



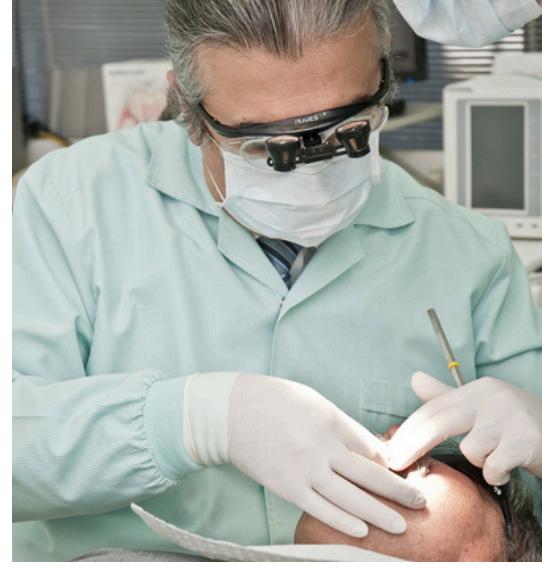
SETON PROFESSIONAL CENTRE

UP TO 16,957 SF

CLASS "A" MEDICAL / OFFICE SPACE FOR LEASE

3815 FRONT STREET SE

Scout



- Prominent medical professional building located adjacent to South Health Campus Hospital
- Access to 2 LRT Park & Ride Stations and close proximity to future LRT Green Line Seton Station
- Plentiful retail and ancillary medical uses in the vicinity
- New retail development adjacent to Seton Professional Centre underway

Lori Suba (Lead)
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Brody Wyatt
Associate
(403)866-4166
bwyatt@scoutrealestate.ca

Property Features

- Established high-end medical professional building with limited remaining opportunities to lease
- Ample natural light throughout
- Daycare and pharmacy on-site
- Walking distance to Seton's extensive and growing retail and entertainment amenities
- LEED Silver-certified

Join Seton Professional Centre's growing medical ecosystem that is over 80% leased to groups including:

- EFW Radiology
- Innovative Sport Medicine Seton
- INVIVA
- Premiere Eye Care
- Remedy's RX Pharmacy
- Seton Family Dental Centre
- Seton Family Healthcare
- 1st Class Childcare Seton

Leasing Information

- Areas from 1,277 SF to 16,957 SF
- Immediate Availability
- Market net rent
- Operating Costs (2026): \$22.11 PSF
- Parking Ratio: 1 stall per 269 SF
- Employee Parking:
\$200.00 per stall / month
- Ample visitor parking available daily including evenings and weekends (hourly, daily and monthly rates available)

Join Seton's up and coming community to include:

- **Gateway District**
 - Bank of Montreal
 - Diva Salon
 - Edo
 - Good Earth Coffeehouse
 - Great Clips
 - Highlander Wine & Spirits
- **North Retail District**
 - Boston Pizza
 - CIBC
 - Dollarama
 - Tim Hortons
 - Anytime Fitness
- **Entertainment District**
 - Cineplex VIP



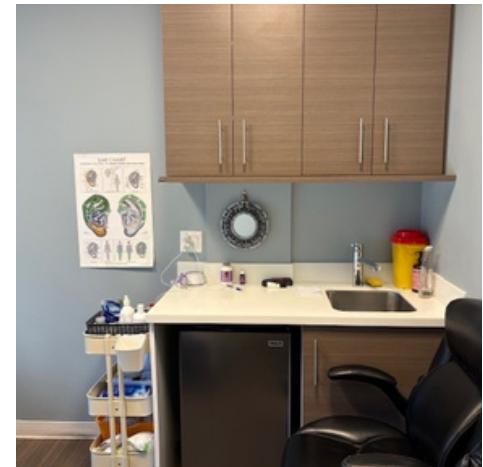
The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

Lori Suba (Lead)
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

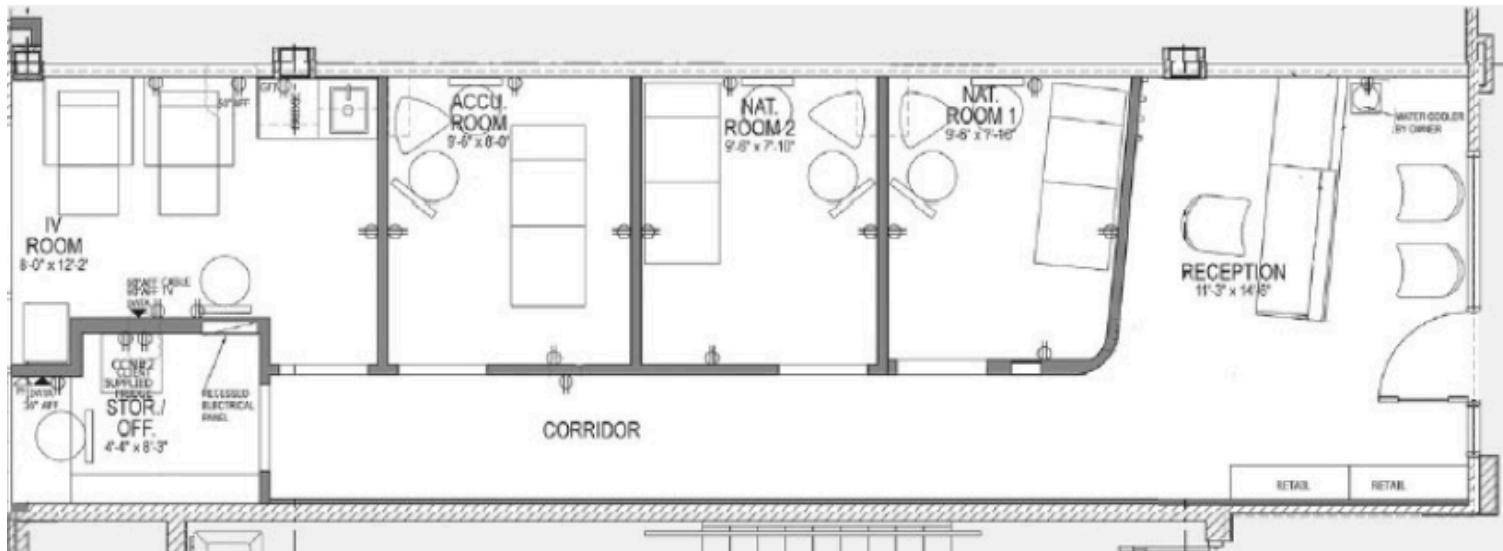
Brody Wyatt
Associate
(403)866-4166
bwyatt@scoutrealestate.ca

MAIN FLOOR - SUITE #101

- 817 SF
- Available October 1, 2026 - potential to be available sooner on 30-60 days notice
- Fully developed clinic space



FLOOR PLAN

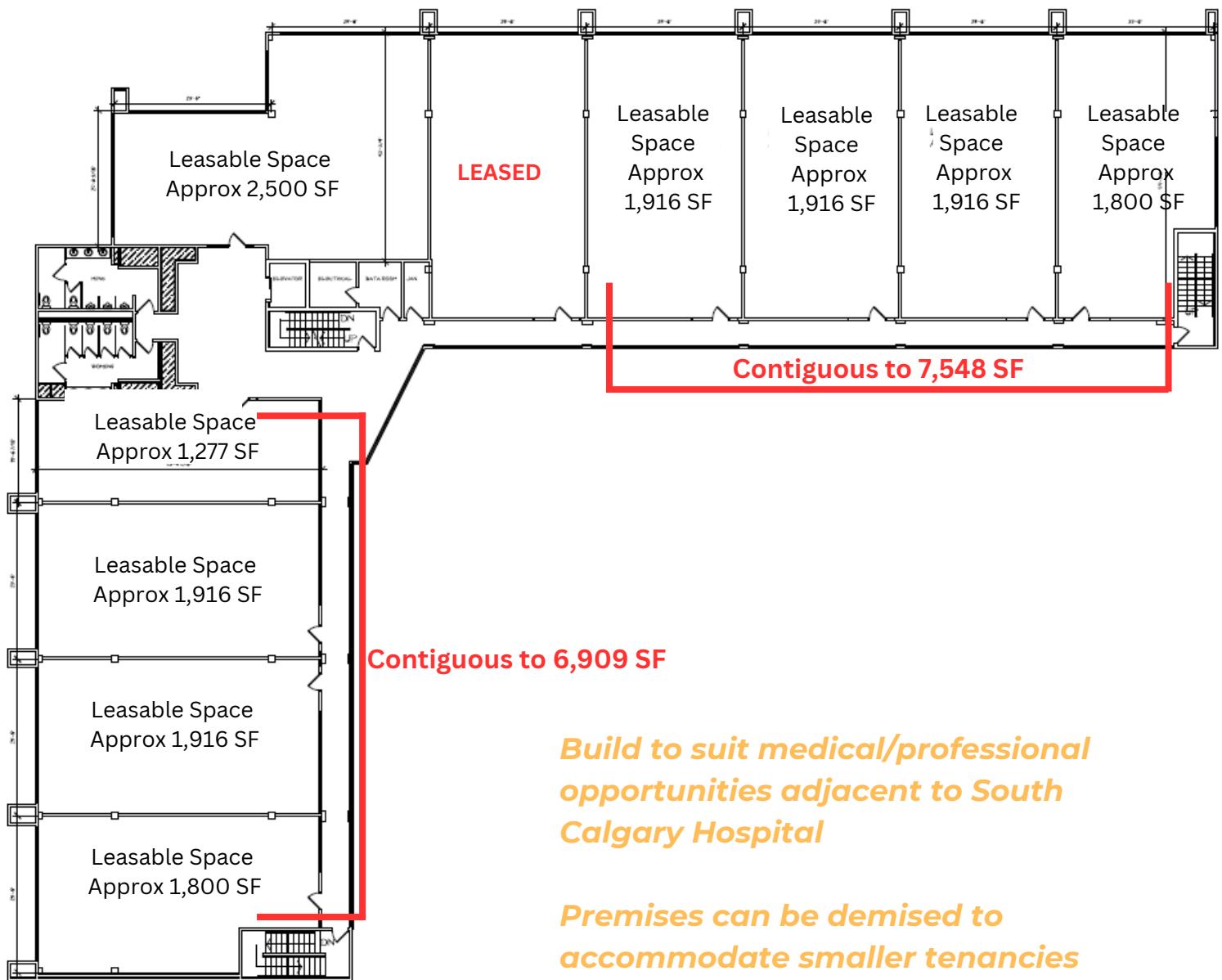


The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

Lori Suba (Lead)
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Brody Wyatt
Associate
(403)866-4166
bwyatt@scoutrealestate.ca
SCOUTREALESTATE.CA

THIRD FLOOR



The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

Lori Suba (Lead)
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Brody Wyatt
Associate
(403)866-4166
bwyatt@scoutrealestate.ca
SCOUTREALESTATE.CA



The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

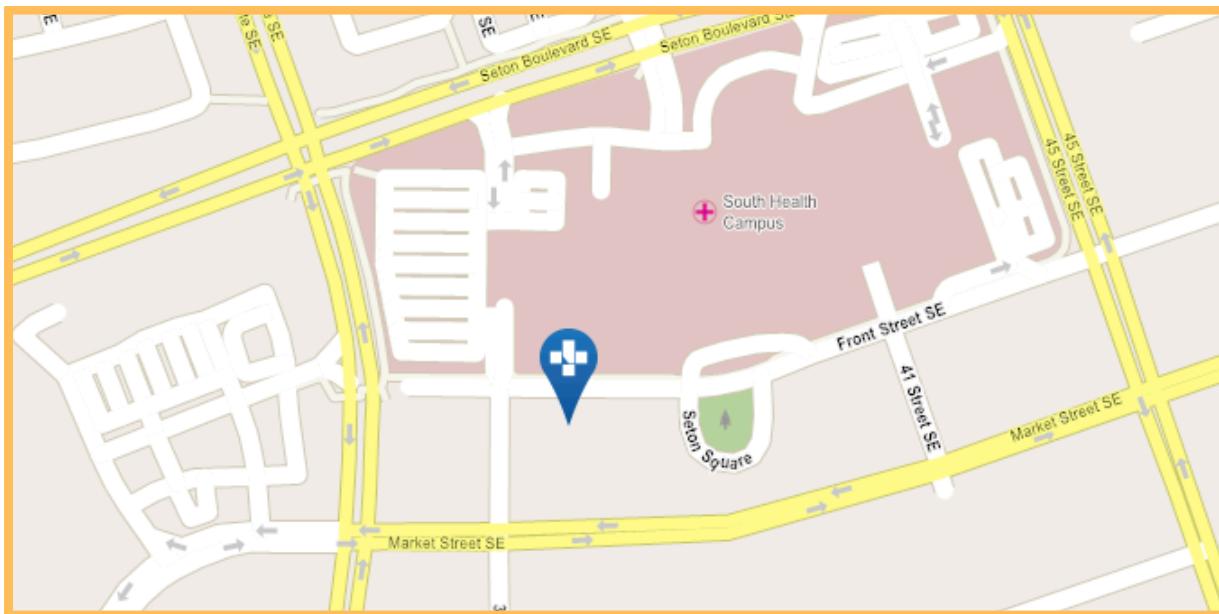
Lori Suba (Lead)
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Brody Wyatt
Associate
(403)866-4166
bwyatt@scoutrealestate.ca

SCOUTREALESTATE.CA

SOUTH HEALTH CAMPUS

(ACROSS THE STREET FROM SOUTH HEALTH CAMPUS HOSPITAL)



The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

Lori Suba (Lead)
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Brody Wyatt
Associate
(403)866-4166
bwyatt@scoutrealestate.ca