

FOR LEASE - COMMERCIAL PROPERTY  
QUALICUM CENTRE



Commercial Opportunity - Qualicum Centre

## 2934 Baseline Rd up to 22,583sf 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 400 at 6,132 sq.ft. and Unit 500 at 16,451 sq.ft. are both available for immediate possession.

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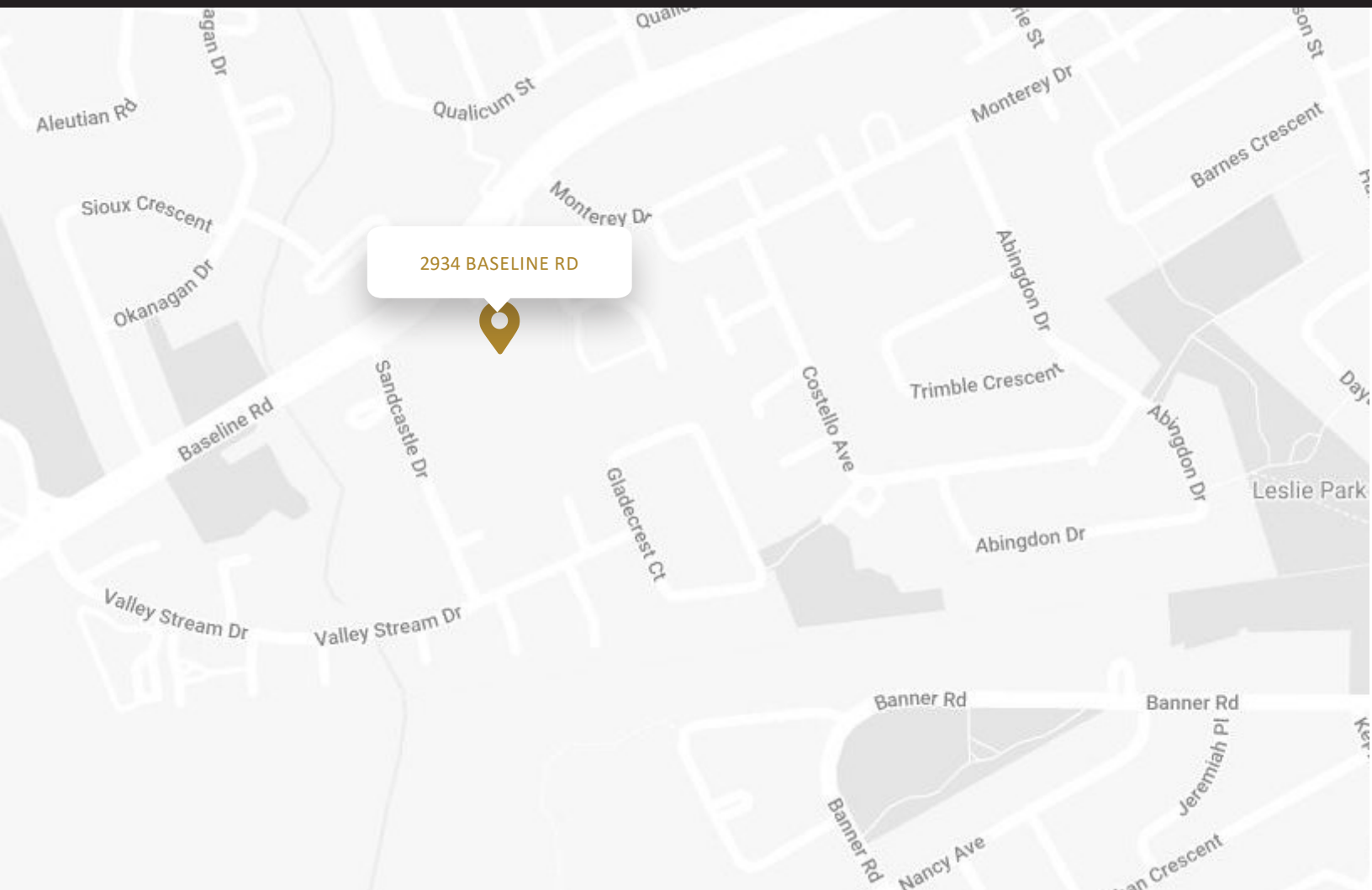
## Property Highlights

- 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 400	6,132	\$18.00	\$21.25	Immediate
Unit 500	16,451	\$18.00	\$21.25	Immediate
TI Allowance – Negotiable				

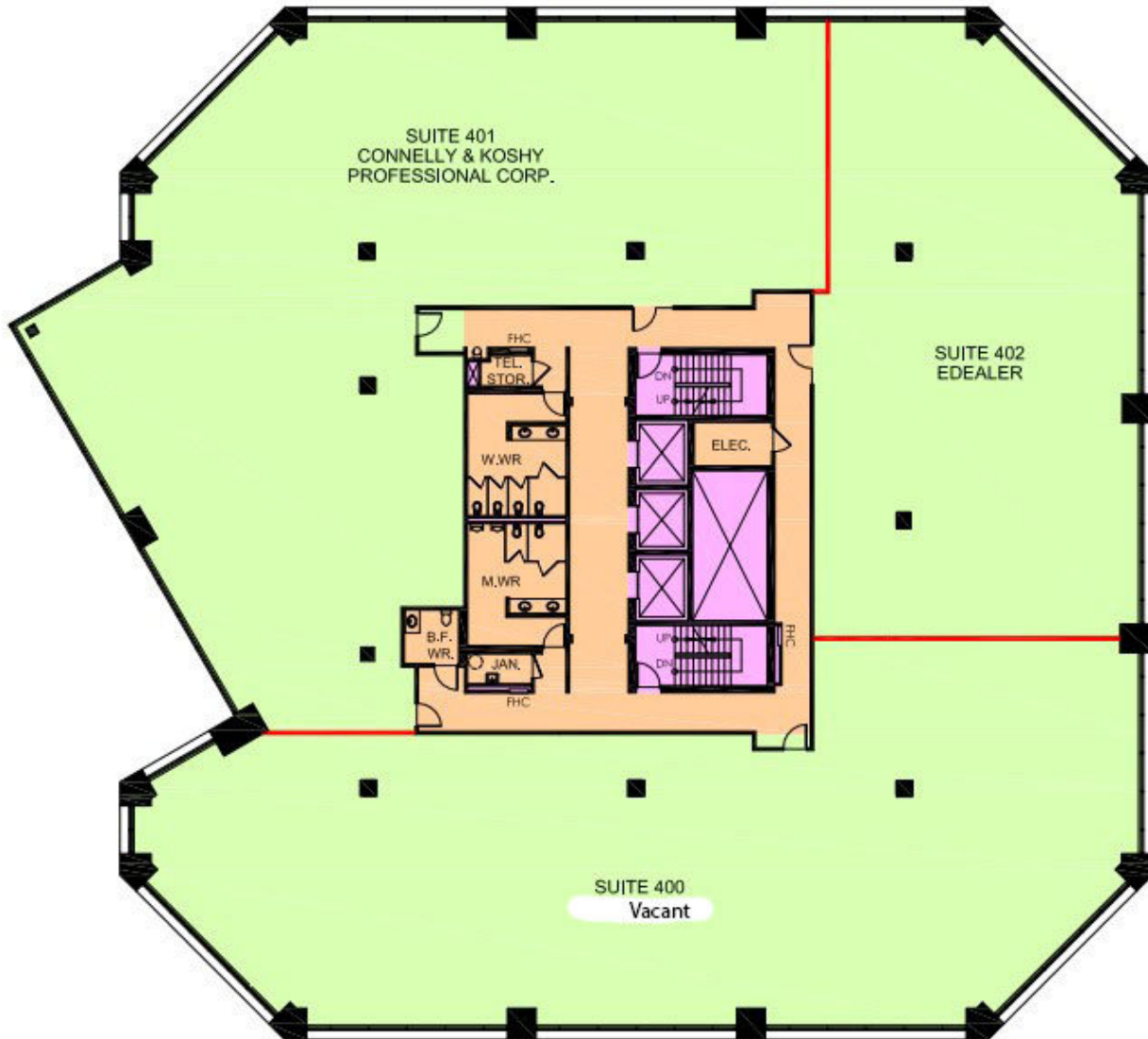


## Property Specifications

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 400

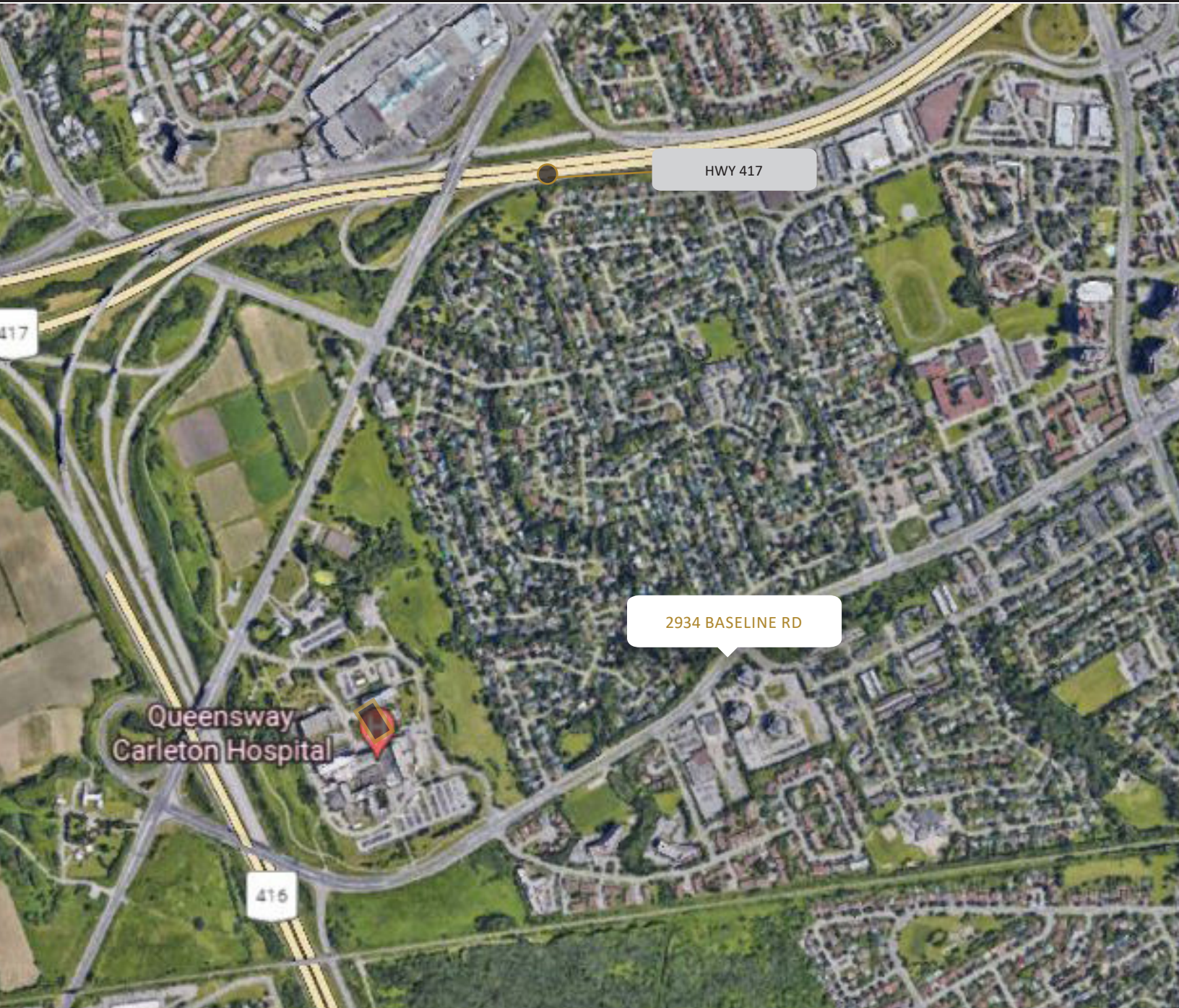
6,132sf



# Unit 500

16,451sf





## Contact us

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