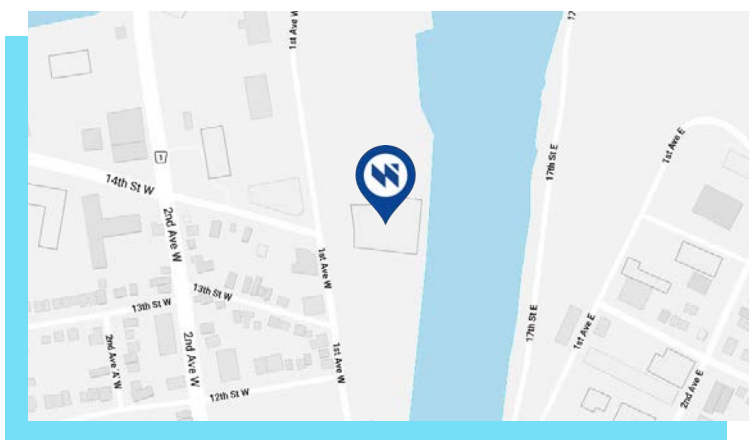


MEDICAL OFFICE SPACE FOR LEASE



Owen Sound Family Health Centre

1415 First Ave West, Owen Sound, Ontario



LOCATION HIGHLIGHTS



MAJOR INTERSECTION

1st Ave West and 14th Street West



NEAREST HOSPITAL

3.9km Owen Sound Hospital



PUBLIC TRANSIT ACCESS

Owen Sound Transit

LEASING INQUIRIES



Kasia Mnich

Leasing Manager

C : + 1 (416) 523-8694

E : kasia.mnich@nwhreit.com

W : nwhleasing.com

MEDICAL OFFICE SPACE FOR LEASE



Owen Sound Family Health Centre

1415 First Ave West, Owen Sound, Ontario



PROPERTY DESCRIPTION

Owen Sound Family Health Centre is a three-storey, 74,418 square foot medical office building centrally located on the shore of Georgian Bay Harbour in downtown Owen Sound. Constructed in 2012, the new-generation medical office building is home to the Owen Sound Family Health Team, comprised of 22 family physicians. The building provides a full-range of healthcare services, including a pharmacy, dental clinic, diagnostic imaging, and audiology as well as additional ancillary service providers. The property is easily accessed by car or public transit and has ample on-site surface parking for tenants and visitors.

LEASING INQUIRIES



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Leasing Manager
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PROPERTY HIGHLIGHTS

Building Size:	77,542 sq.ft.
Floors:	3
Asking Rent:	\$15.00 psf
Additional Rent (estimated):	
Operating Costs	\$ 5.93
Realty Taxes:	\$ 7.07
In Suite Cleaning Costs:	N/A
Total:	\$13.00 psf
Bike Storage:	Outdoor
Parking:	Surface and Garage
Electric Vehicle Chargers:	N/A
WiredScore:	Yes

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