

Medical Space

**1 CENTREPOINTE DRIVE**

OTTAWA, ONTARIO

NEPEAN MEDICAL CENTRE  
ONE CENTREPOINTE

SPECIALTY R  
PHARMACY  
SERVICES • 613-225-8070

QUBE PROPERTIES LTD.  
REAL ESTATE BROKERAGE  
255 MICHAEL COWPLAND DRIVE  
OTTAWA ON K2M 0M5

QUBE

# 1 Centrepointe Drive

## ABOUT THE BUILDING

The Nepean Medical Centre is a 4-storey medical building located along Baseline Road and Centrepointe Drive in Ottawa's Nepean neighbourhood.

The building is just minutes from the Queensway Carleton Hospital and two Highway 417 on/off ramps at Pinecrest Road/Greenbank Road and Woodroffe Avenue. There is direct access to public transit stations on Baseline Road for staff and patients.

Other Tenants at the building include Medical Imaging, Pharmacy, Diagnostic Laboratory, and various specialists.

## 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

**\$19.43**

Add. Rent (est. 2024)



Turnkey Suites Available



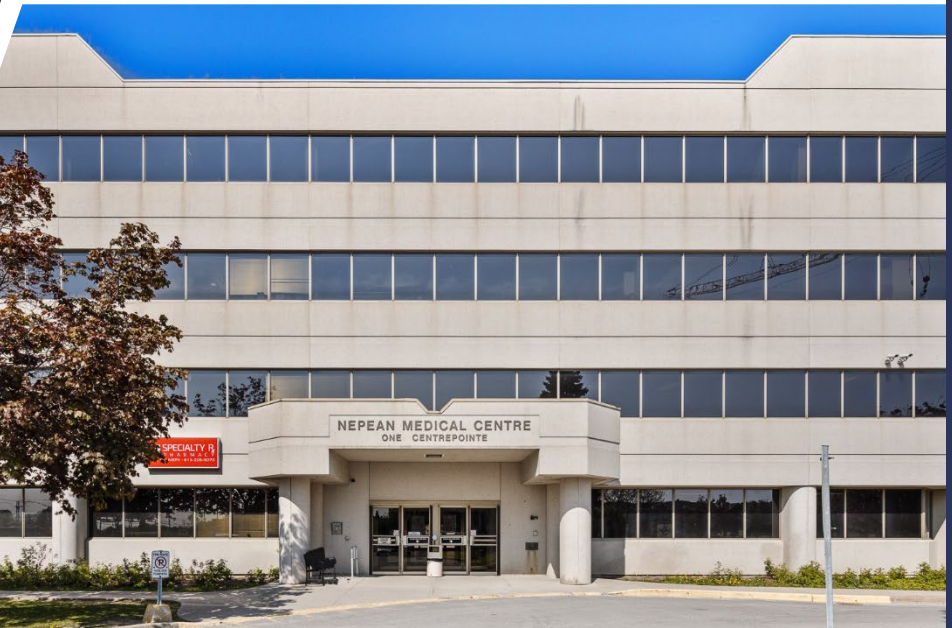
On-site Parking for Patients



Space ranging from  
868 - 13,383 sf



Pharmacy and Diagnostic  
Laboratory on-site

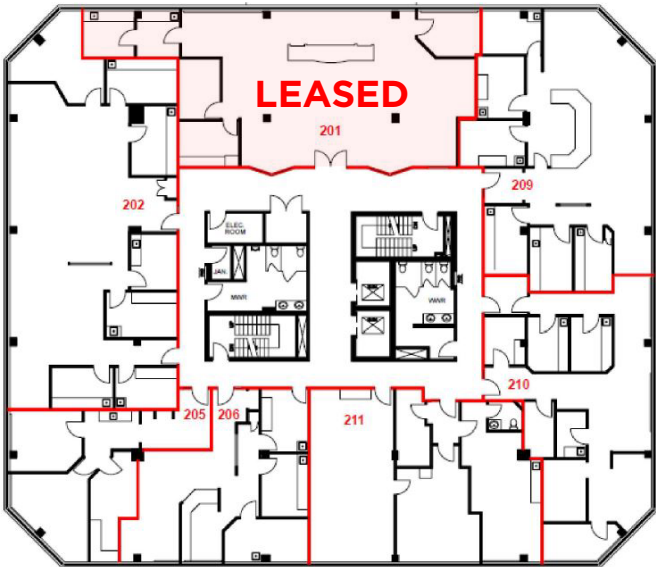


1 CENTREPOINTE DRIVE



# 1 CentrepoinTE Drive

## FLOOR PLAN

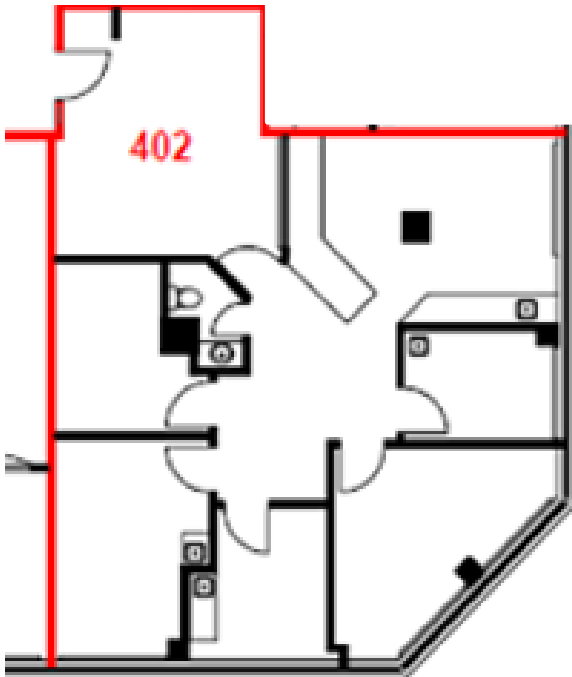


## AVAILABILITY DETAILS

Suites	200 - 211
Size	1,242 - 13,383 Square Feet
Base Rent	Please Contact
Add Rent	\$19.43 (est. 2024)
Comments	Workable floor plate that can be demised to accommodate various size ranges. Each space offers plenty of natural light.

# 1 CentrepoinTE Drive

## FLOOR PLAN

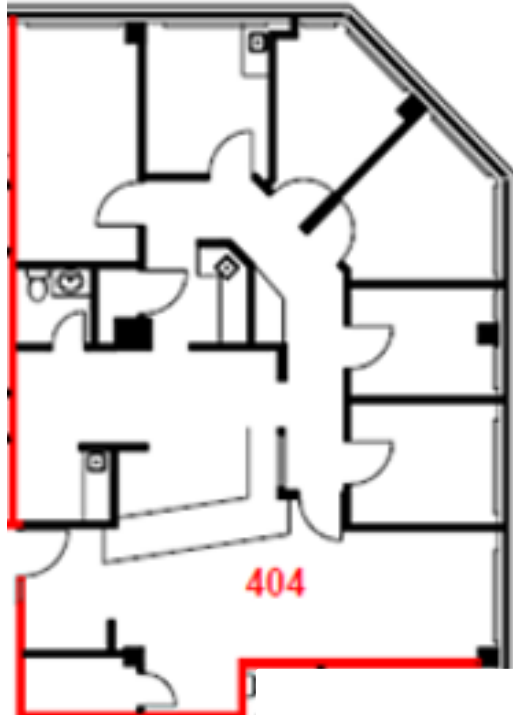


## AVAILABILITY DETAILS

Suite	402
Size	1,481 Square Feet
Base Rent	Please Contact
Add Rent	\$19.43 (est. 2024)
Comments	Large waiting room with reception area, 3 exam rooms with sinks, 2 offices, kitchen area, in-suite washroom, and storage

# 1 CentrepoinTE Drive

## FLOOR PLAN

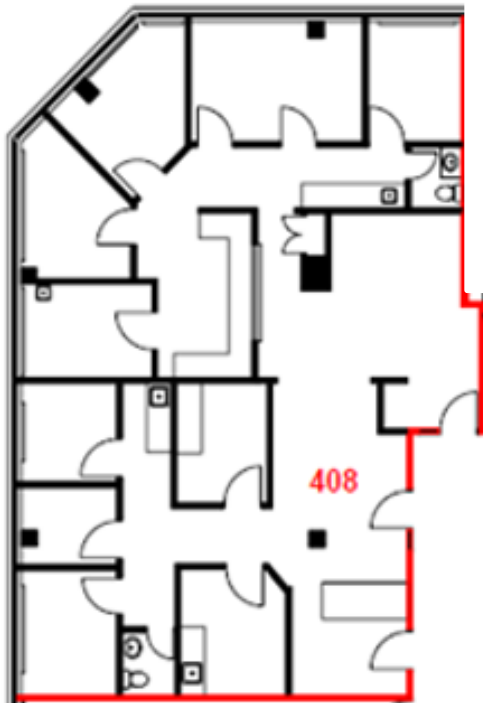


## AVAILABILITY DETAILS

Suite	404
Size	1,779 Square Feet
Base Rent	Please Contact
Add Rent	\$19.43 (est. 2024)
Comments	Large waiting room with reception area, 1 exam rooms with sink, 5 offices, kitchen area, in-suite washroom, and storage

# 1 CentrepoinTE Drive

## FLOOR PLAN

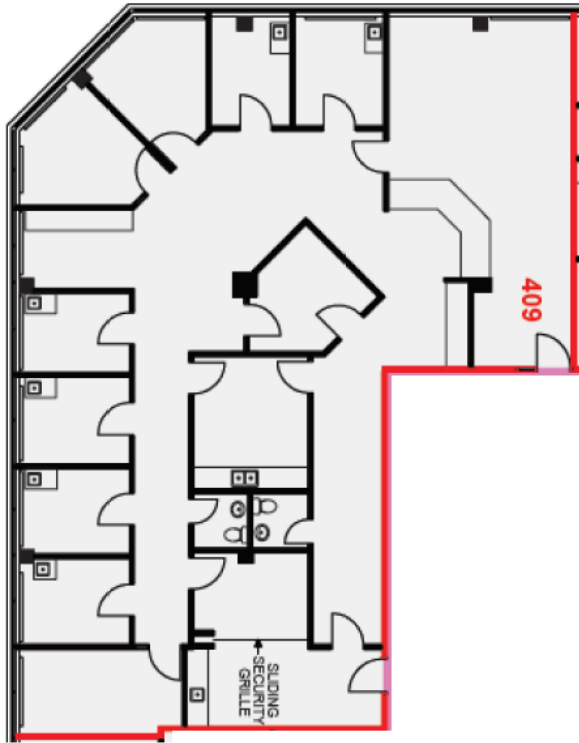


## AVAILABILITY DETAILS

Suite	408
Size	2,412 Square Feet
Base Rent	Please Contact
Add Rent	\$19.43 (est. 2024)
Comments	Large waiting room with reception area, 2 exam rooms with sinks, 7 offices, kitchen area, 2 in-suite washrooms, and storage

# 1 CentrepoinTE Drive

## FLOOR PLAN

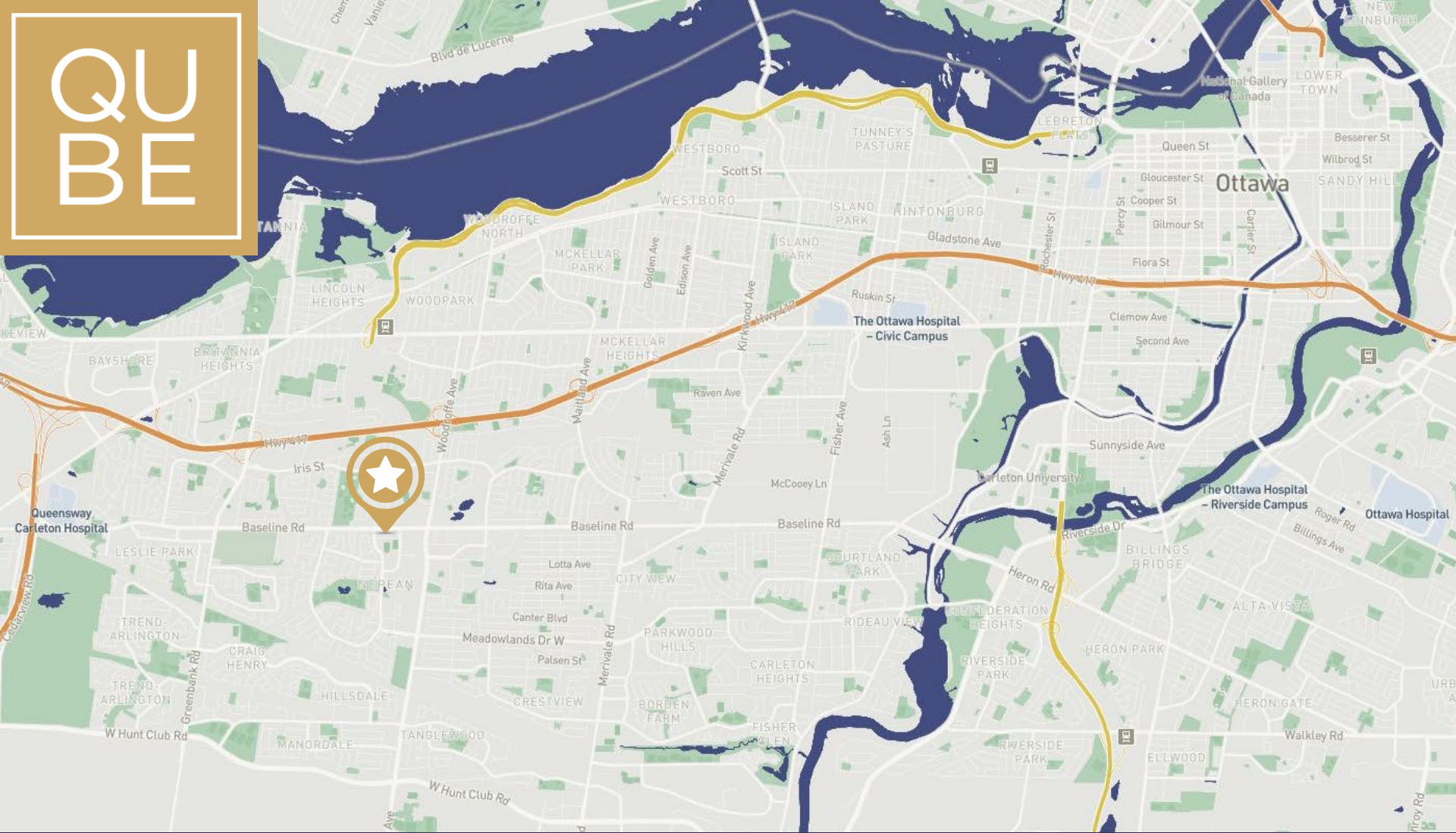


## AVAILABILITY DETAILS

Suite	409
Size	3,407 Square Feet
Base Rent	Please Contact
Add Rent	\$19.43 (est. 2024)
Comments	Large waiting room with reception area, 6 exam rooms with sinks, 4 offices, kitchen area, 2 in-suite washrooms, and storage



# QUBE



**DAN DONNELLY**  
SALES REPRESENTATIVE  
(613) 302 7302  
[dan@qubeproperties.com](mailto:dan@qubeproperties.com)

# QUBE PROPERTIES

**QUBE PROPERTIES LTD.**

REAL ESTATE BROKERAGE  
255 MICHAEL COWPLAND DRIVE  
OTTAWA ON K2M 0M5

This disclaimer shall apply to Qube Properties Ltd, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("Qube"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Qube, and Qube does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Qube does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information.