FOR LEASE - COMMERCIAL PROPERTY

QUALICUM CENTRE



Commercial Opportunity- Qualicum Centre

2932 Baseline Rd

up to 22,440 sf office space available

Qualicum Centre (consisting of a three-building Class “A” prestige office campus) is 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 100 at 7,141 sq.ft. and Unit 200 at 15,299 sq.ft. are both available immediately.

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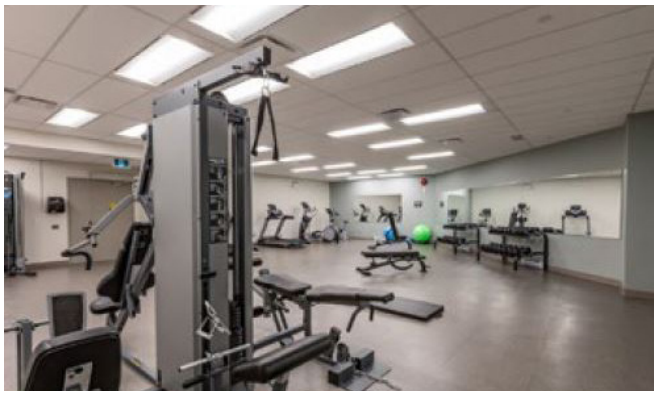
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REGIONAL

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









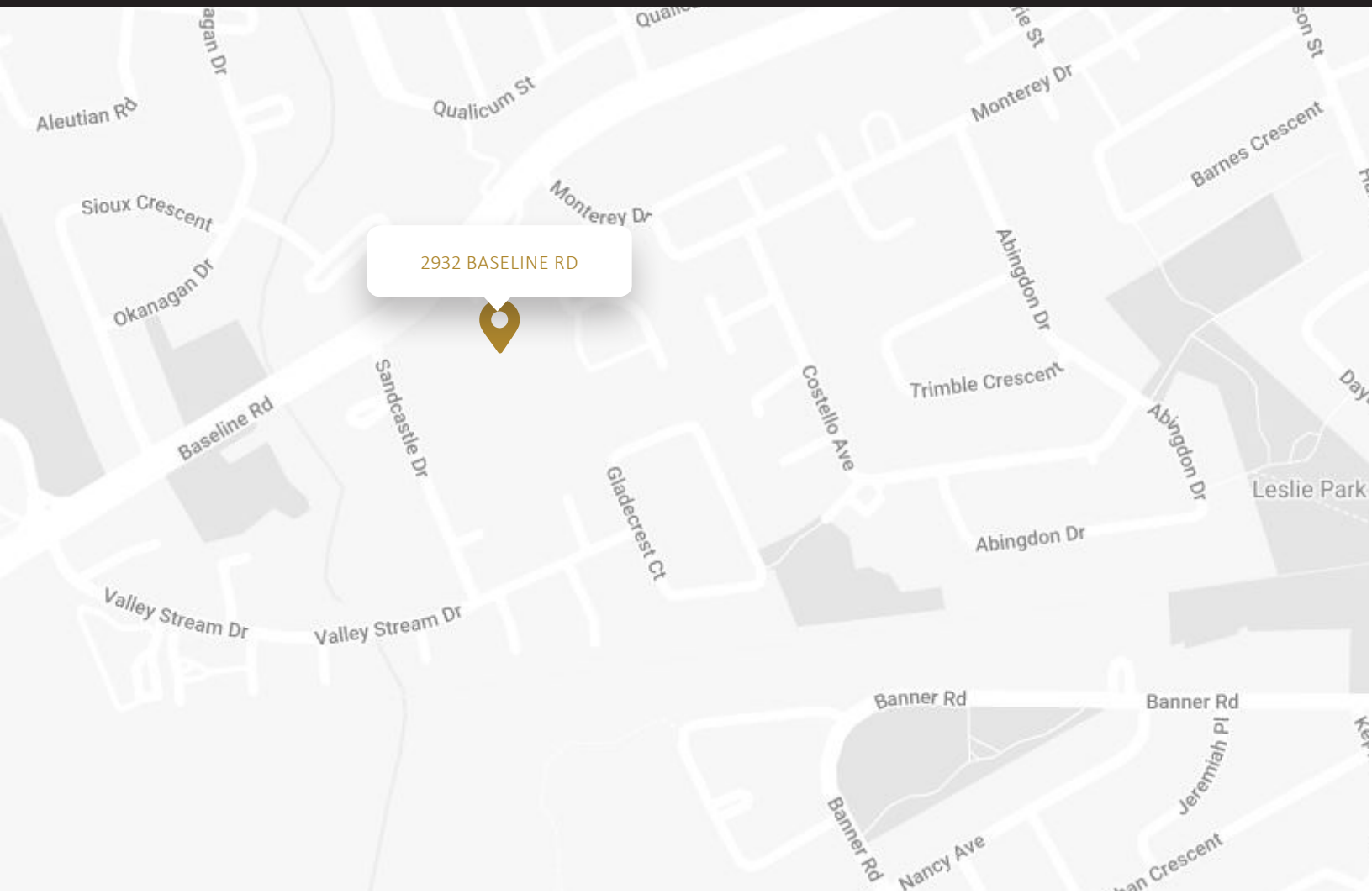


Availability & Rates

Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
Unit 100	7,141	$19.00	$17.83	Immediate
Unit 200	15,299	$19.00	$17.83	Immediate

TI Allowance – Negotiable

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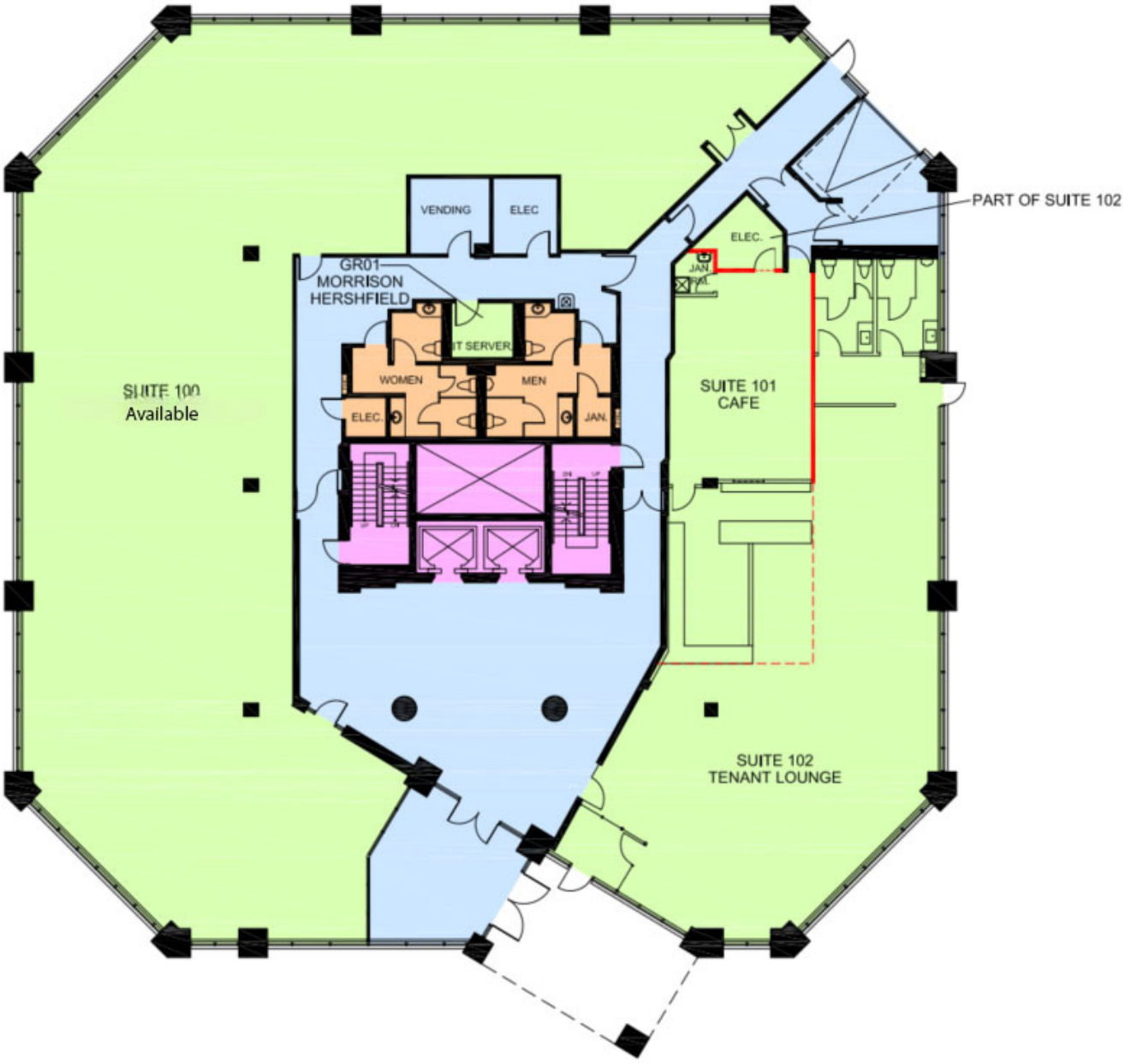
Property Specifications

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

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Unit 100

7,141 sf



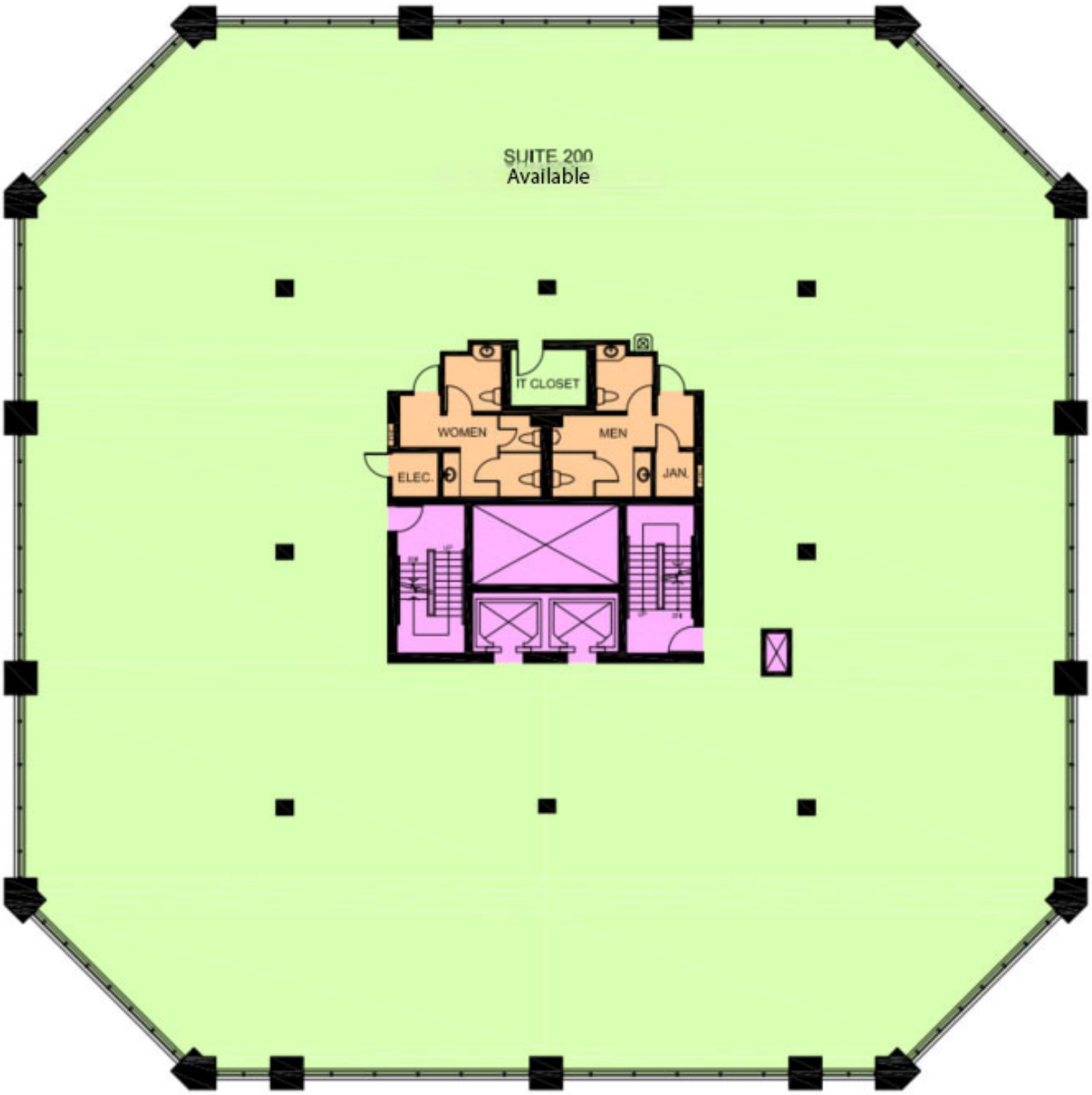
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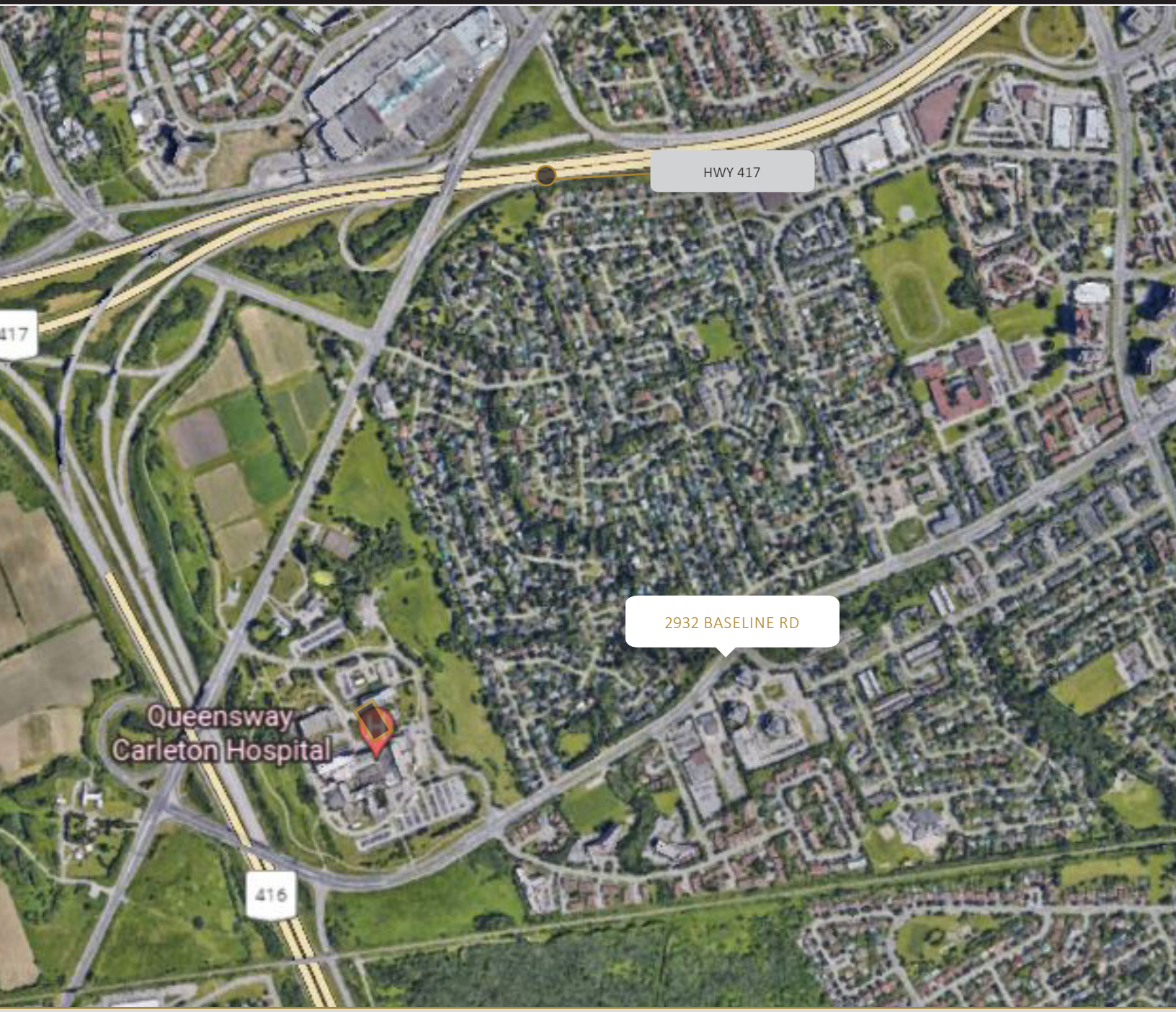
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Unit 200

15,299 sf



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Contact us

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