FOR LEASE - COMMERCIAL PROPERTY

QUALICUM CENTRE

Commercial Opportunity- Qualicum Centre

2934 Baseline Rd

Up to 16,451sf office space available

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.

200A at 1,500 sq.ft., Unit 400 at 6,132 sq.ft, and Unit 500 at 16,451 sq.ft. are all available for immediate possession. Unit 100 at 7,259 sq.ft. and Unit 102 at 5,340 sq.ft. are available April 1, 2027, Unit 204 at 2,605 sq.ft, tentatively available November 1, 2026.

Leasing Team
(613) 230-2100
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Regional Group
1737 Woodward Drive, 2nd Floor
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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 100	7,259	$18.00	$14.88	April 1, 2027
Unit 102	5,340	$18.00	$14.88	April 1, 2027
Unit 200A	1,500	$18.00	$14.88	Immediate
Unit 204	2,605	$18.00	$14.88	TBD
Unit 400	6,132	$18.00	$14.88	Immediate
Unit 500	16,451	$18.00	$14.88	Immediate

TI Allowance – Negotiable

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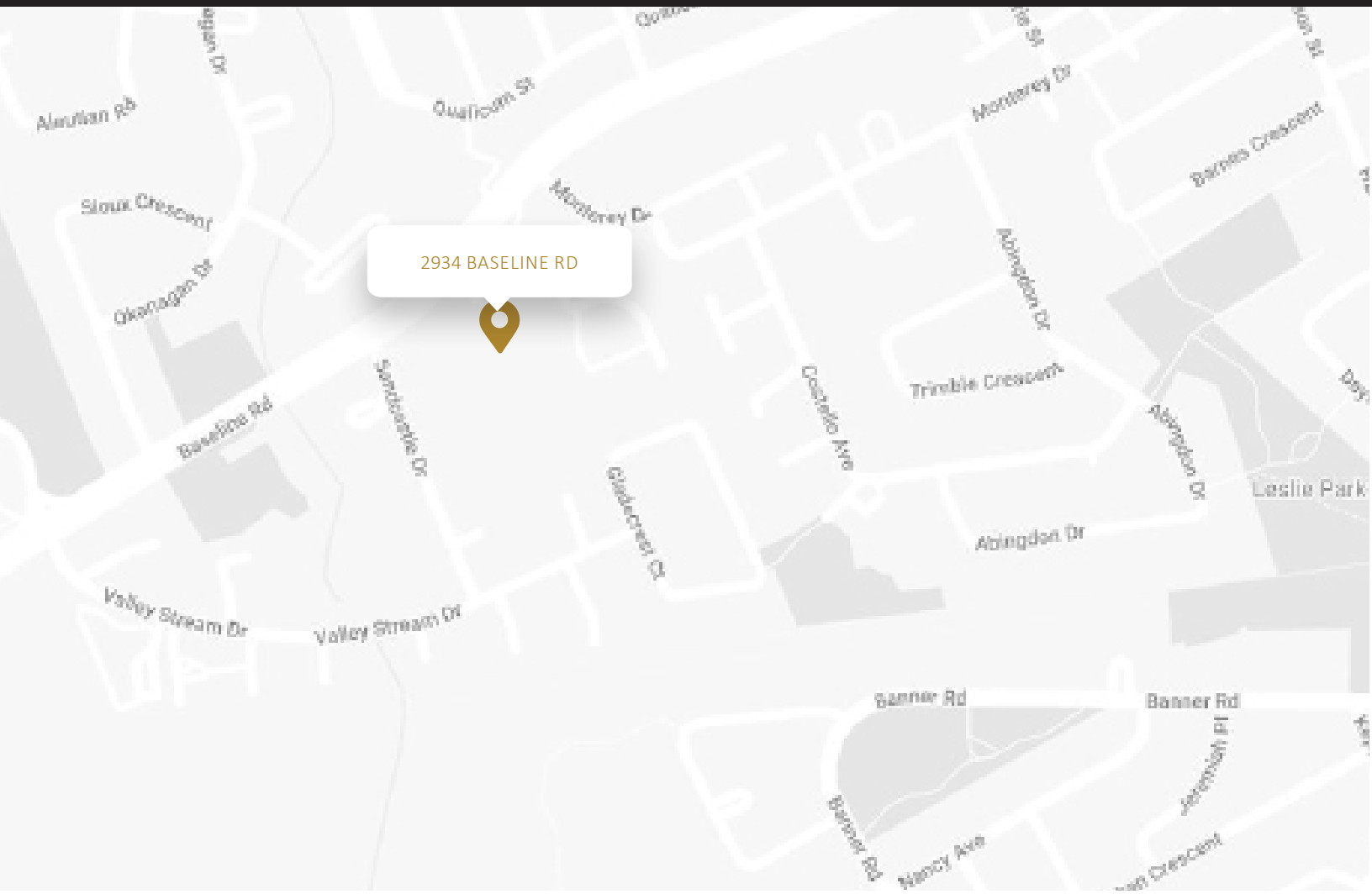

Property Specifications

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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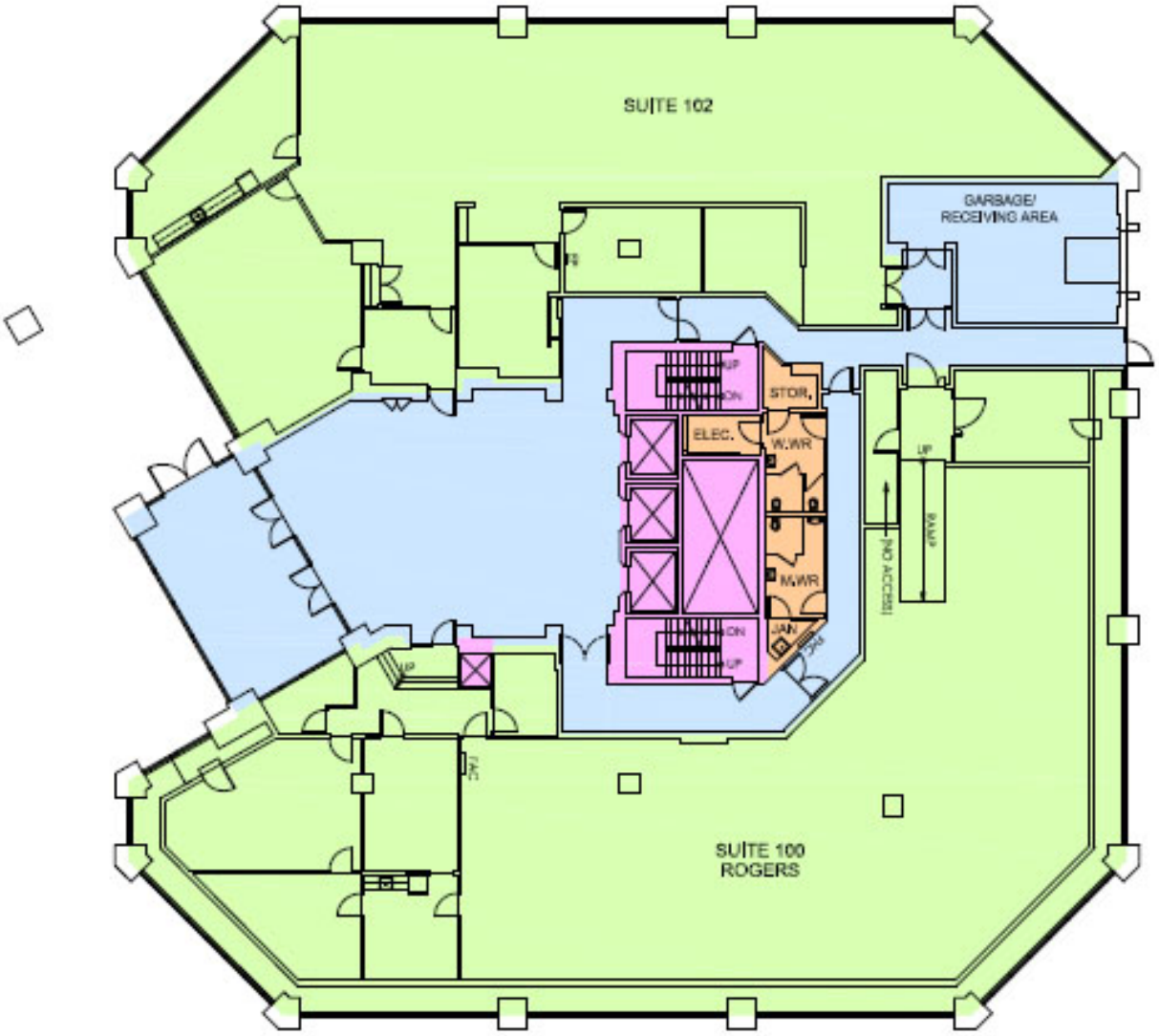
Unit 102 & 100

5,340 sf & 7,259 sf



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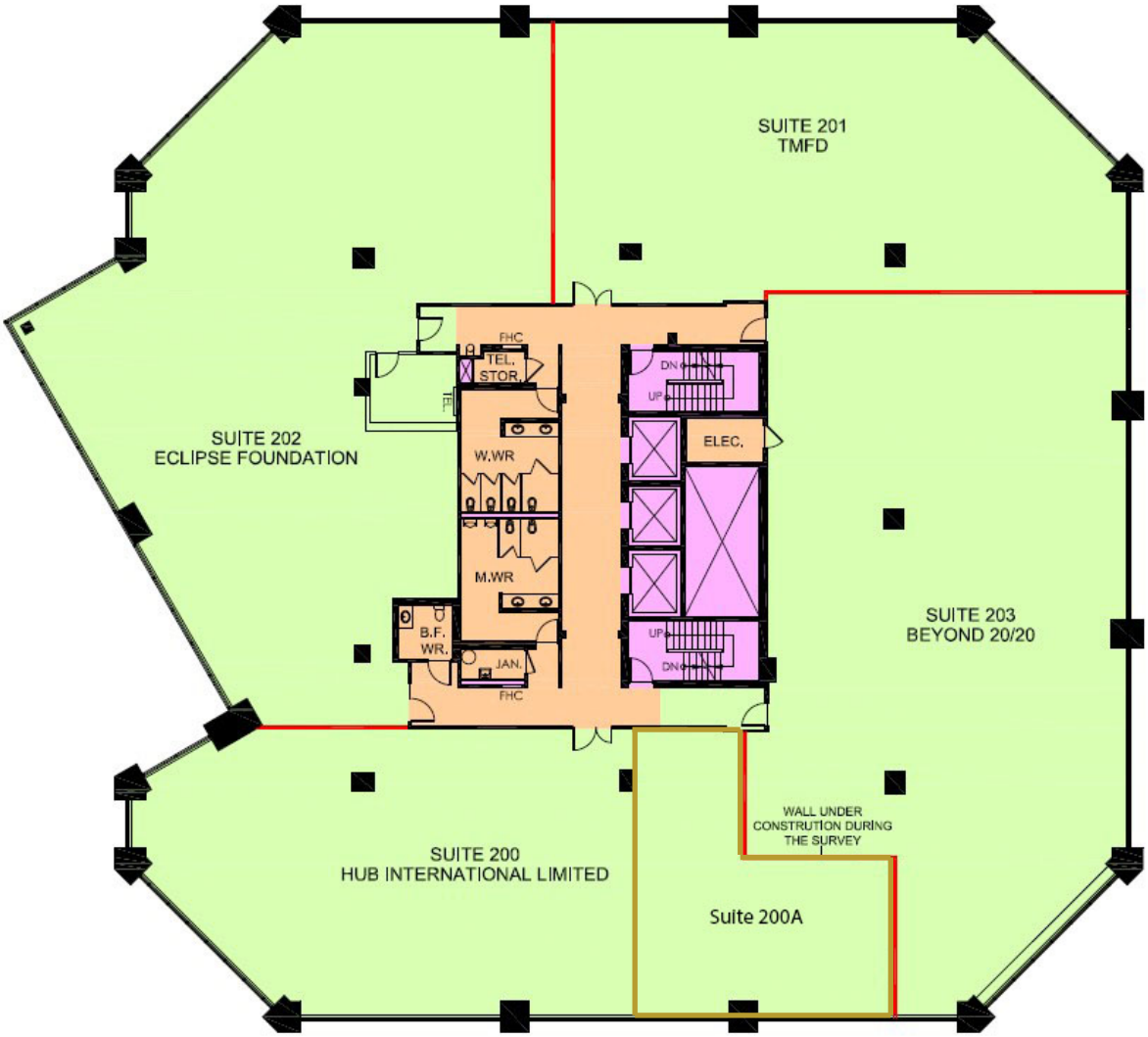
Unit 200A

1,500 sf



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Unit 204

2,605 sf

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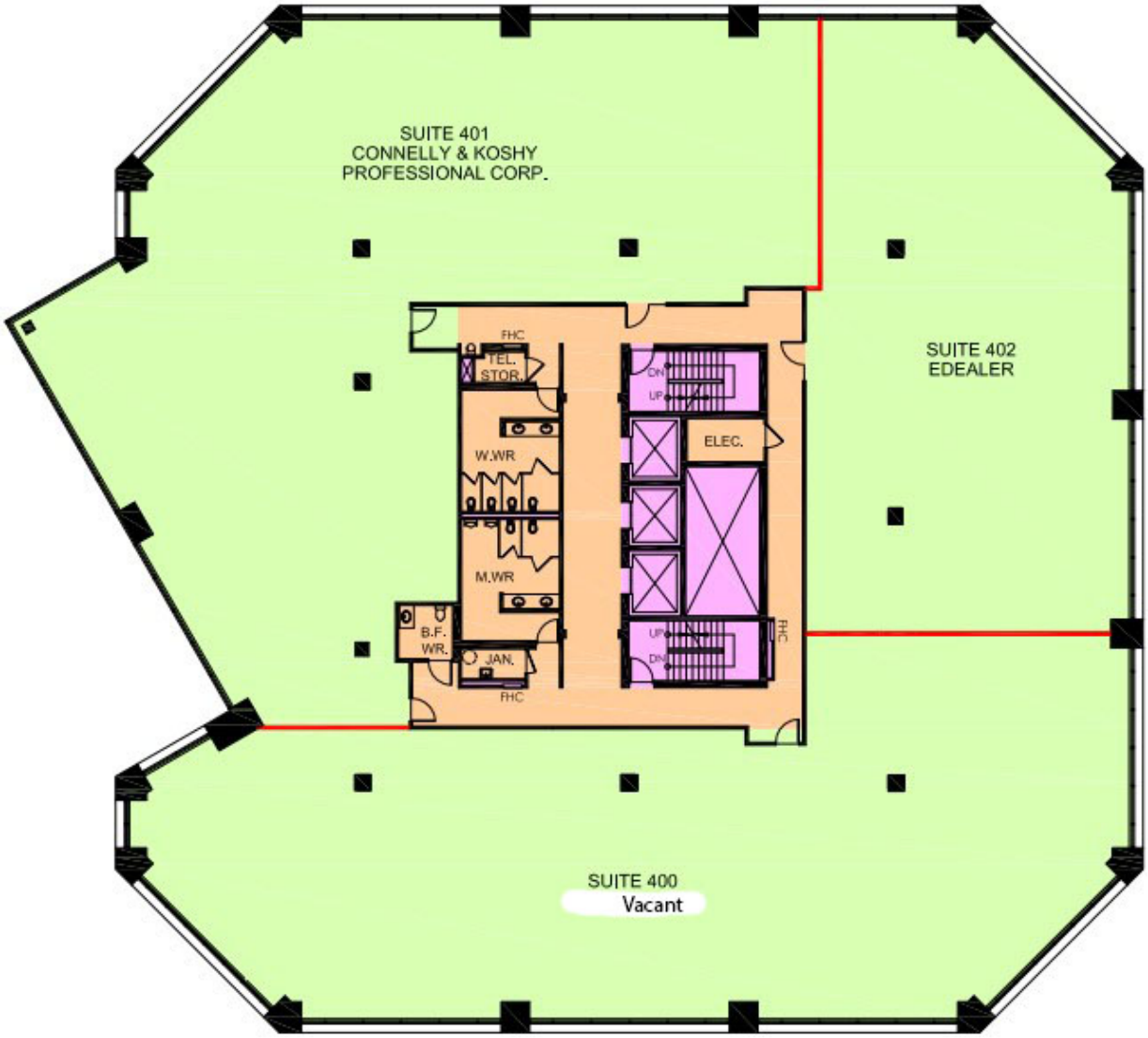
Unit 400

6,132 sf



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Unit 500

16,451sf

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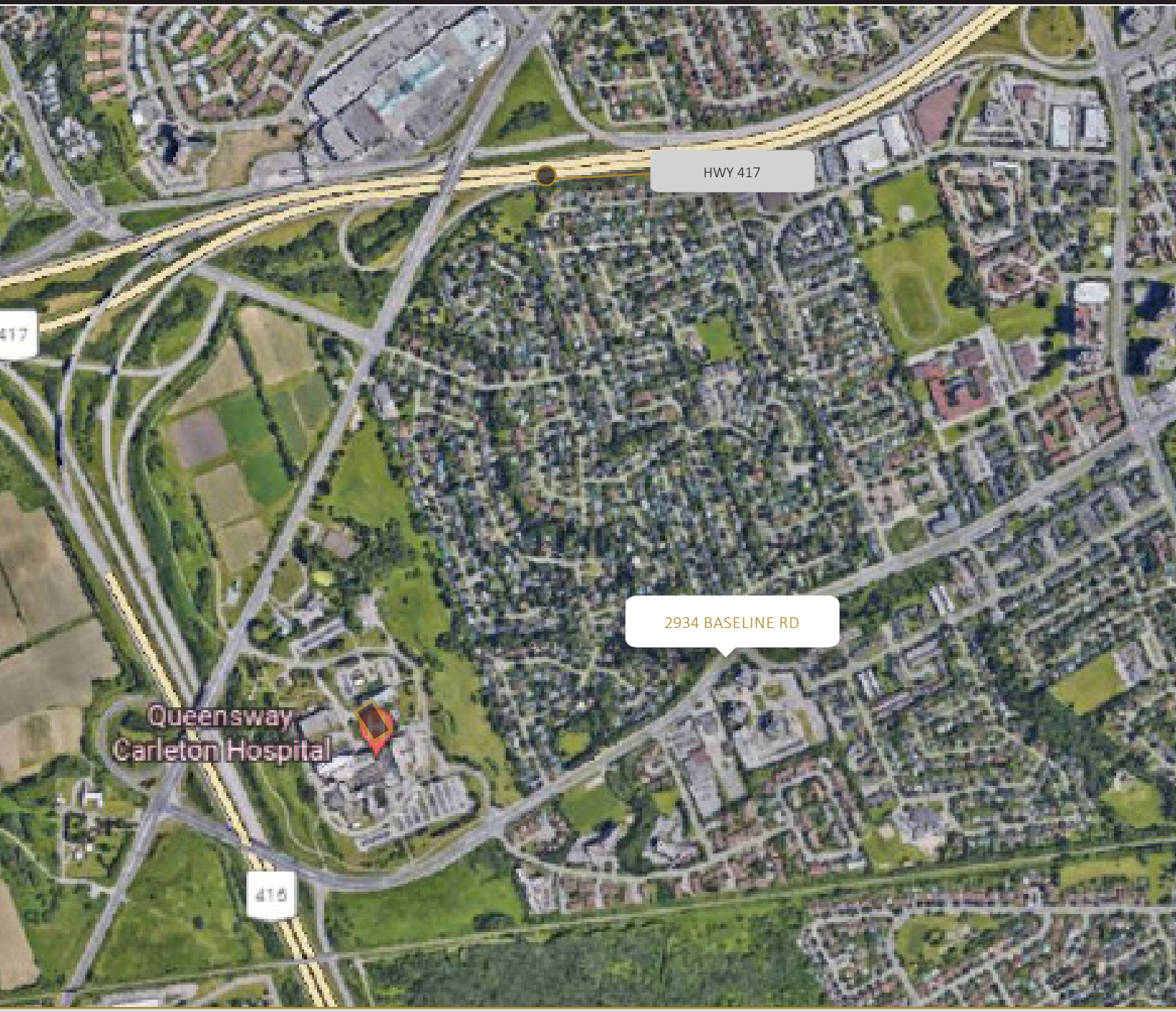

Contact us

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