

Exterior & Interior Upgrades and
Modernization Planned for 2025!

Medical Space

2555 St Joseph Blvd

OTTAWA, ONTARIO



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

QUBE

2555 St Joseph Boulevard

ABOUT THE BUILDING

The Orleans Medico-Dental Centre is a 4-storey professionally managed Medical Building located in Orleans North and in close proximity to the Montfort Hospital.

The building is just minutes from two Highway 417 on/off ramps at Champlain St and Jeanne-d'Arc Blvd. There is direct access to public transit stations on St Joseph Blvd for staff and patients.

Tenants at the building include blood diagnostics, Pharmacy, GP's, specialists and more.

ADDITIONAL INFORMATION

- Building is fully accessible
- **Utilities** included in Additional Rent
- **New ownership** committed to capital improvements
- Competitive **Tenant Inducement** Packages being offered

Please Contact

Asking Net Rent

\$19.41

Add. Rent (est. 2025)



Turnkey Suites Available



On-site Parking for Patients



Space ranging from
108 – 5,472 SF



Pharmacy and Diagnostic
Laboratory on-site



2555 ST JOSEPH BOULEVARD



2555 St Joseph Blvd

FLOOR PLAN



AVAILABILITY DETAILS

Suites	101-106	Add Rent	\$19.41 (est. 2025)
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Base Rent	Please Contact	Comments	Workable floor plate that can be demised to accommodate various size ranges. Each space offers plenty of natural light.
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Sizes:

Suite 101	2,015 Square Feet	Suite 105	1,093 Square Feet
Suite 104 & 106	3,457 Square Feet		

2555 St Joseph Blvd

FLOOR PLAN



AVAILABILITY DETAILS

Suites	203-210	Add Rent	\$19.41 (est. 2025)
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Base Rent	Please Contact	Comments	Suites include multiple enclosed exam rooms and reception area. Suites can be combined for larger footprint requirements. Ample natural light.
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Sizes:

Suite 203	741 Square Feet	Suite 209	1,274 Square Feet
Suite 204	807 Square Feet	Suite 210	838 Square Feet
Suite 205	738 Square Feet		

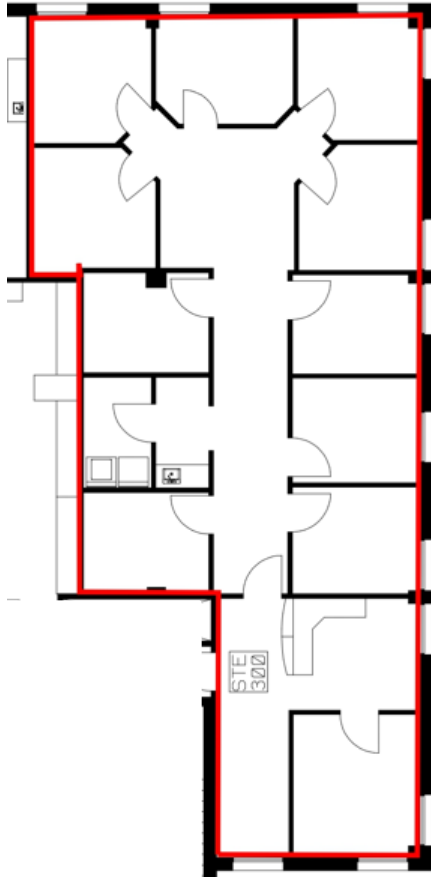
SAMIZ SUNESARA
SALES REPRESENTATIVE
(613) 413 2178
samiz@qubeproperties.com

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2555 St Joseph Blvd

FLOOR PLAN

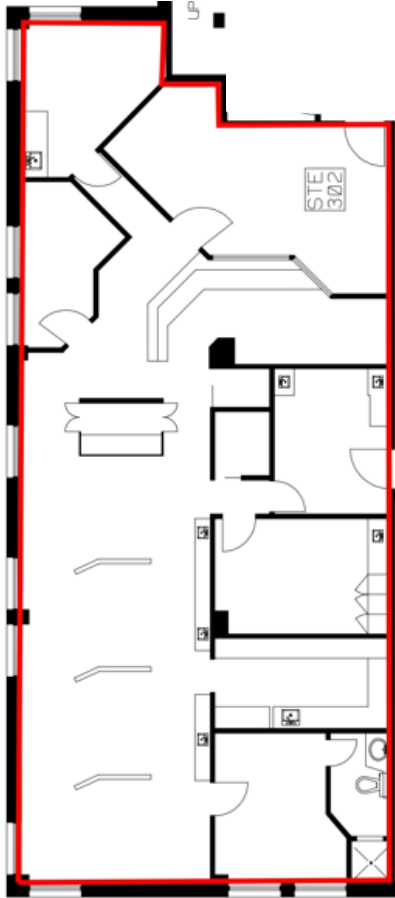


AVAILABILITY DETAILS

Suite	300
Size	1,938 Square Feet
Base Rent	Please Contact
Add Rent	\$19.41 (est. 2025)
Comments	Accessible through main floor lobby, space is currently built out with multiple exam rooms. Suite includes a reception and waiting area. Ideal for physiotherapy users.

2555 St Joseph Blvd

FLOOR PLAN



AVAILABILITY DETAILS

Suite	302
Size	2,080 Square Feet
Base Rent	Please Contact
Add Rent	\$19.41 (est. 2025)
Comments	Suite currently built out as former dental clinic with waiting area, private procedure rooms and a waiting area. Includes in-suite washroom.

2555 St Joseph Blvd

FLOOR PLAN



AVAILABILITY DETAILS

Suite 400, Suites 1-8

Base Rent Please Contact

Add Rent \$19.41 (est. 2025)

Comments Opportunity to lease single office/exam room in shared/coworking clinic with other doctors and specialists. Suite includes a shared kitchenette.

Unit 1	374 Square Feet	Unit 7	195 Square Feet
Unit 2	294 Square Feet	Unit 8	186 Square Feet
Unit 6	108 Square Feet		

2555 St Joseph Blvd

FLOOR PLAN



AVAILABILITY DETAILS

Suites	402-407	Add Rent	\$19.41 (est. 2025)
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Base Rent	Please Contact	Comments	Suites include multiple enclosed exam rooms with sinks, reception area and in-suite washrooms. Ample natural light.
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Sizes:

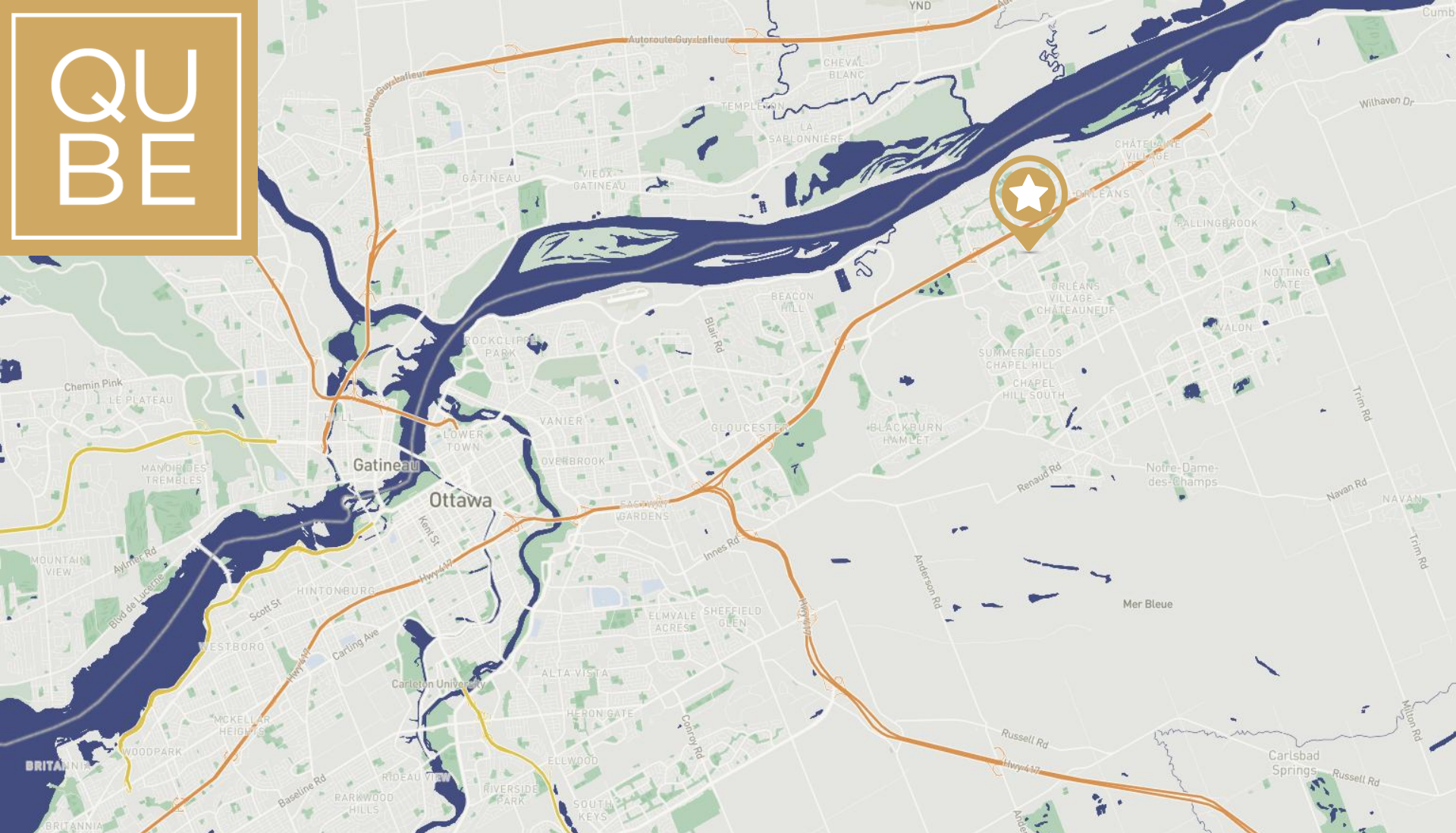
Suite 402	1,733 Square Feet	Suite 407	785 Square Feet
Suite 404	711 Square Feet		

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