

Medical Space

595 Montreal Road

OTTAWA, ONTARIO



QUBE PROPERTIES, LTD.

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



595 Montreal Road

ABOUT THE BUILDING

The Phenix Medical Professional Building is a 5-storey medical building located North-west of Vanier and in close proximity to the Montfort Hospital.

The building is just minutes from two Highway 417 on/off ramps at St. Laurent Boulevard and Aviation Parkway. There is direct access to public transit stations on Montreal Road for staff and patients.

Other Tenants at the building include Dynacare, Pharmacy, GP's, Physiotherapy, Podiatry, Cardiology, and more.

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



Turnkey Suites Available



Paid on-site Parking for Patients



Pharmacy, Medical Imaging and Diagnostic Laboratory on-site

Please Contact

Asking Net Rent

\$18.97

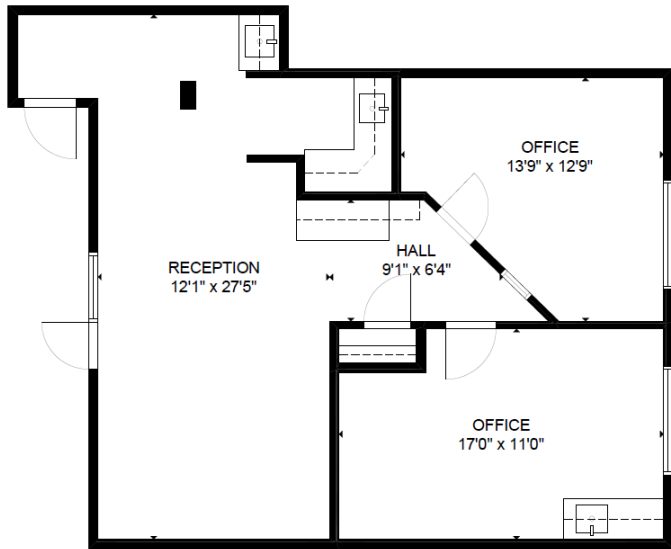
Add. Rent (est. 2026)

595 MONTREAL ROAD



595 Montreal Road

FLOOR PLAN

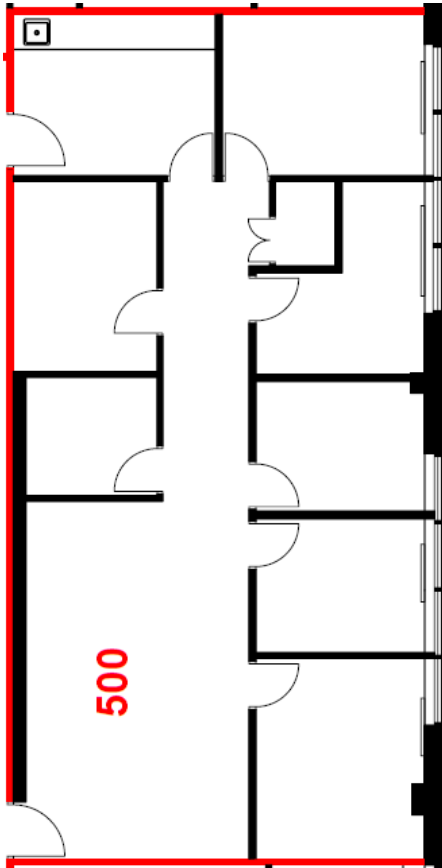


AVAILABILITY DETAILS

Suite	405
Size	886 Square Feet
Base Rent	Please Contact
Add Rent	\$18.97 (est. 2026)
Comments	Built out suite with 2 offices, reception, and kitchenette area.

595 Montreal Road

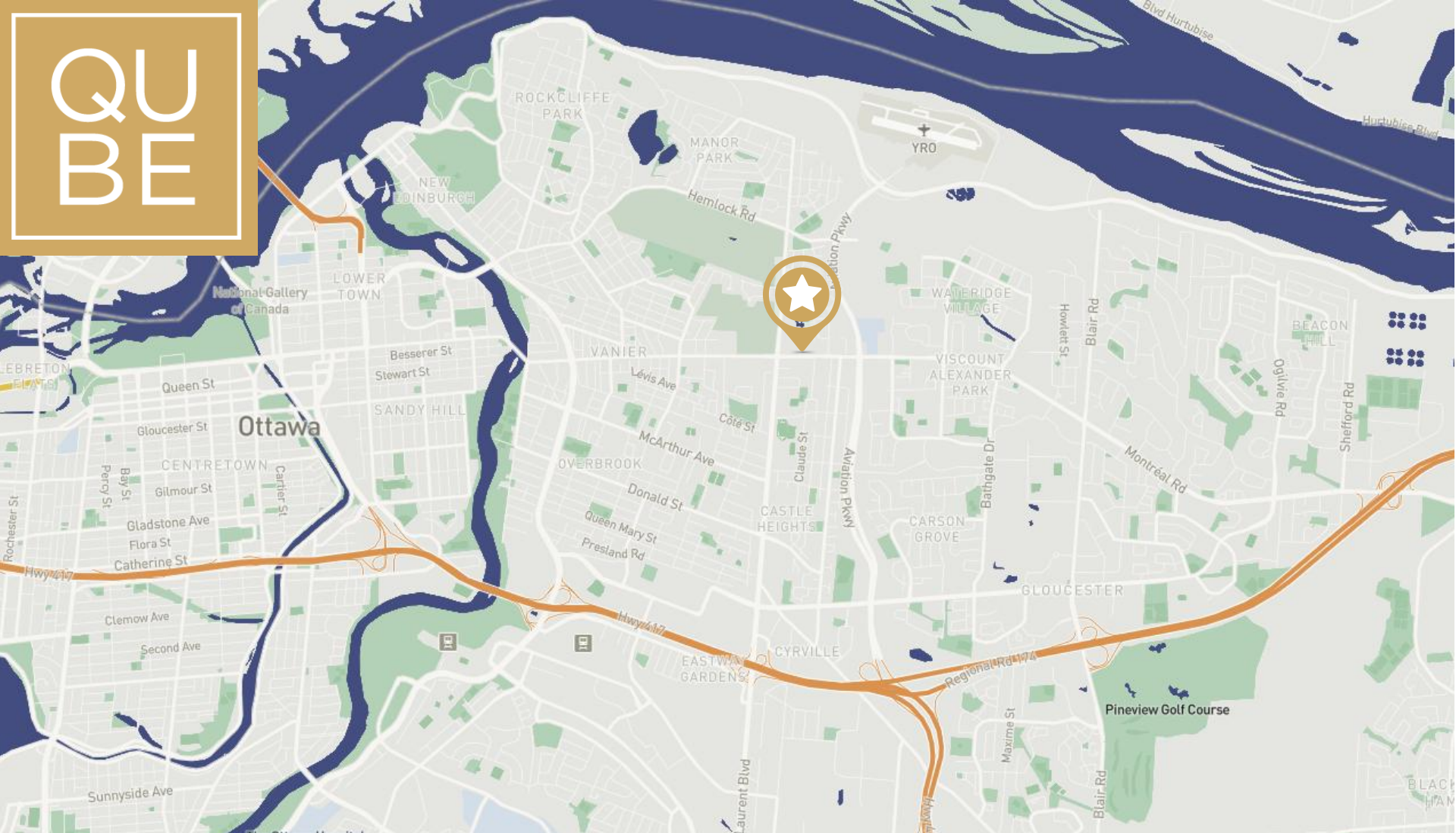
FLOOR PLAN



AVAILABILITY DETAILS

Suite	500
Size	1,486 Square Feet
Base Rent	Please Contact
Add Rent	\$18.97 (est. 2026)
Comments	Built out suite with 7 offices, reception, storage and kitchenette area.

QUBE



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