

NORTHLAND PROFESSIONAL CENTRE

4600 CROWCHILD TRAIL NW

FROM 538 - 3,052 SF

VARIOUS OFFICE + MEDICAL
SUITES FOR LEASE



FEATURES

- FREE SURFACE PARKING
- PROMINENT MEDICAL/DENTAL PROFESSIONAL SERVICES BUILDING
- EASY ACCESS/EGRESS OFF CROWCHILD TRAIL
- COMPLIMENTARY MEDICAL USES IN THE BUILDING
- ADJACENT TO NORTHLAND MALL WITH EXTENSIVE RETAIL & FITNESS AMENITIES

Lori Suba (*Primary Contact)
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Laurae Spindler
Vice President & Associate
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NORTHLAND PROFESSIONAL CENTRE PROPERTY INFORMATION:

TERM:	FLEXIBLE
NET RENT:	MARKET
OP COSTS (2023 BUDGET):	\$23.42 PSF
IMPROVEMENT ALLOWANCE/TURNKEY:	NEGOTIABLE
AVAILABLE:	IMMEDIATELY (ALL SUITES EXCEPT 104) SUITE 104 AVAILABLE MARCH 1, 2023
YEAR BUILT:	1978
PARKING:	FREE SURFACE SCRAMBLE PARKING
ZONING:	C-R3

LEASING OPPORTUNITIES:

<u>SUITE</u>	<u>RENTABLE AREA</u>	<u>COMMENTS</u>
#104	3,052 SF	QUALITY, WELL MAINTAINED, MEDICAL TREATMENT ROOM BUILD-OUT & MOVE-IN READY. SIGNAGE OPPORTUNITY FACING CROWCHILD TRAIL FOR ADDITIONAL MONTHLY COST.
#301	1,006 SF	OFFICE BUILD OUT
#306	538 SF	OFFICE BUILD OUT, CONTIGUOUS WITH SUITE 307
#307	837 SF	OFFICE BUILD OUT, CONTIGUOUS WITH SUITE 306
#400	989 SF	OFFICE BUILD OUT, CONTIGUOUS WITH SUITE 402
#402	916 SF	OFFICE BUILD OUT, CONTIGUOUS WITH SUITE 400



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1ST / MAIN FLOOR:

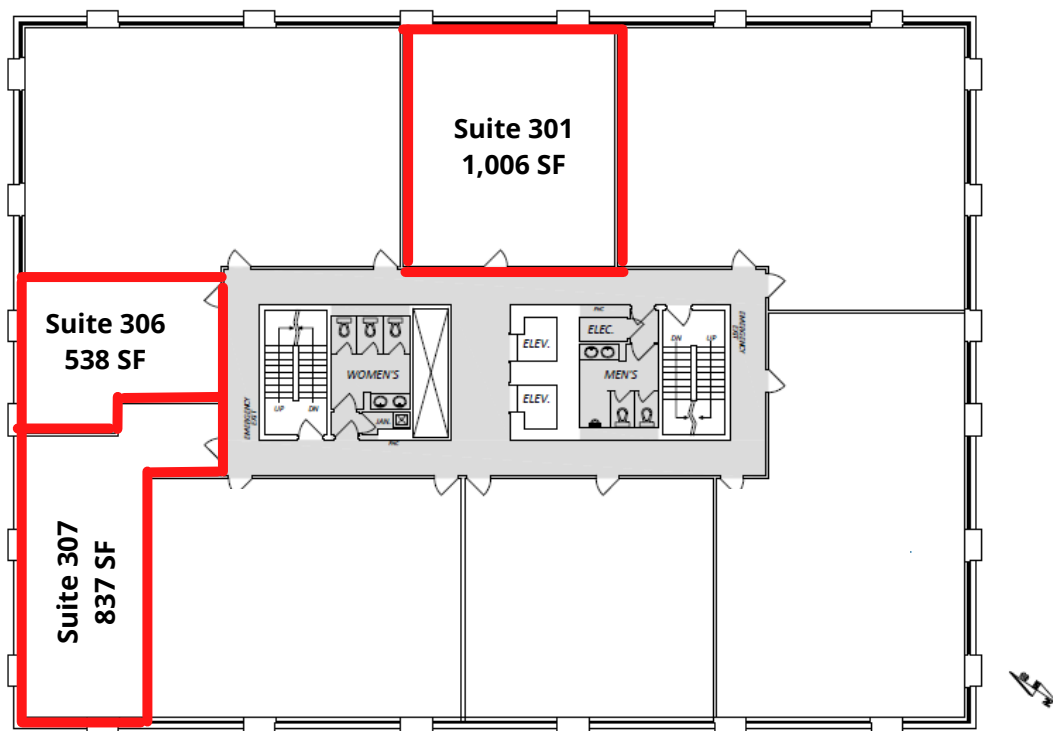


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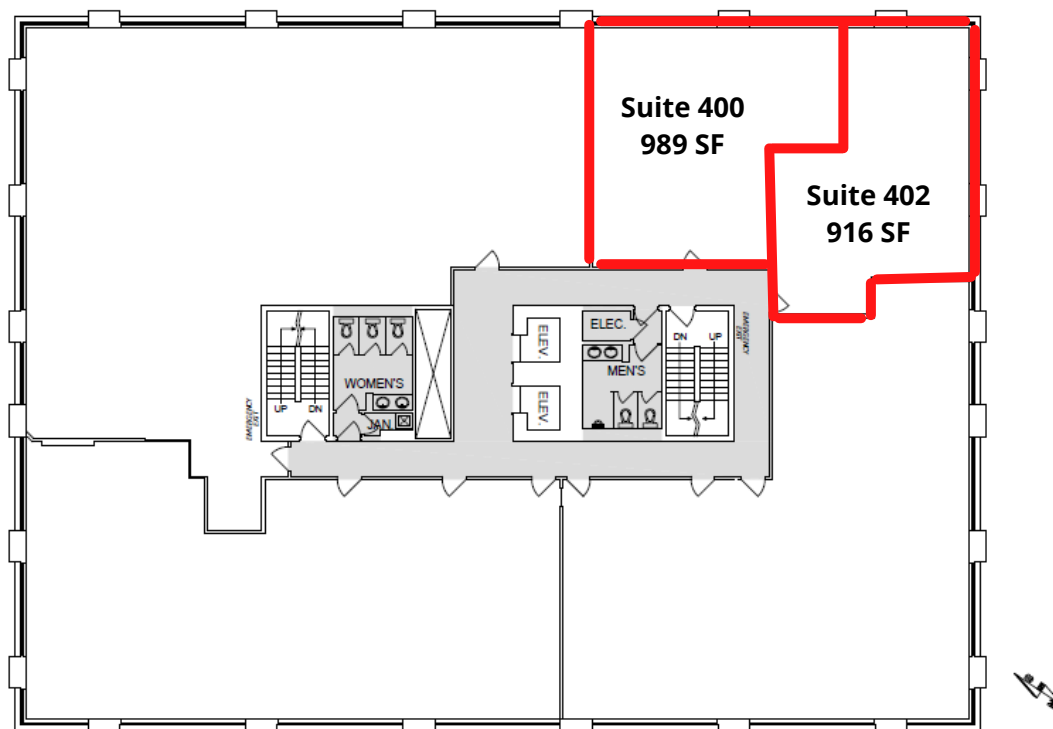
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3RD FLOOR:



4TH FLOOR:



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Northland Professional Centre

Neighbouring Tenants:



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