

**CUSHMAN &  
WAKEFIELD**  
Ottawa

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

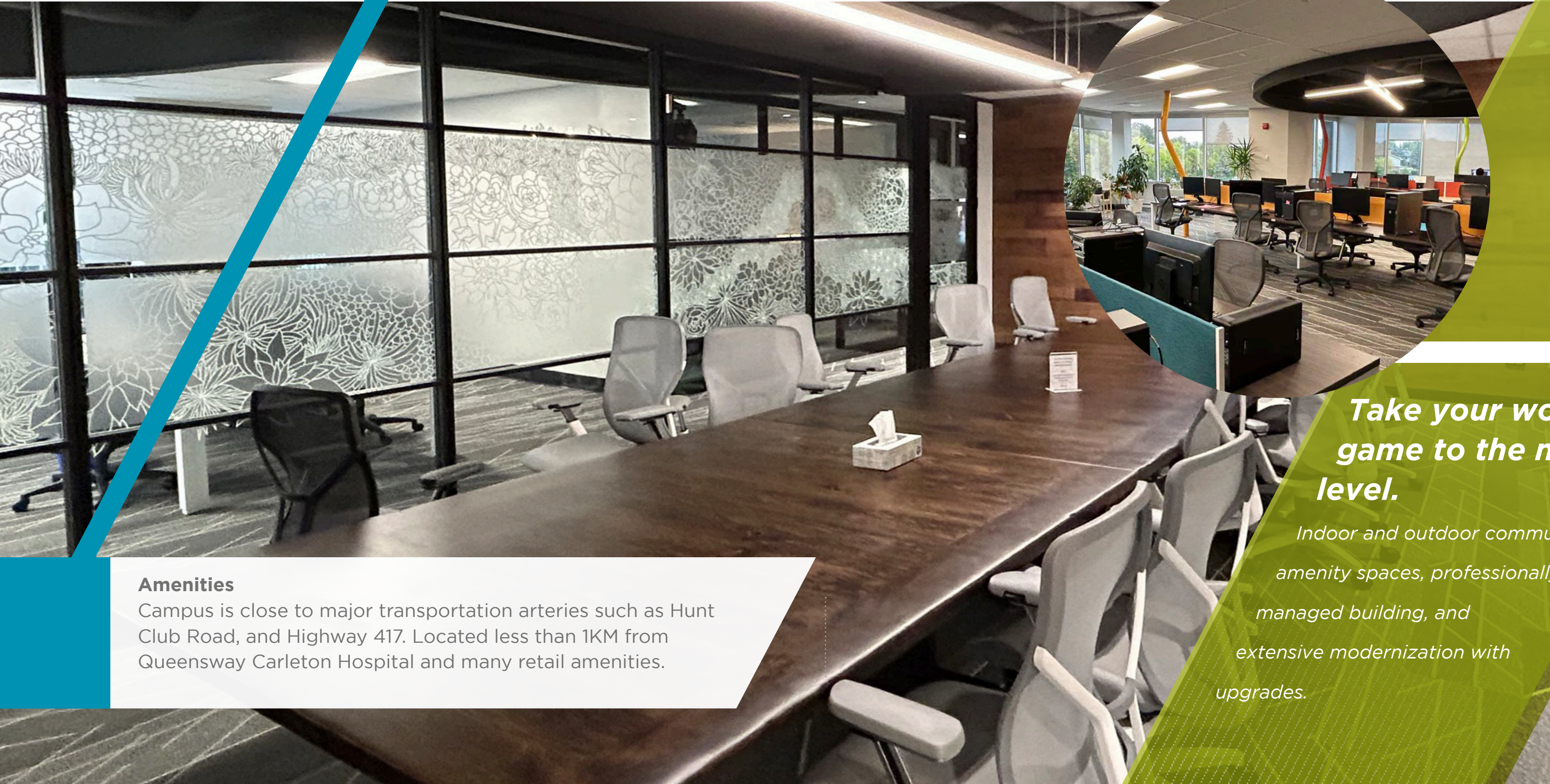


*CLASS A  
PRESTIGE OFFICE  
CAMPUS*



# 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

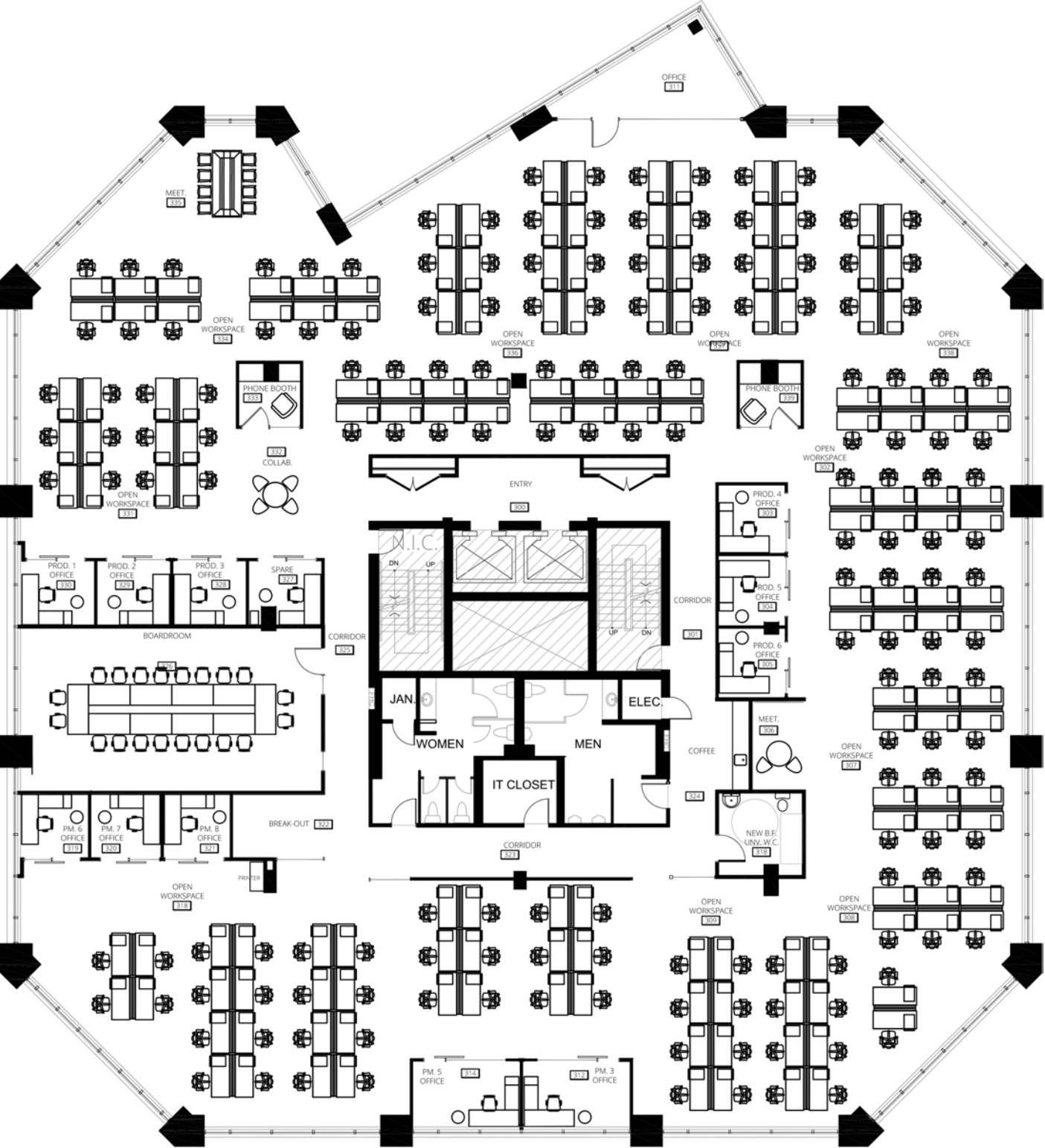
Campus is close to major transportation arteries such as Hunt Club Road, and Highway 417. Located less than 1KM from Queensway Carleton Hospital and many retail amenities.

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

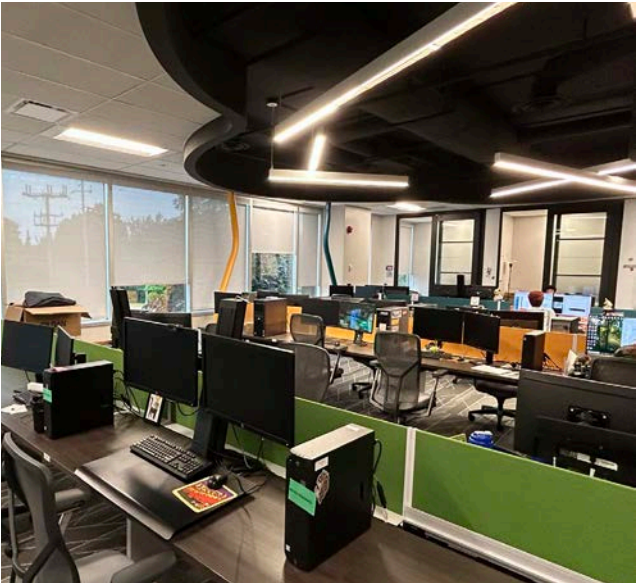
*Indoor and outdoor communal  
amenity spaces, professionally  
managed building, and  
extensive modernization with  
upgrades.*



FLOOR PLAN



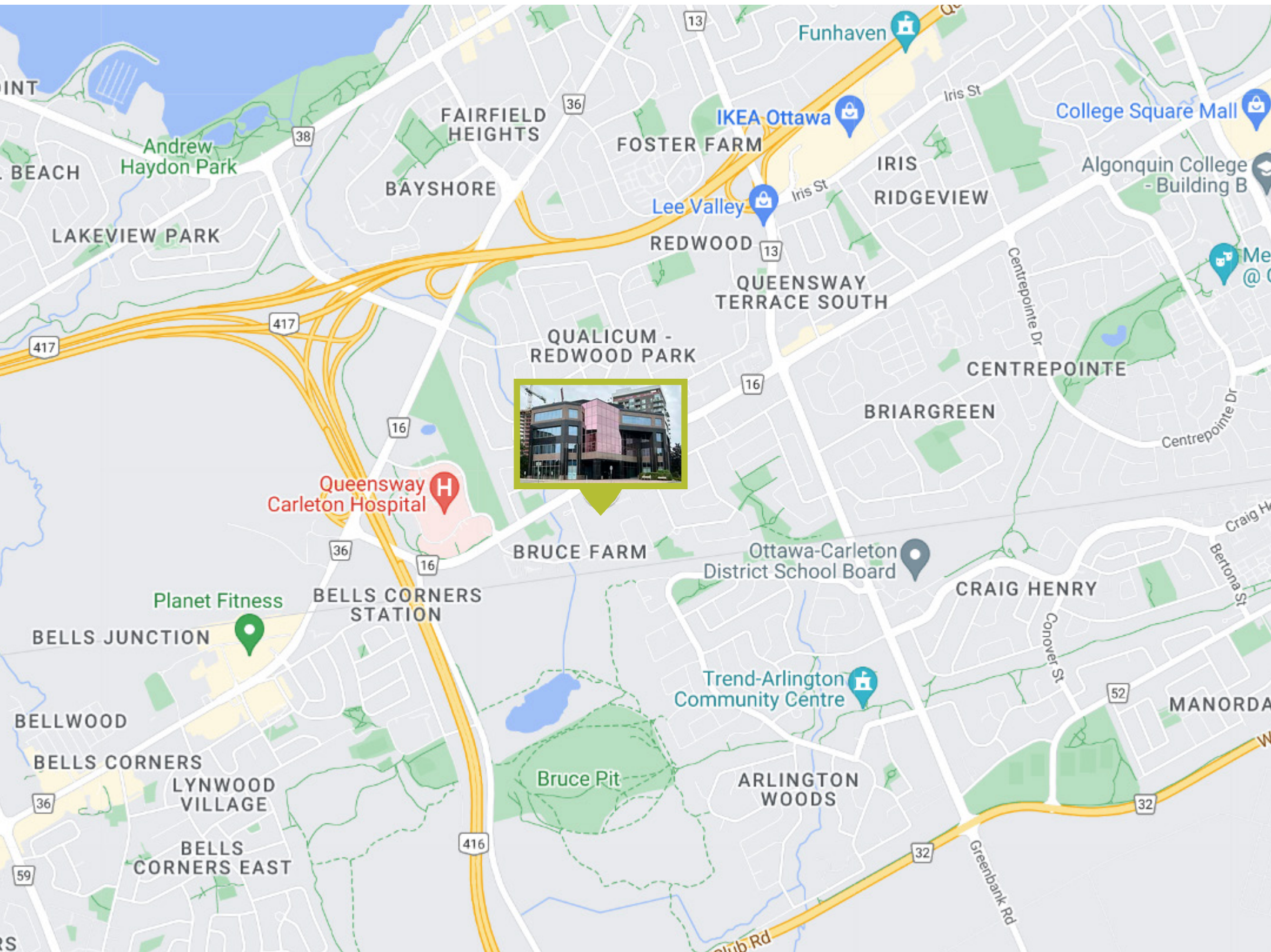
3RD FLOOR: 7,000 SF UP TO 16,000 SF



NET RENT: CONTACT LISTING AGENT  
ADDITIONAL RENT: \$17.61 PSF (2023)  
SUBLEASE TERM EXPIRY: FEBRUARY 27, 2029



## Amenities



### Within 2KM

#### RESTAURANTS

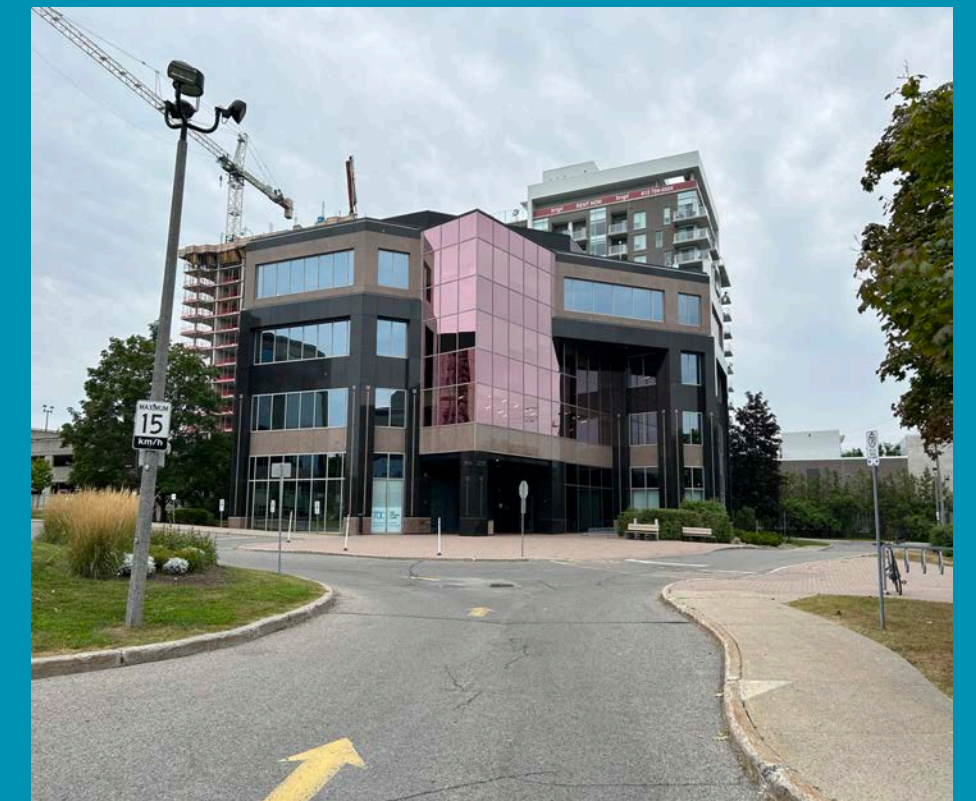
- 1 East Side Marios
- 2 Barley Mow
- 3 Big Rig Brewery
- 4 Cosmos Souvlaki

#### RETAIL

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

#### COFFEE SHOPS

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







**CUSHMAN &  
WAKEFIELD**

Ottawa

## CONTACT

**NEIL MASON\***

Associate Vice President

+1 613 780 1571

[nmason@cwottawa.com](mailto:nmason@cwottawa.com)

\*SALES REPRESENTATIVE

© 2023 Cushman & Wakefield Ottawa Brokerage. Independently Owned and Operated. A member of the Cushman & Wakefield Alliance. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.