



PROFESSIONAL MEDICAL OFFICE SUITES FOR LEASE

3328 McCARTHY ROAD



JENNINGS
REAL ESTATE
BROKERAGE INC.

PROPERTY HIGHLIGHTS

- Modern medical office building featuring a recently renovated lobby;
- Ideal building to co-locate alongside medical professionals, with an established general physician on site;
- Ample free parking at a ratio of 4 parking spots per 1,000 square feet;
- Exposure to Shoppers Drug Mart and a high traffic gas station / convenience store;
- Shadow anchored by RioCan Hunt Club Centre with Metro, and a variety of essential retailers;
- New soft landscaping, and interlocking pavers coming Spring 2025 to elevate curb appeal.

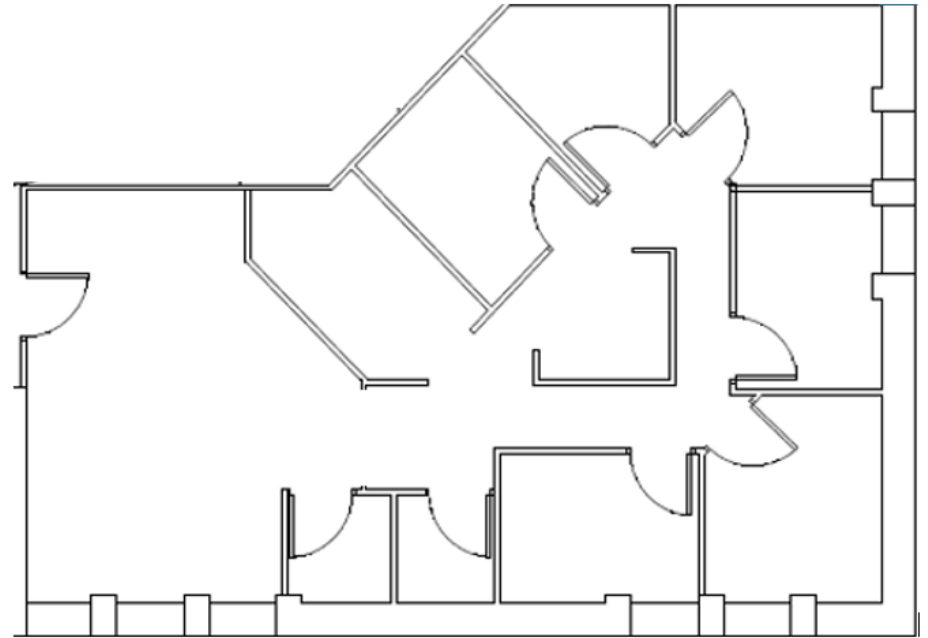


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SUITE DETAILS

Suite:	#100
Size:	1,242 SF
Net Rent:	\$16.00 SF/YR
Additional Rent:	\$18.00 SF/YR + hydro

- Freshly painted suite with new LED lighting and flooring installed in December 2024;
- Existing improvements include:
 - reception/waiting area
 - six enclosed offices, four with plumbing rough-in for a sink
 - two private washrooms
 - plumbing for kitchenette

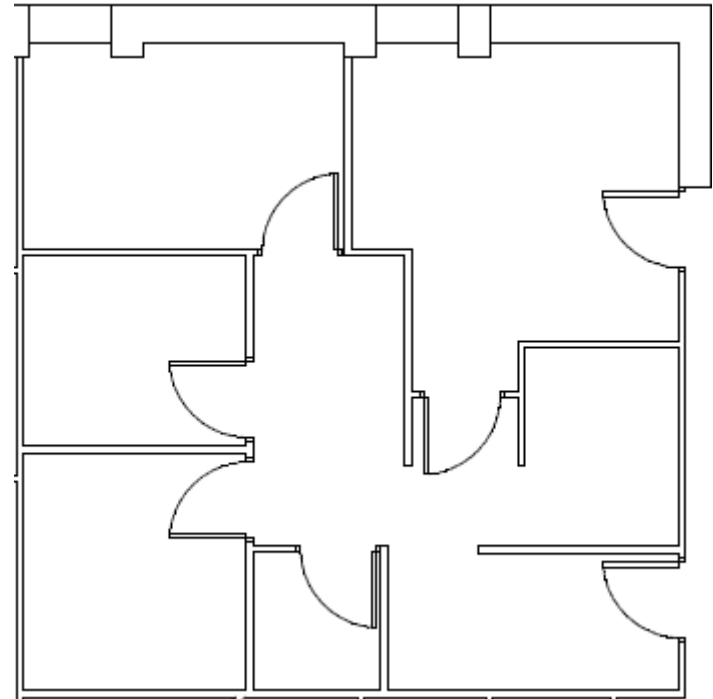


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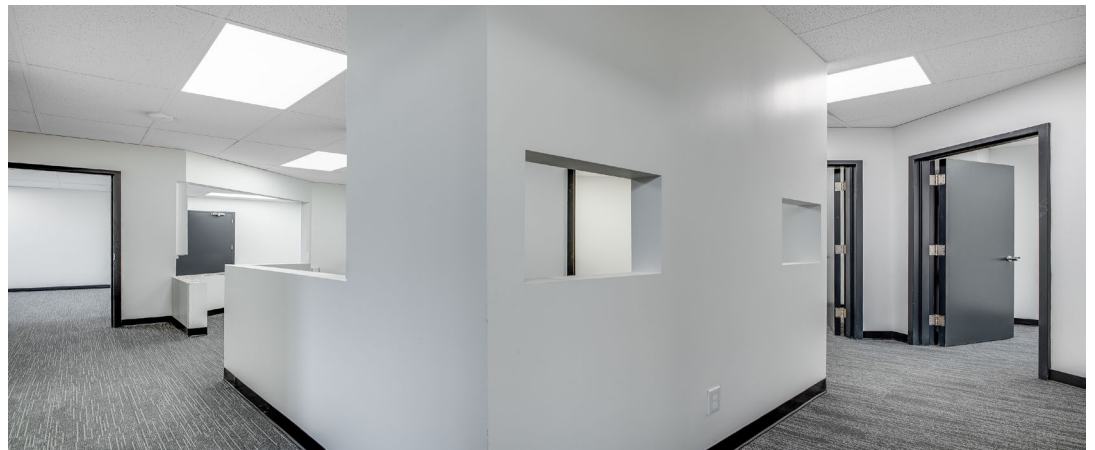
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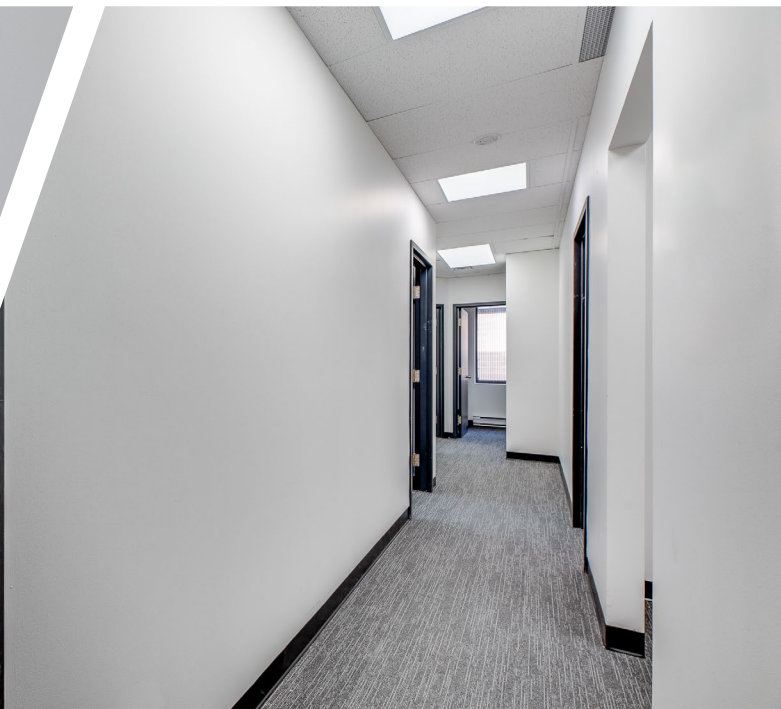
Suite:	#101
Size:	808 SF
Net Rent:	\$16.00 SF/YR
Additional Rent:	\$18.00 SF/YR + hydro

- Freshly painted suite with new LED lighting and flooring installed in December 2024;
- Existing improvements include:
 - reception/waiting area
 - three enclosed offices, two with plumbing rough-in for a sink
 - one private washroom
 - plumbing for kitchenette

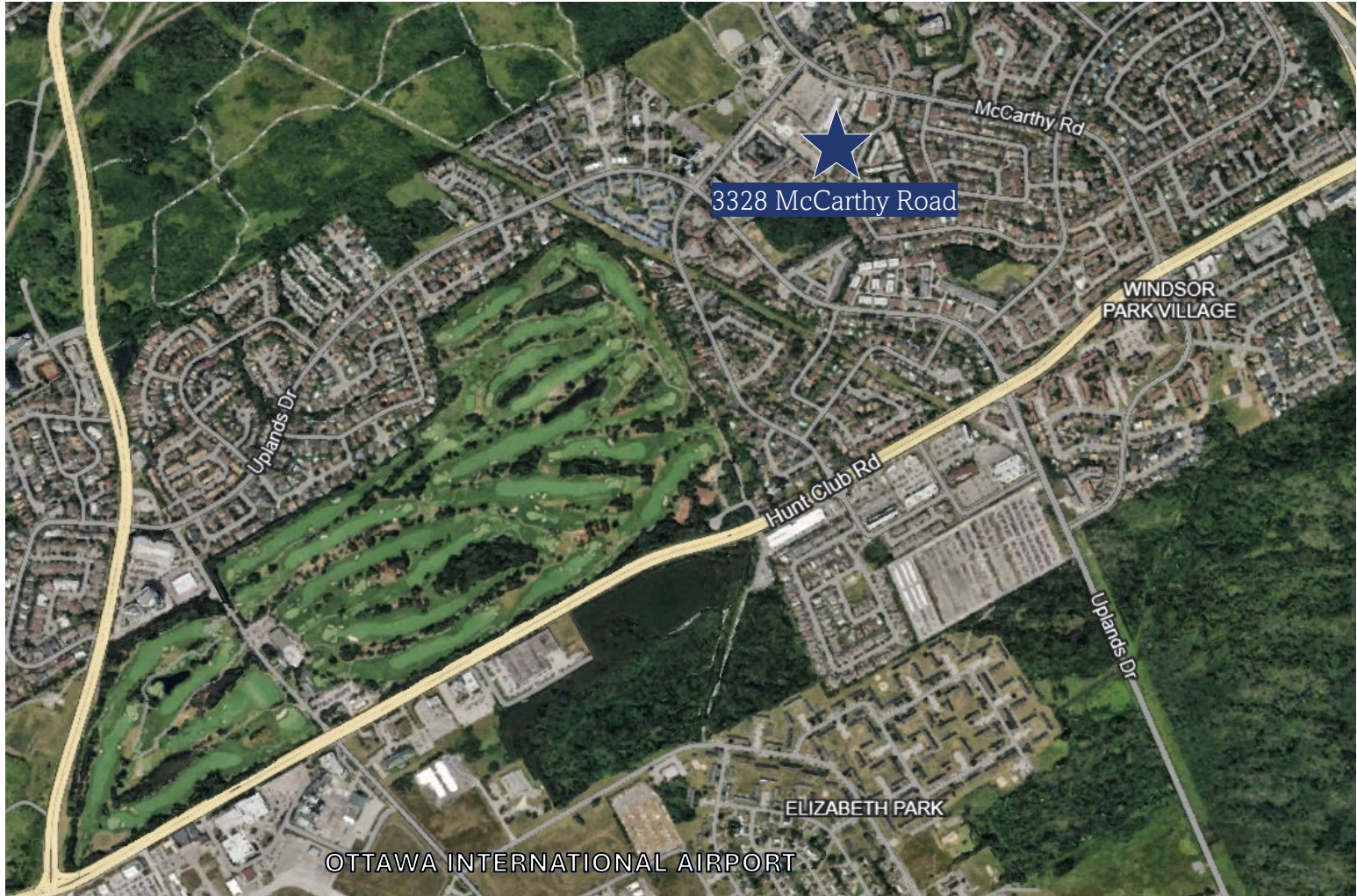


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MAP



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