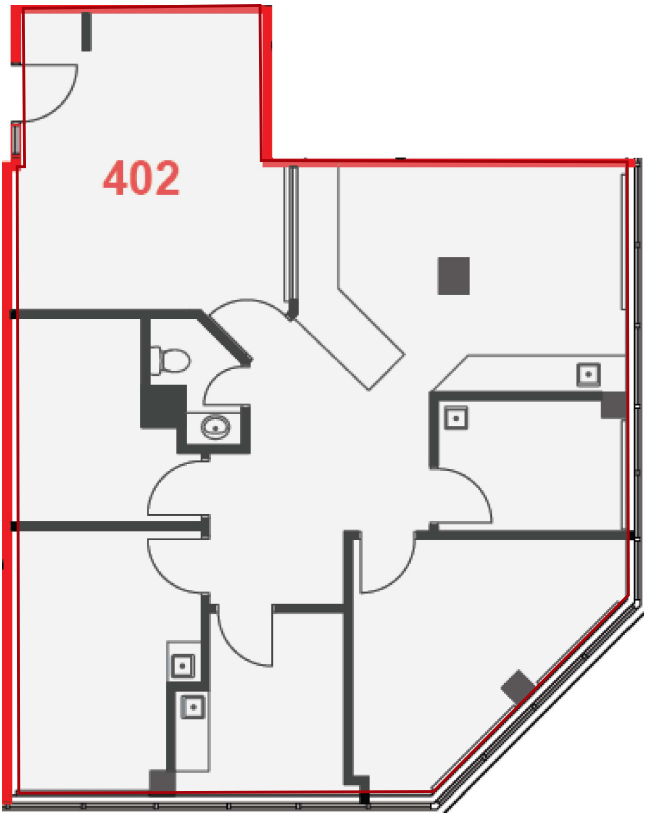
Est. ANNUAL
ADDITIONAL RENT
\$20.85 psf

SUITE AVAILABILITIES

Suite 402 (60 Days Notice)

1,481 sf

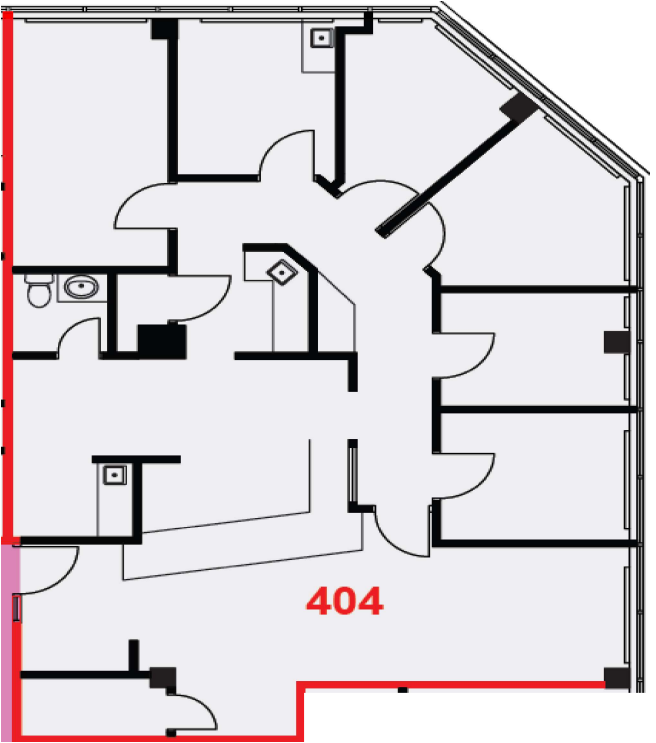
Suite consists of waiting room, large reception area, 3-exam rooms with sinks, 2-offices and an in-suite washroom.



Suite 404

1,779 sf

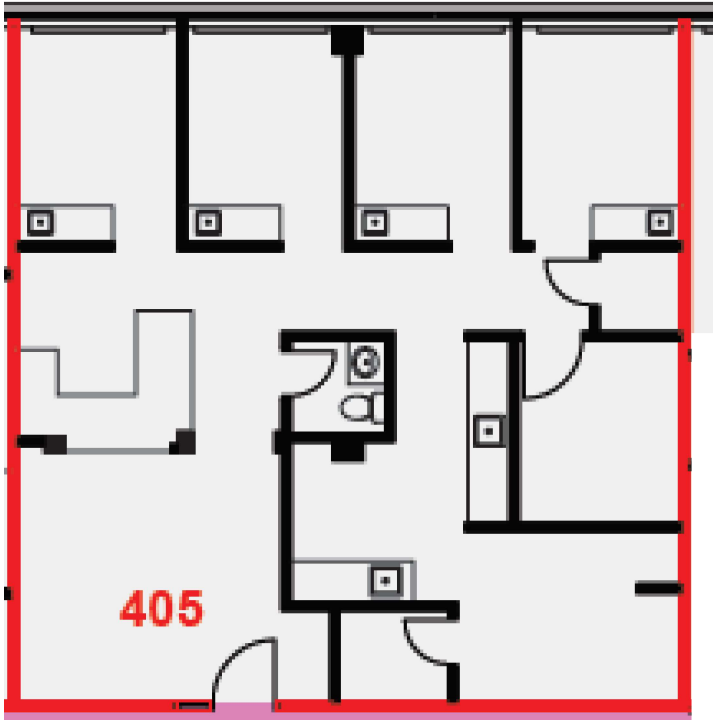
Suite consists of large reception area, 6-patient rooms, an in-suite washroom and storage room.



SUITE AVAILABILITIES

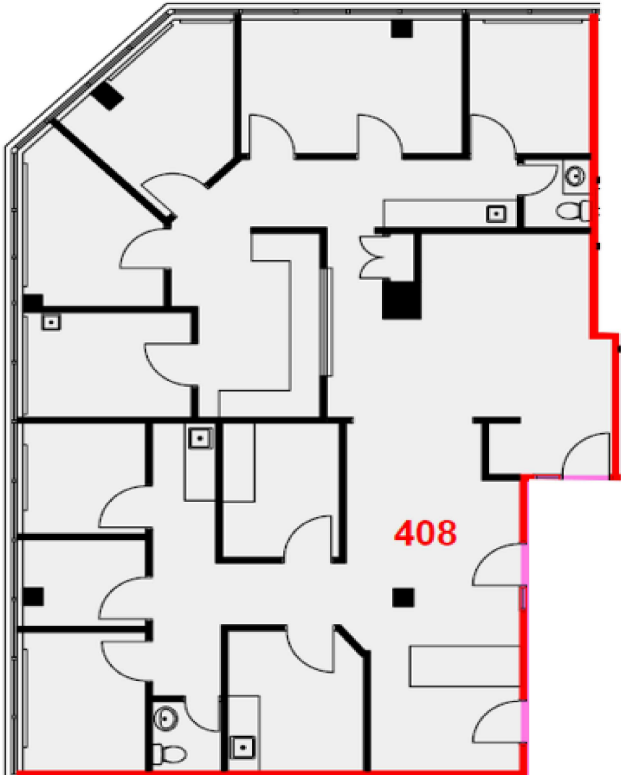
Suite 405 1,388 sf

Suite was previously a dentist. Consists of waiting room, reception, staff kitchen, 4-exam rooms with sinks, 1-office and an in-suite washroom.



Suite 408 2,412 sf

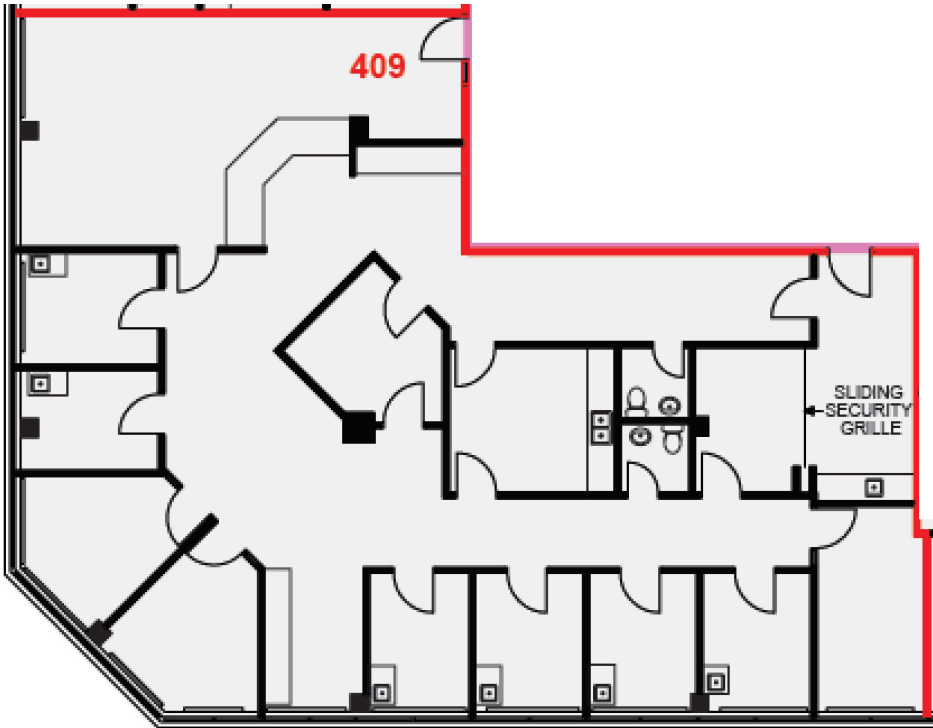
Suite consists of large waiting room, reception area, 10-offices, kitchenette and 2-in-suite washrooms.



SUITE AVAILABILITIES

Suite 409
3,407 sf

Suite consists of large waiting room, reception area, 6-exam rooms with sinks, 3-offices, large kitchen area, 2-in-suite washrooms and storage area.



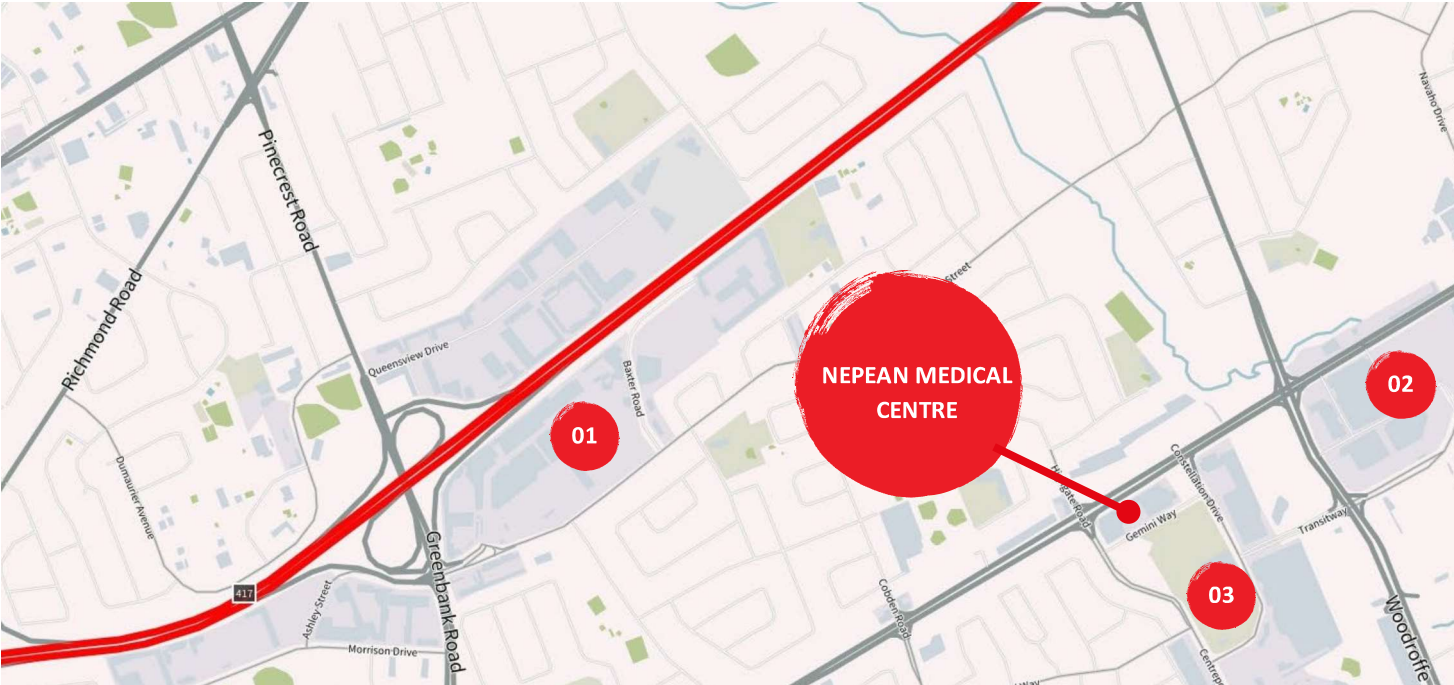
ANNUAL
ASKING RENT
**Contact
JLL**

Est. ANNUAL
ADDITIONAL RENT
\$20.85 psf

PROPERTY HIGHLIGHTS

- Building is handicapped accessible and has 2-elevators;
- Building with on-site pharmacy;
- Paid hourly parking for patients;
- Ideal for family physicians, specialists or medical/dental related uses.

Call Listing Agent for Details on Limited Time Offers



Contact information

LISTING AGENT

JLL

+1 613 266 7209

Brent.Norris@jll.com

Steven.Powell@jll.com

275 Slater Street, Suite 800 | Ottawa, ON K1P 5H9

www.jll.ca



DISCLAIMER

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2020 Jones Lang LaSalle IP, Inc. All rights reserved.

MAP KEY

01 IKEA Shopping Centre

02 Loblaws Shopping Centre

03 City of Ottawa