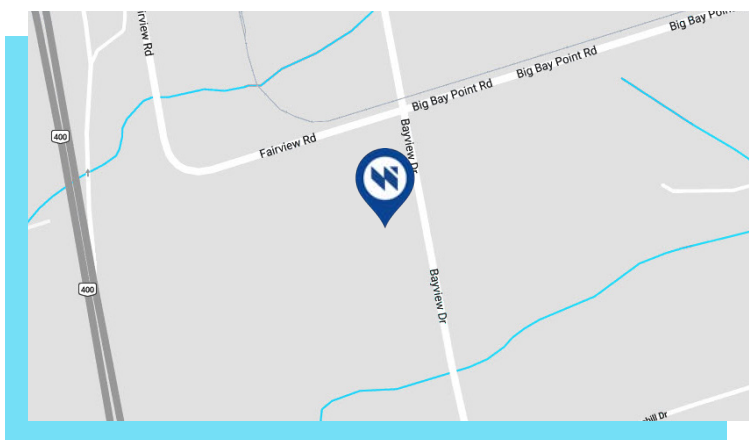


# MEDICAL OFFICE SPACE FOR LEASE



## Barrie Primary Care Campus

370 Bayview Drive, Barrie, Ontario



### LOCATION HIGHLIGHTS



MAJOR INTERSECTION

**Bayview Drive and  
Mapleview Drive East**



NEAREST HOSPITAL

**11.1km Royal Victoria Regional  
Health Centre**



PUBLIC TRANSIT ACCESS

**Barrie Transit - Bus 3A/B**

### LEASING INQUIRIES



**Josée Fauvelle**

Leasing Manager

**C : +1 (289) 880-4956**

**E : josee.fauvelle@nwhreit.com**

**W: nwhleasing.com**

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## Barrie Primary Care Campus

370 Bayview Drive, Barrie, Ontario



**Barrie and Community  
Family Health Team**



**LifeLabs**<sup>®</sup>  
Medical Laboratory Services

**HealthPark**  
Medical Clinics 

### PROPERTY DESCRIPTION

The Barrie Primary Care Campus is a new-generation medical office building that opened in 2016. The building features a broad and strategic combination of healthcare services, including pharmacy, laboratory, physiotherapy, audiology and in-home health. The Barrie and Community Family Health Team occupies the entire third floor of the building, which includes its Prenatal Well Baby Clinic and the Lung Health and Diabetes clinic. The property is easily accessed by car and public transit and offers ample free surface parking.

### LEASING INQUIRIES



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### PROPERTY HIGHLIGHTS

<b>Building Size:</b>	<b>79,230 sq.ft.</b>
<b>Floors:</b>	<b>3</b>
<b>Asking Rent:</b>	<b>\$16.00 psf</b>
<b>Additional Rent (estimated):</b>	
Operating Costs	\$ 7.52
Realty Taxes:	\$ 5.88
In Suite Cleaning Costs:	\$ 1.56
<b>Total:</b>	<b>\$14.96 psf</b>
<b>Bike Storage:</b>	<b>Outdoor</b>
<b>Parking:</b>	<b>Surface</b>
<b>Electric Vehicle Chargers:</b>	<b>N/A</b>
<b>WiredScore:</b>	<b>Yes</b>

*NOTE: Additional Rent estimate is subject to change.  
Asking Rent is negotiable.*