

# OFFICE SPACE FOR LEASE

QUALICUM CENTRE, 2930-2936 BASELINE ROAD  
OTTAWA, ONTARIO



**PRIMECORP**  
COMMERCIAL REALTY INC.  
BROKERAGE

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES  
A TCN Worldwide Member



- Qualicum Centre - a Class A Suburban office complex with distinctive octagonal designs offering panoramic views
- Strategically located on the southwest corner of Baseline Road and Monterey Drive, close to Kanata's high tech industry
- Convenient access to 417 (Queensway) and 416 interchanges
- Ceiling height of approx. 9 ft in office areas
- Close to hospital with excellent public transit
- Computerized environmental control system for maximum comfort and energy efficiency
- Parking ratio of 3 stalls per 1,000 sf (exterior and parkade)
- Net rental rate is ± \$18.00 psf (incl. fit-up allowance of \$20.00 sfr)
- Additional rent for 2016 is estimated as follows: 2932: \$16.55, 2934: \$16.56, and 2936 \$15.72

SUITE	AREA	AVAILABLE
2932 - 100	7,215	June 1, 2016
2932 - 102	4,100	June 1, 2016
2932 - 200	15,299	June 1, 2016
2932 - 300	15,458	June 1, 2016
<b>Total</b>	<b>42,072</b>	<b>June 1, 2016</b>
2934 - 200	17,508	June 1, 2016
2934 - 301	9,012	Available Now
2934 - 302	5,001	June 1, 2016
2934 - 303	3,668	June 1, 2016
2934 - 400	17,687	Available Now
<b>Total</b>	<b>26,699</b>	<b>Available Now</b>
<b>Total</b>	<b>26,177</b>	<b>June 1, 2016</b>
2936 - 100	3,793	June 1, 2016
2936 - 102	6,951	June 1, 2016
2936 - 200	14,587	June 1, 2016
2936 - 300	14,587	June 1, 2016
2936 - 400	14,890	June 1, 2016
<b>Total</b>	<b>54,808</b>	<b>June 1, 2016</b>
<b>Total</b>	<b>26,699</b>	<b>Available now</b>
<b>Total</b>	<b>123,057</b>	<b>Available June 1st 2016</b>
<b>Grand Total</b>	<b>149,756</b>	

Exclusively listed, please contact:

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**PRIMECORP COMMERCIAL REALTY INC., BROKERAGE**

Commercial Investment Sales | Multi-Residential Investment Sales  
Retail Leasing | Office Leasing | Property Management



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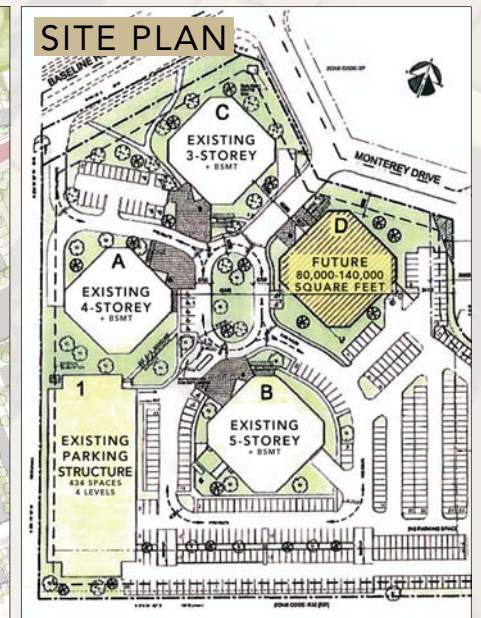
WWW.PRIMECORP.CA Toll free : 1.888.720.2020

MAKING A DIFFERENCE LEASING & SELLING REAL ESTATE

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## PHOTO GALLERY



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## PHOTO GALLERY

2934 BASELINE: TOWER B



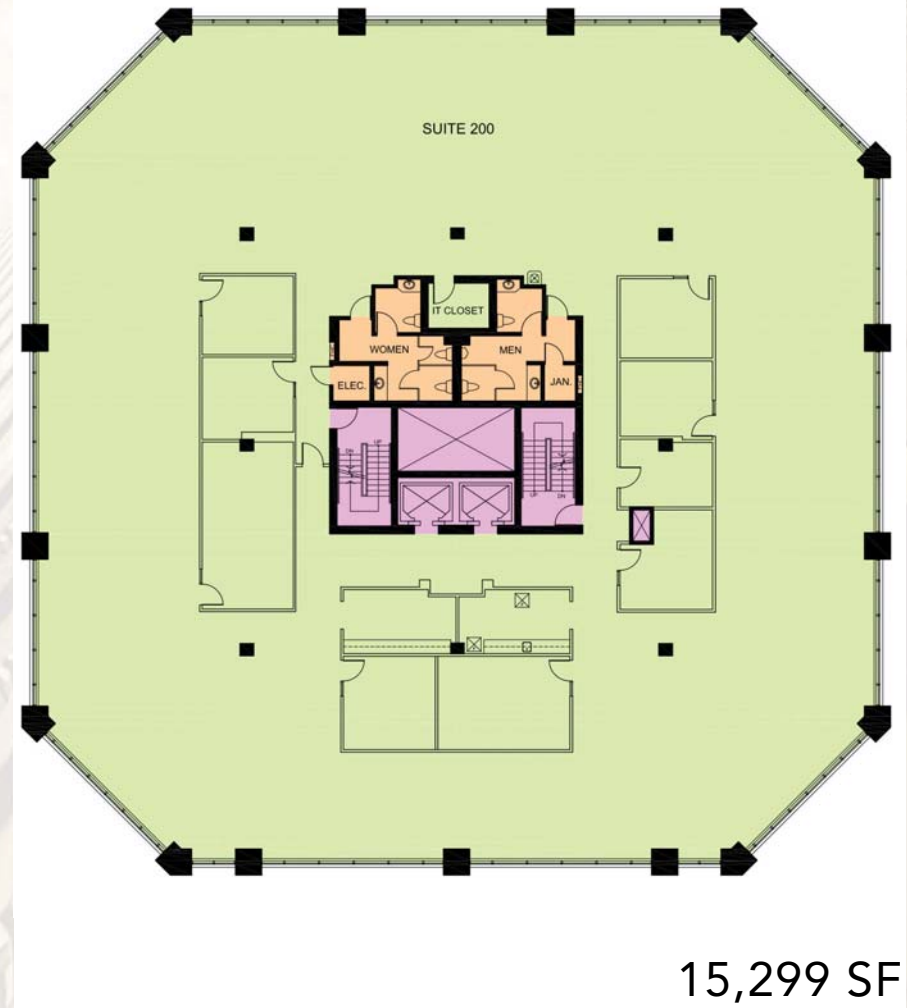
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## 2932 BASELINE, GROUND FLOOR



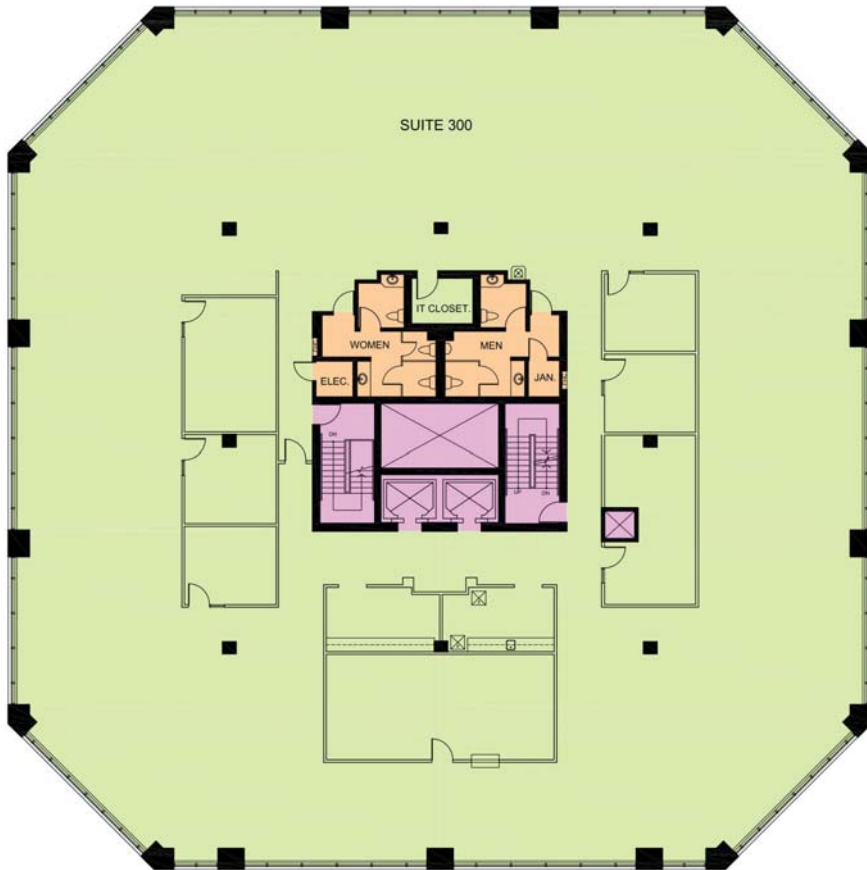
## 2932 BASELINE, 2<sup>ND</sup> FLOOR



# OFFICE SPACE FOR LEASE

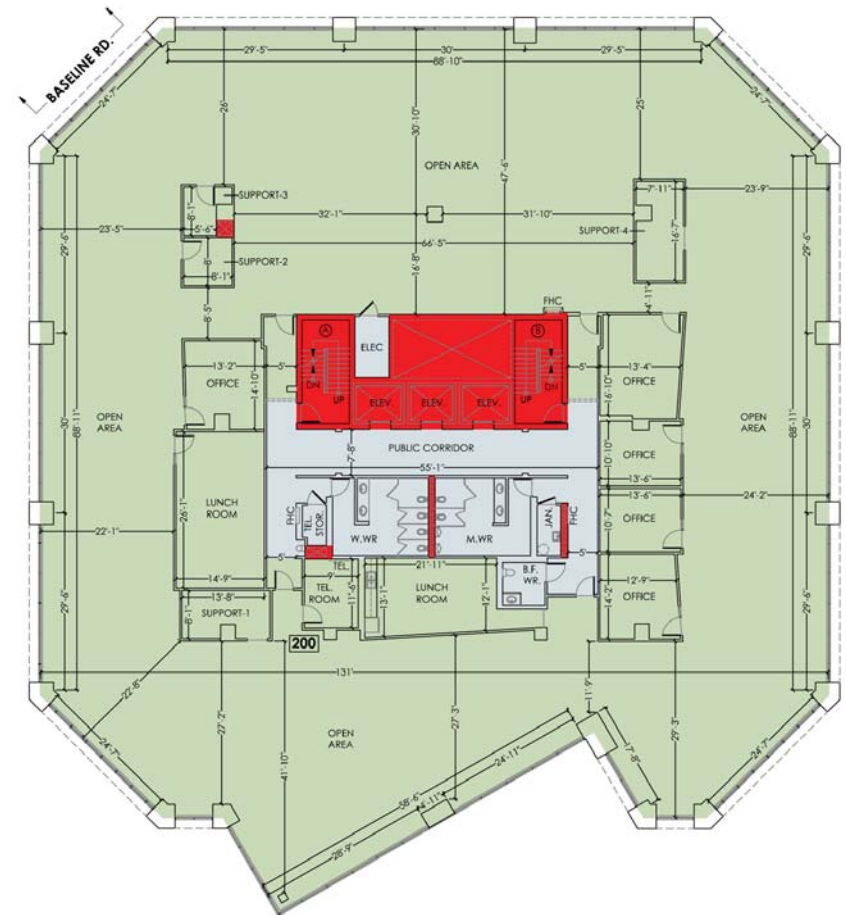
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## 2932 BASELINE, 3<sup>RD</sup> FLOOR



15,458 SF

## 2934 BASELINE, 2<sup>ND</sup> FLOOR

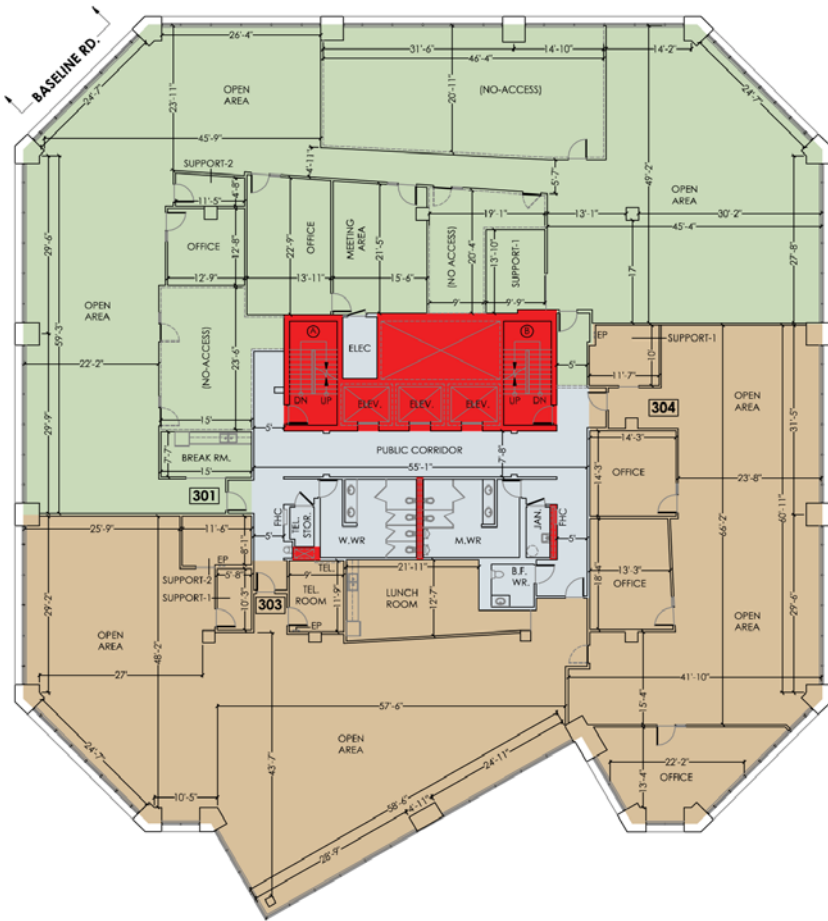


17,508 SF

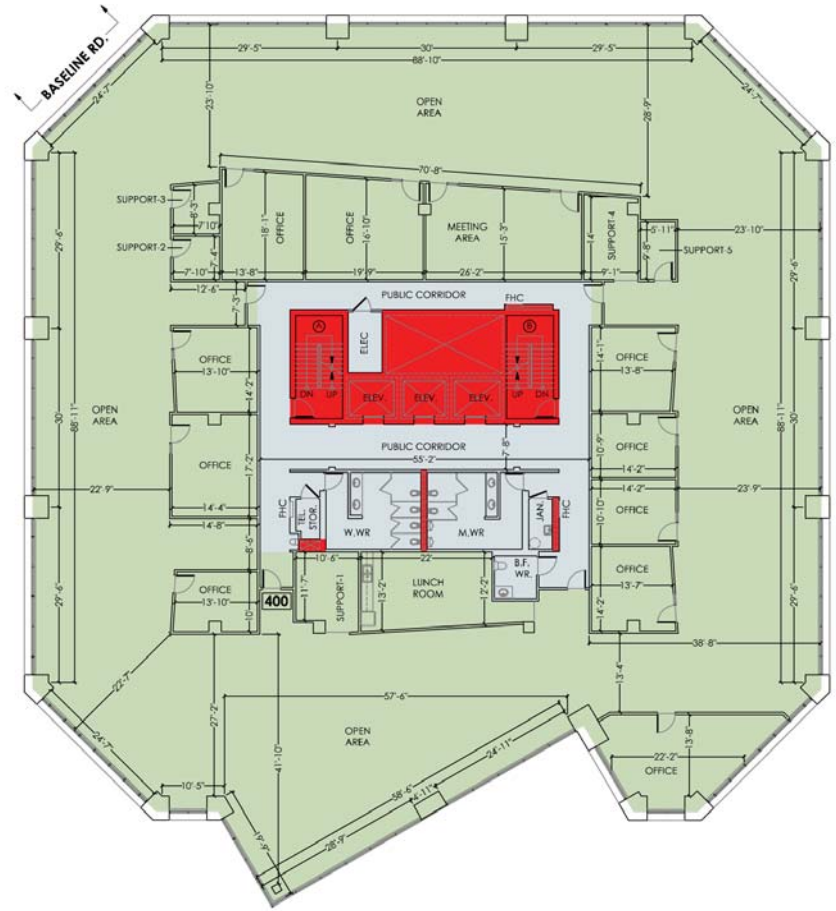
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## 2934 BASELINE, 3<sup>RD</sup> FLOOR



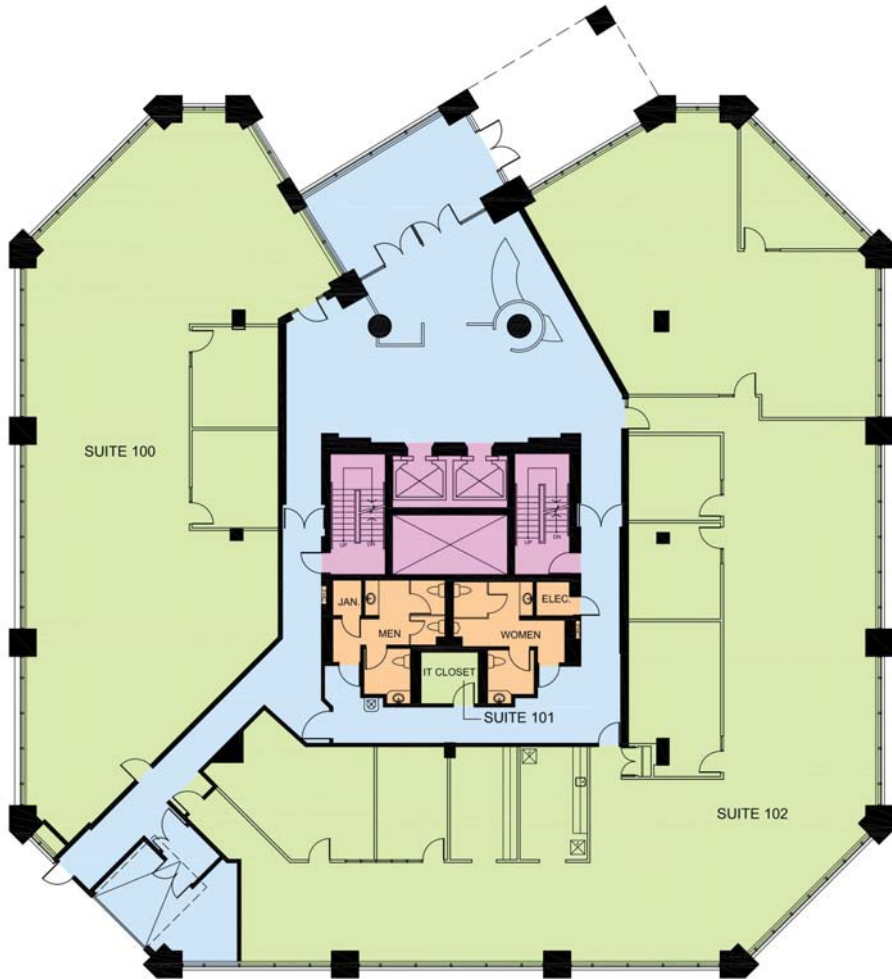
## 2934 BASELINE, 4<sup>TH</sup> FLOOR



# OFFICE SPACE FOR LEASE

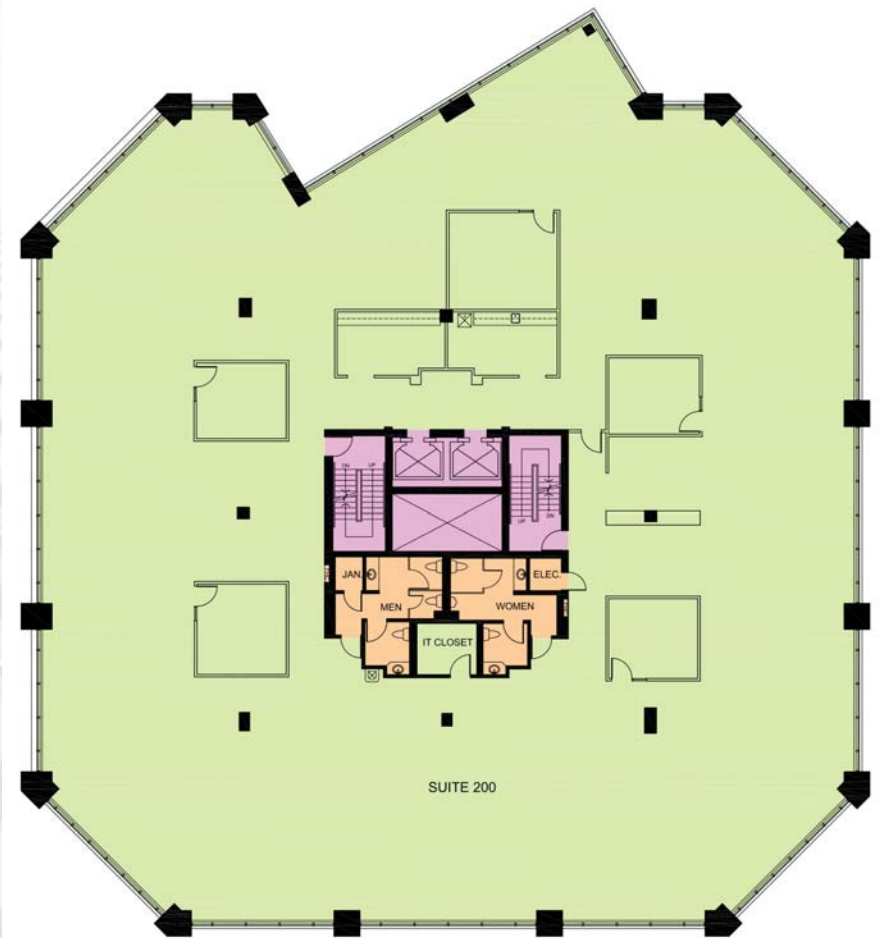
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## 2936 BASELINE, GROUND FLOOR



10,744 SF

## 2936 BASELINE, 2<sup>ND</sup> & 3<sup>RD</sup> FLOOR

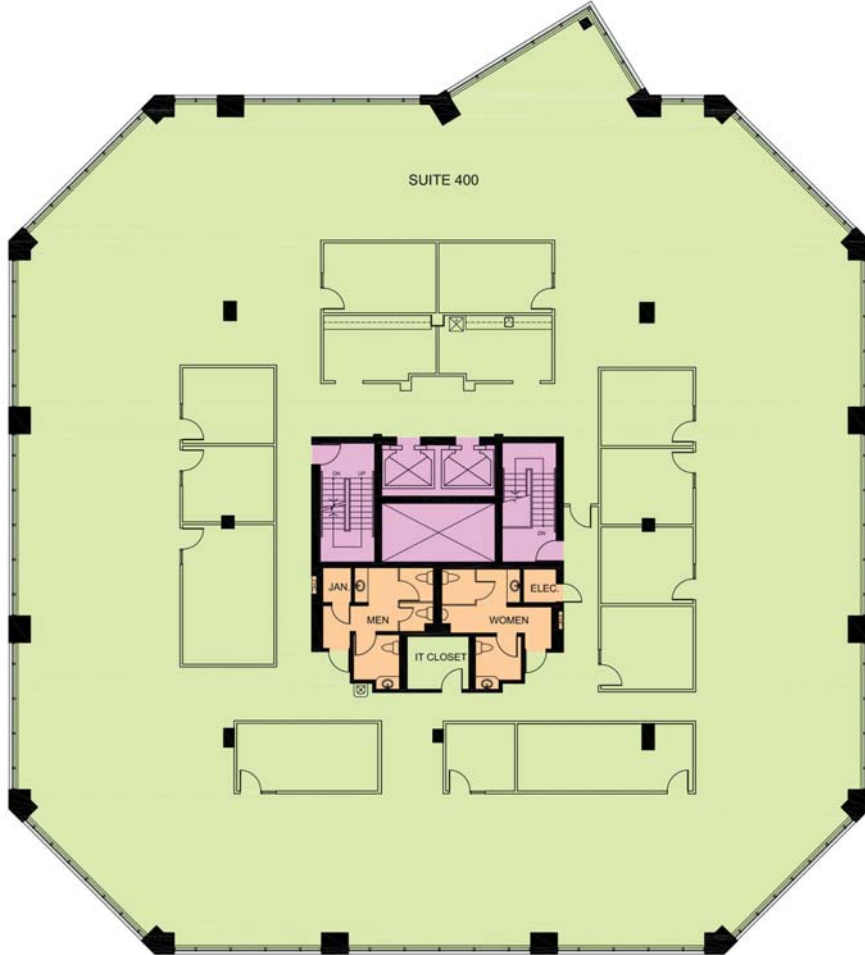


14,587 SF

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## 2936 BASELINE, 4<sup>TH</sup> FLOOR



14,890 SF





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## AERIAL VIEW

