



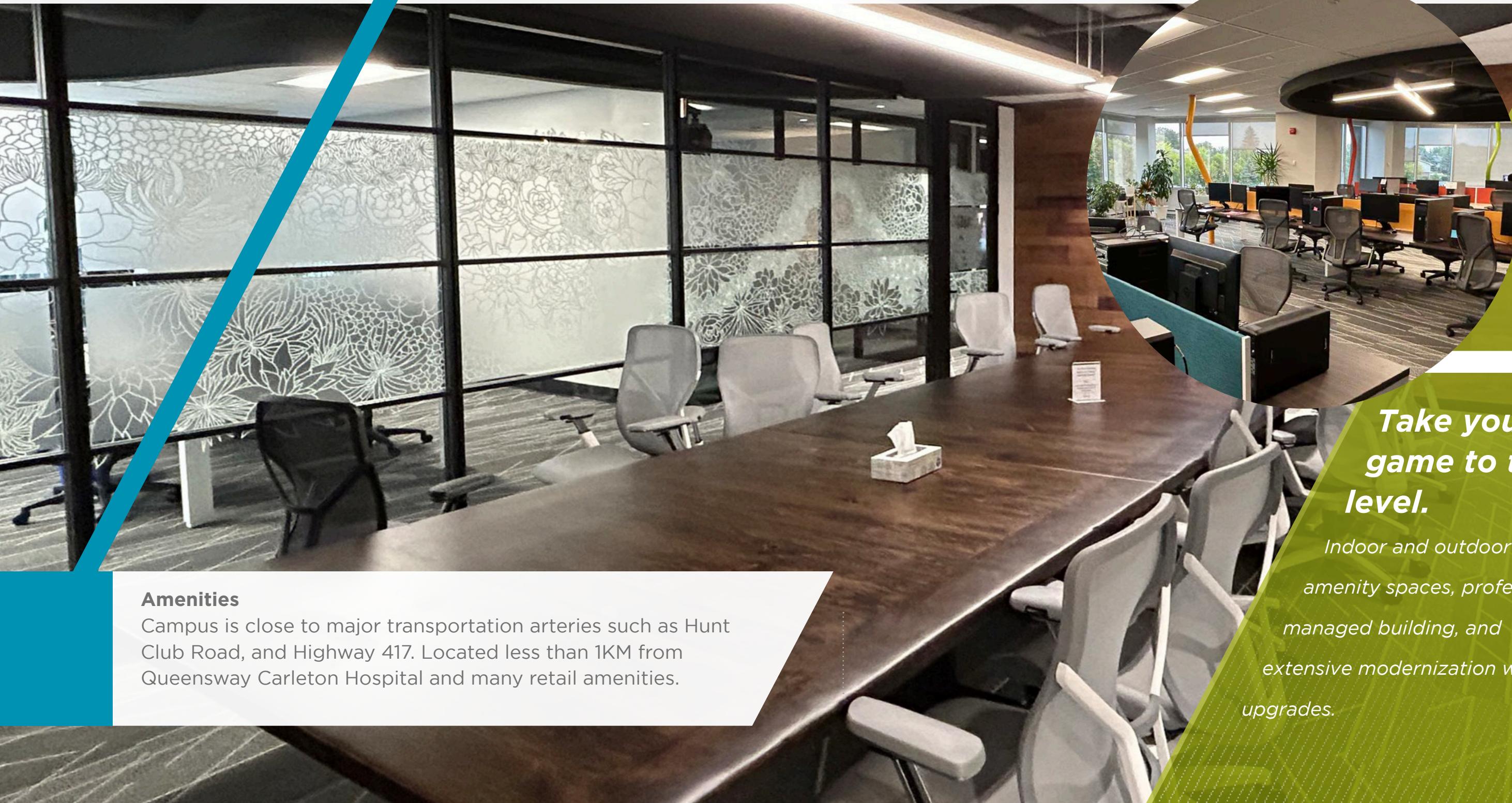
THIRD FLOOR  
OFFICE SPACE FOR SUBLEASE  
**QUALICUM CENTRE**  
**2936 BASELINE RD.**  
7,000 SF UP TO 16,000 SF



CLASS A  
PRESTIGE OFFICE  
CAMPUS

# About **QUALICUM**

Welcome to Qualicum Centre, a premier suburban office campus that offers the best of both indoor and outdoor communal amenity spaces. Whether you're looking for a quiet space to work, or a place to network and socialize, we have the perfect spot for you.



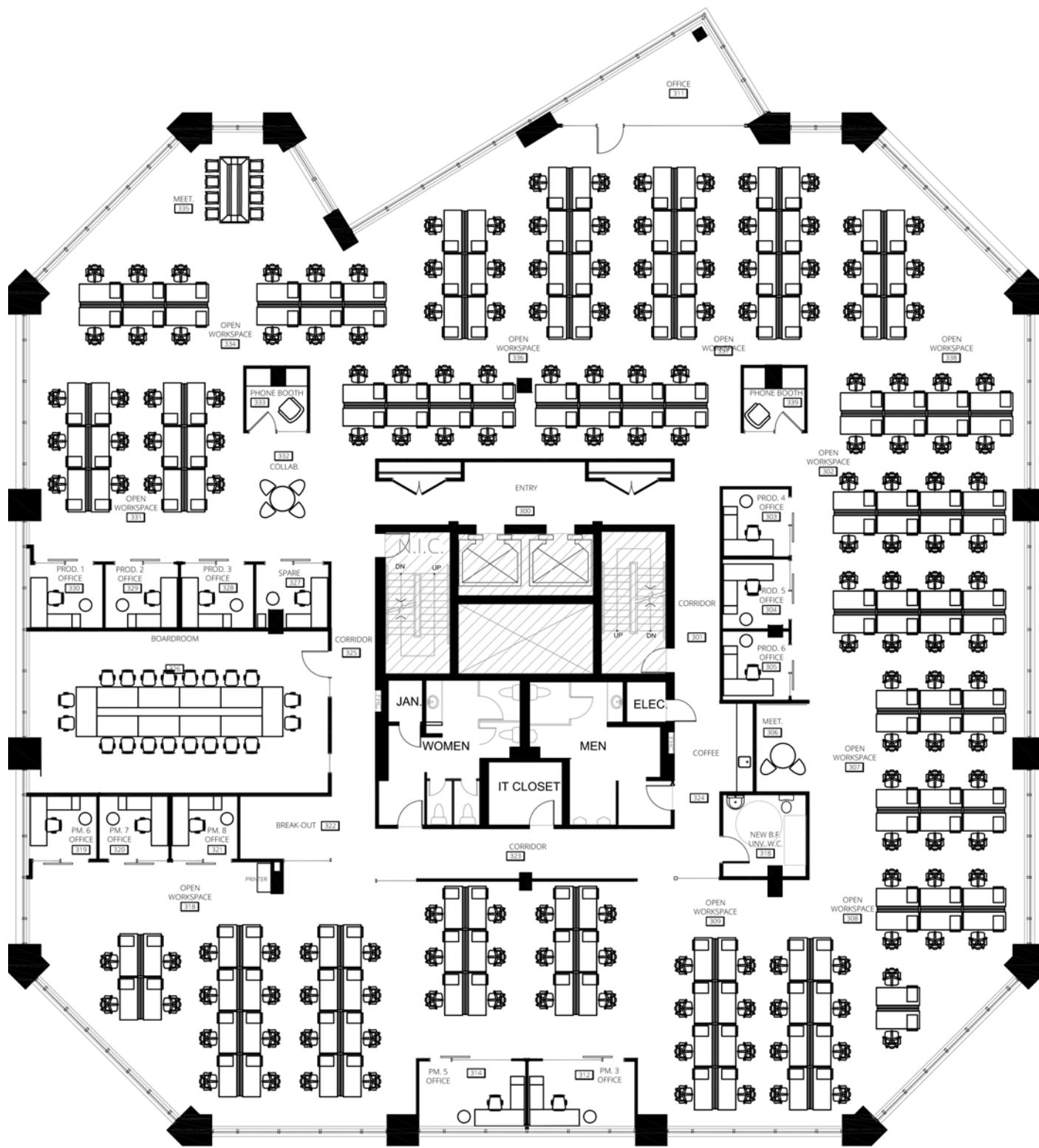
## **Amenities**

Campus is close to major transportation arteries such as Hunt Club Road, and Highway 417. Located less than 1KM from Queensway Carleton Hospital and many retail amenities.

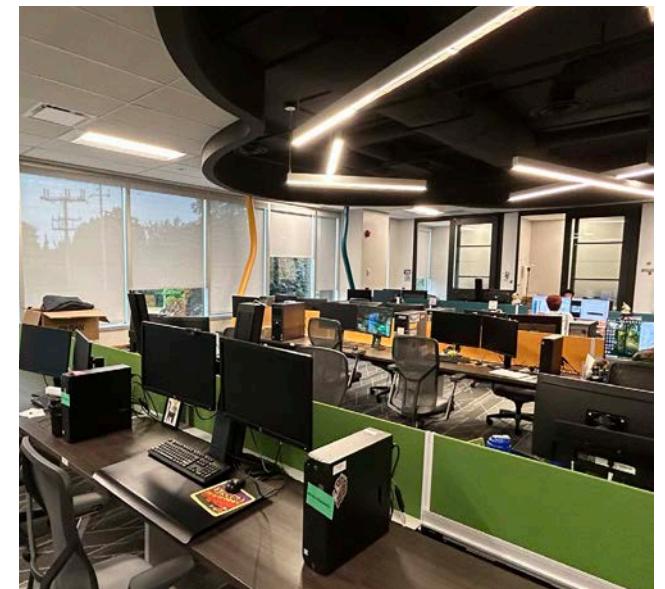
***Take your work  
game to the next  
level.***

*Indoor and outdoor communal  
amenity spaces, professionally  
managed building, and  
extensive modernization with  
upgrades.*

## FLOOR PLAN



3RD FLOOR: 7,000 SF UP TO 16,000 SF

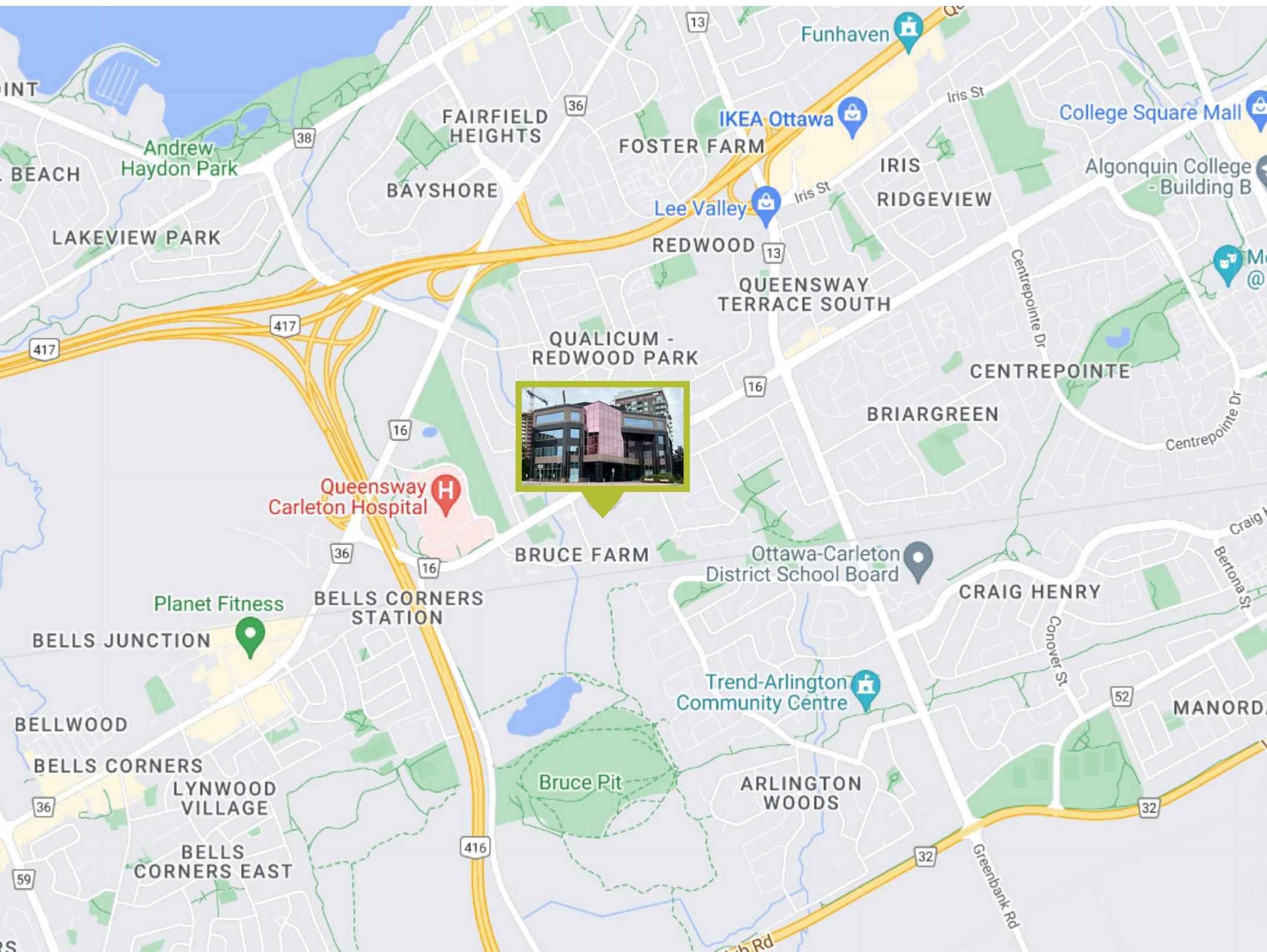


NET RENT: CONTACT LISTING AGENT

ADDITIONAL RENT: \$17.61 PSF (2023)

SUBLEASE TERM EXPIRY: FEBRUARY 27, 2029

## Amenities



### Within 2KM

#### RESTAURANTS

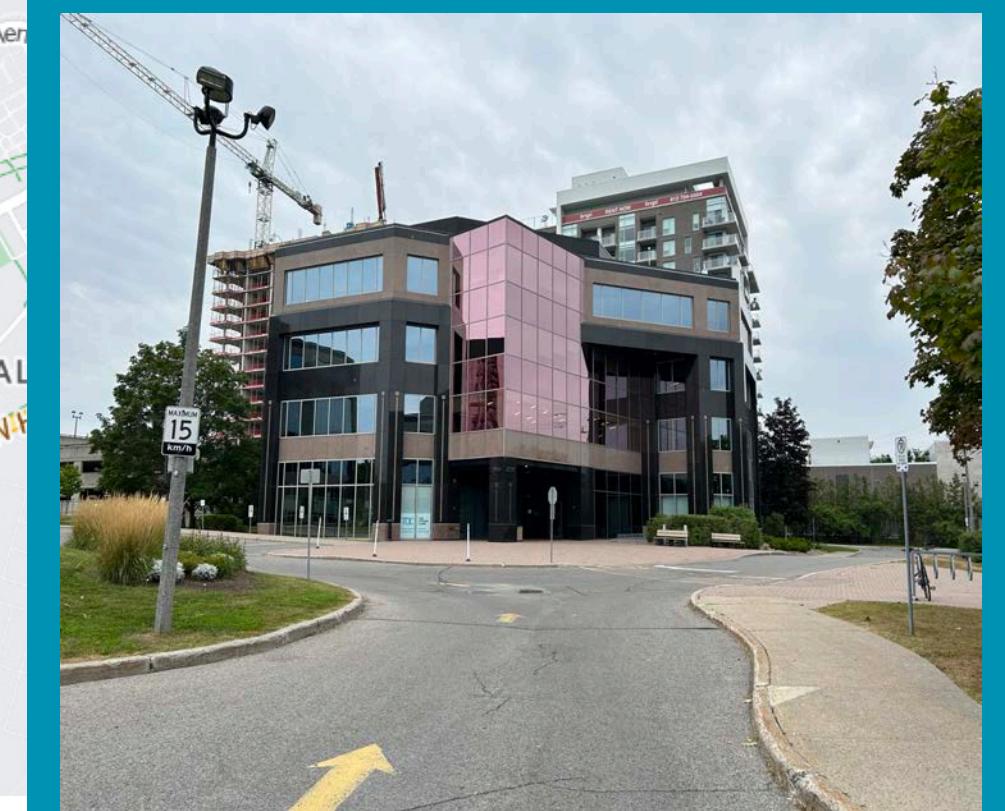
- 1 East Side Marios
- 2 Barley Mow
- 3 Big Rig Brewery
- 4 Cosmos Souvlaki

#### RETAIL

- 1 Shoppers Drug Mart
- 2 Dollarama
- 3 IKEA
- 4 Winners

#### COFFEE SHOPS

- 1 Starbucks
- 2 Bridgehead
- 3 Second Cup
- 4 Tim Horton's





## CONTACT

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\*SALES REPRESENTATIVE



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