

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

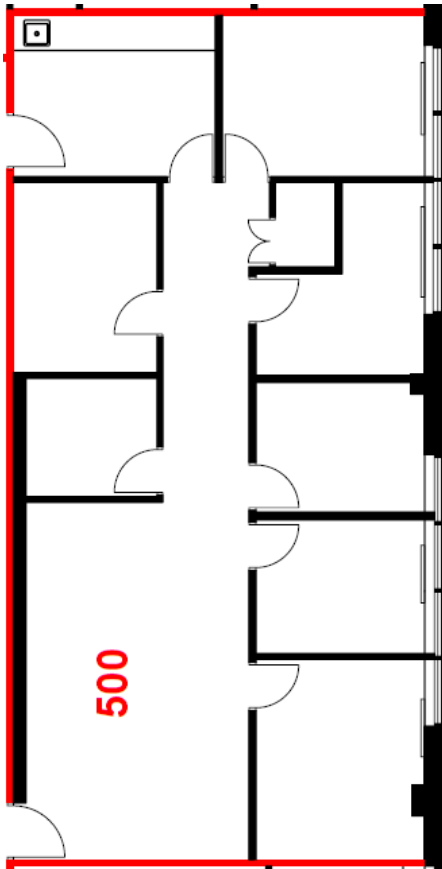
Add. Rent (est. 2026)

595 MONTREAL ROAD



595 Montreal Road

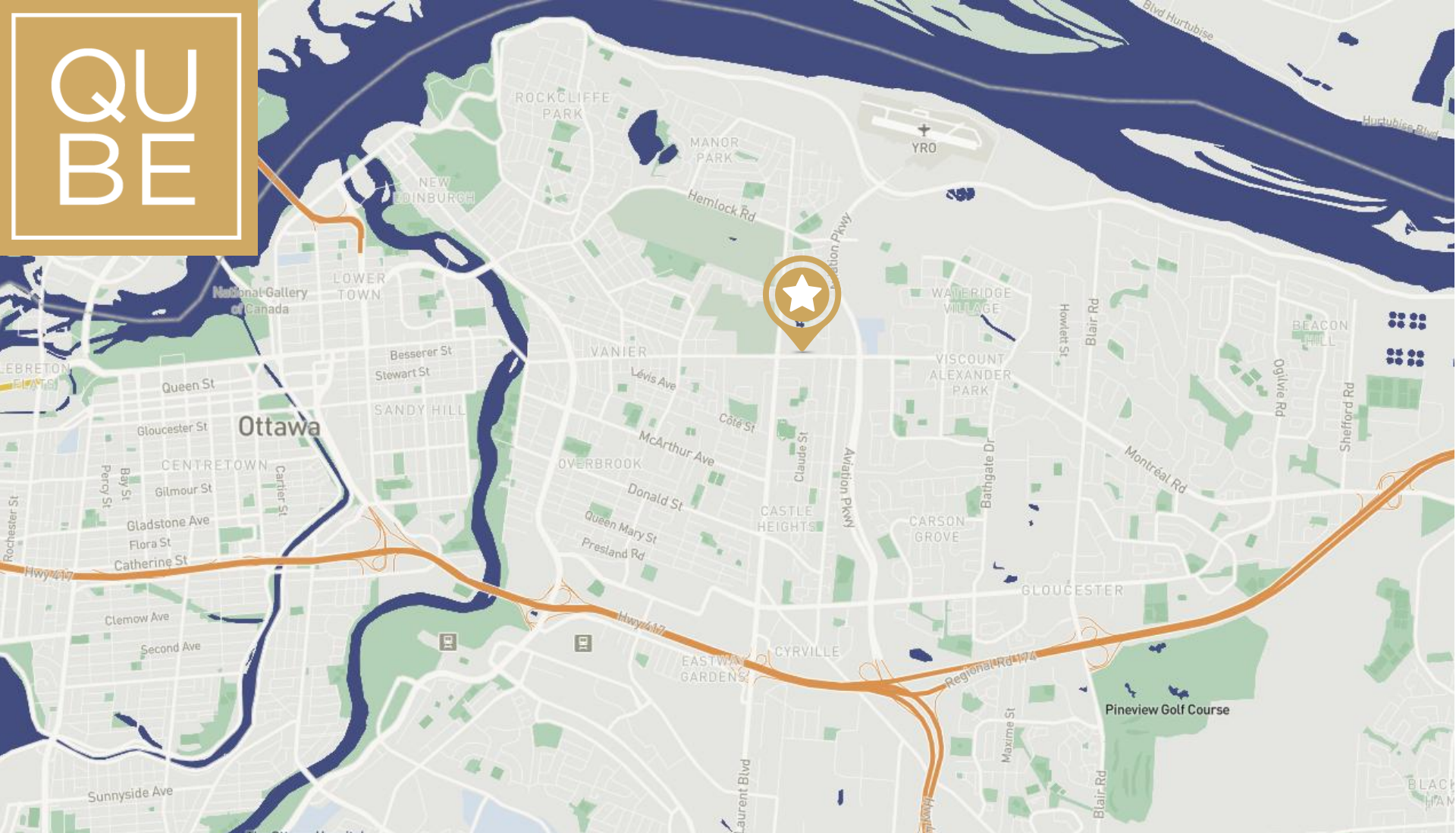
FLOOR PLAN



AVAILABILITY DETAILS

| | |
|-----------|--|
| Suite | 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



SAMIZ SUNESARA
SALES REPRESENTATIVE
(613) 413 2178
samiz@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.