

Medical Space

# 770 Broadview Avenue

OTTAWA, ONTARIO



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



# 770 Broadview Avenue

## ABOUT THE BUILDING

The Carling Broadview Medical Centre is a 3-storey medical building located at the Broadview Avenue and Carling Road intersection in Ottawa's Carlingwood neighbourhood.

The building is just minutes from two Highway 417 on/off ramps at Maitland Avenue and Kirkwood/Carling Avenue. There is direct access to public transit stations on Carling Avenue for staff and patients.

Other Tenants at the building include a Pharmacy, Physiotherapy, Diagnostic Laboratory, GP's, and other various specialists.

## 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



On-site Parking for Patients



Space ranging from  
1,010 - 2,350 sf



Pharmacy and Diagnostic  
Laboratory on-site

**Please Contact**  
Asking Net Rent

**\$19.53**  
Add. Rent (est. 2025)

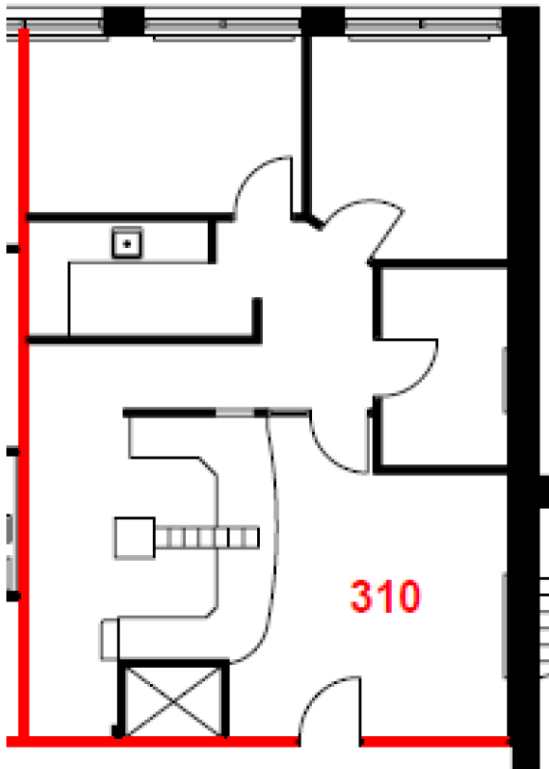


770 BROADVIEW AVENUE



# 770 Broadview Avenue

## FLOOR PLAN

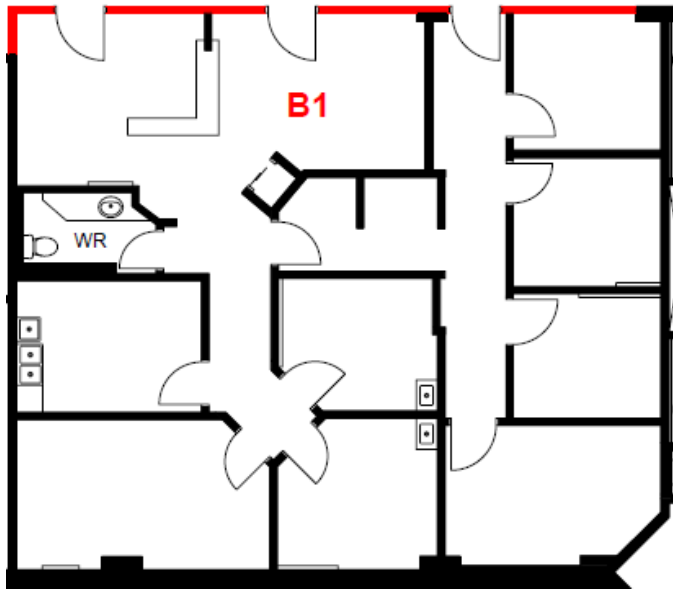


## AVAILABILITY DETAILS

Suite	310
Size	1,044 Square Feet
Base Rent	Please Contact
Add Rent	\$19.53 (est. 2024)
Comments	Waiting room with built out reception desk, in-suite kitchenette, 2 enclosed offices/exam rooms, and storage room.

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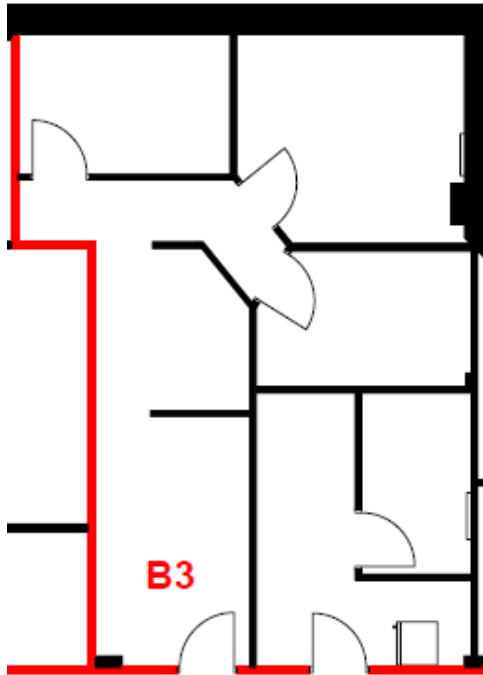


## AVAILABILITY DETAILS

Suite	B1
Size	1,809 Square Feet
Base Rent	Please Contact
Add Rent	\$19.53 (est. 2024)
Comments	Lower-level suite with built out reception desk, waiting area, 8 enclosed offices/patient rooms, built out cabinetry with sink, and storage space.

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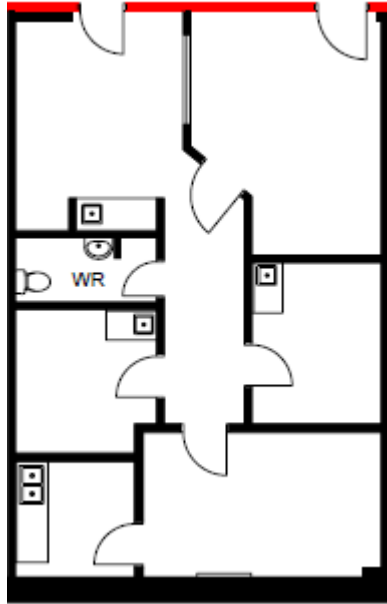


## AVAILABILITY DETAILS

Suite	B3
Size	995 Square Feet
Base Rent	Please Contact
Add Rent	\$19.53 (est. 2024)
Comments	Located on the lower level, space consists of reception/waiting area, storage closet, and 3 patient/exam rooms.

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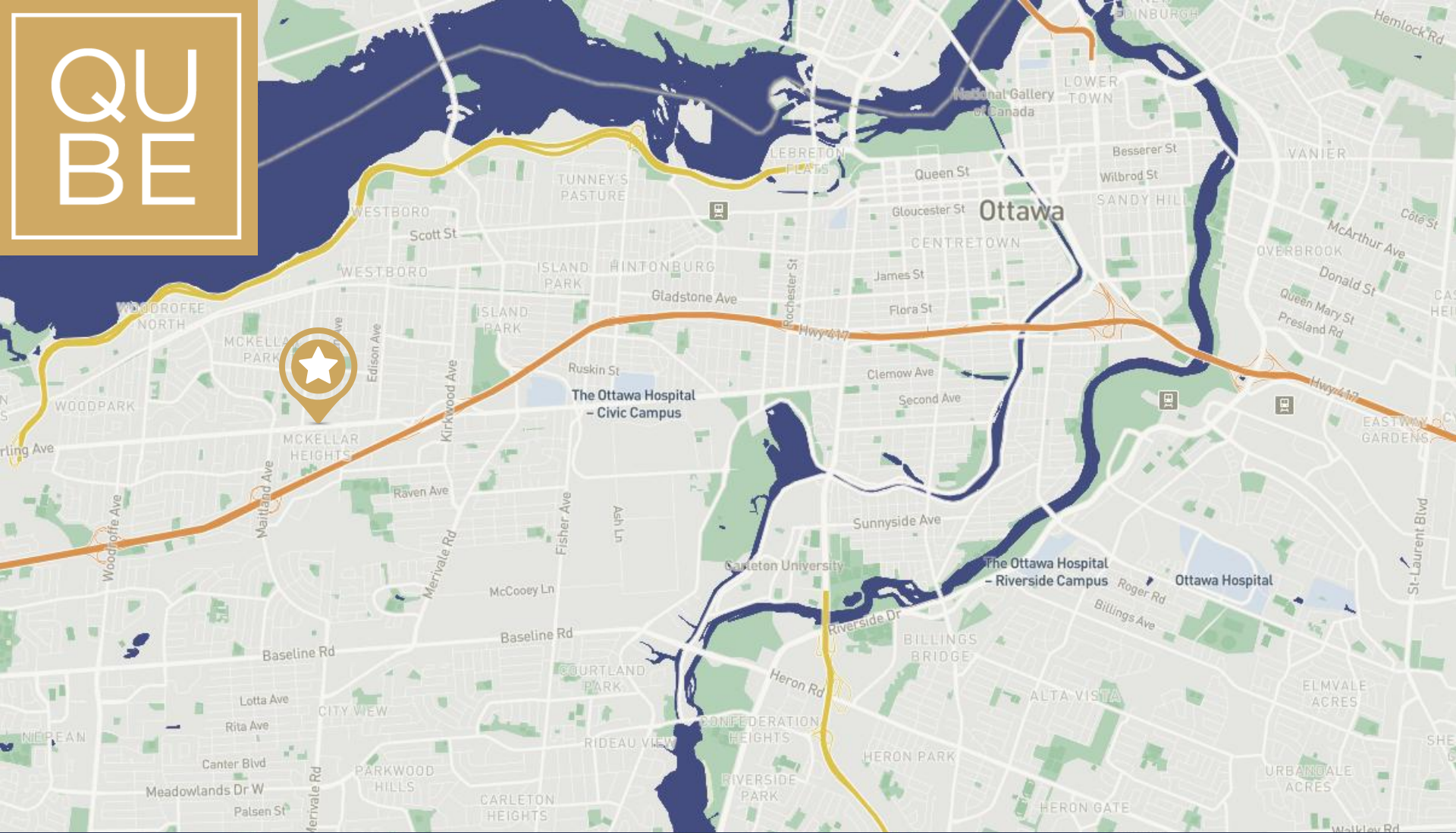
## FLOOR PLAN



## AVAILABILITY DETAILS

Suite	B10
Size	1,010 Square Feet
Base Rent	Please Contact
Add Rent	\$19.53 (est. 2024)
Comments	Located on the lower level, space consists of reception/waiting, in-suite washroom, storage closet, and 4 patient/exam rooms with in-suite sinks.

# QUBE



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# QUBE PROPERTIES

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