

## NORTHLAND PROFESSIONAL CENTRE

4600 CROWCHILD TRAIL NW

**FROM 538 - 3,980 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

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Vice President & Associate  
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# NORTHLAND PROFESSIONAL CENTRE PROPERTY INFORMATION:

TERM:	FLEXIBLE
NET RENT:	MARKET
OP COSTS (2022 BUDGET):	\$22.19 PSF
IMPROVEMENT ALLOWANCE/TURNKEY: AVAILABLE:	NEGOTIABLE IMMEDIATELY
YEAR BUILT:	1978
PARKING:	FREE SURFACE SCRAMBLE PARKING
ZONING:	C-R3

## LEASING OPPORTUNITIES:

<u>SUITE</u>	<u>RENTABLE AREA</u>	<u>COMMENTS</u>
#201	3,980 SF	DENTAL OFFICE BUILD OUT
#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

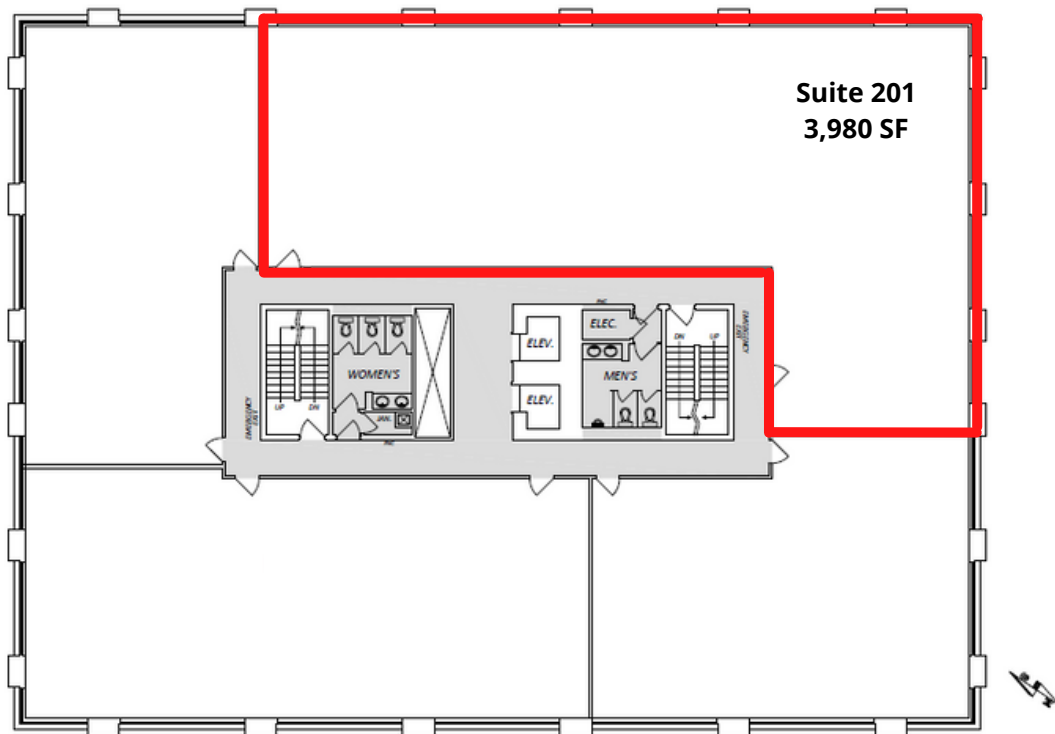


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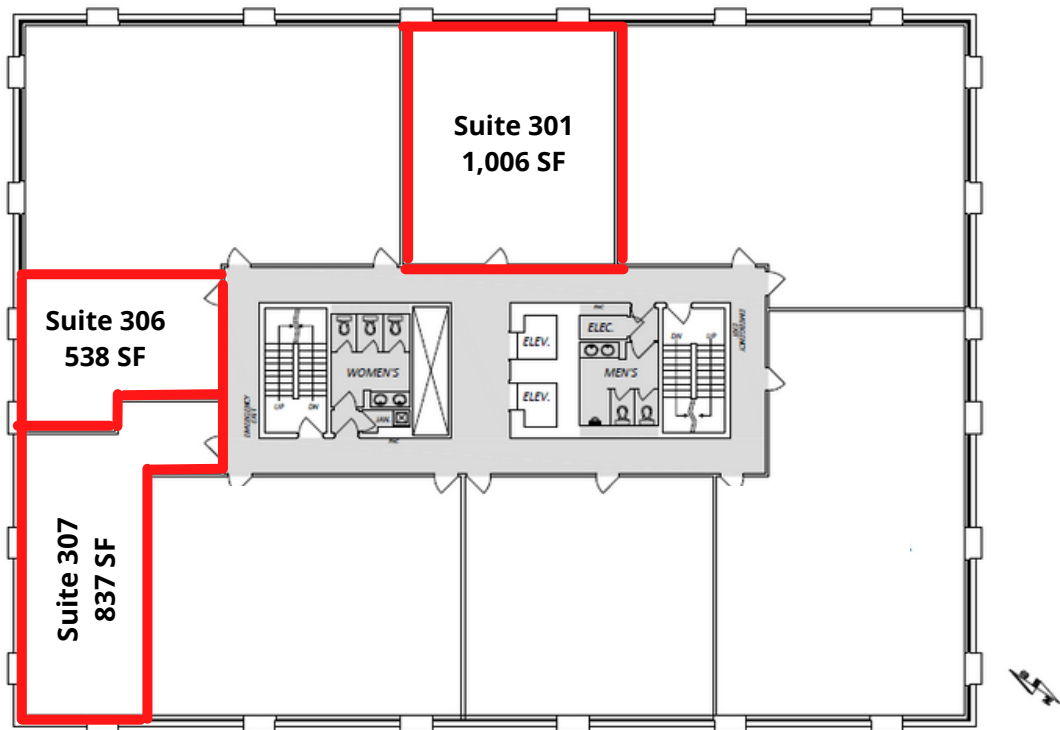
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## 2ND FLOOR:



## 3RD FLOOR:

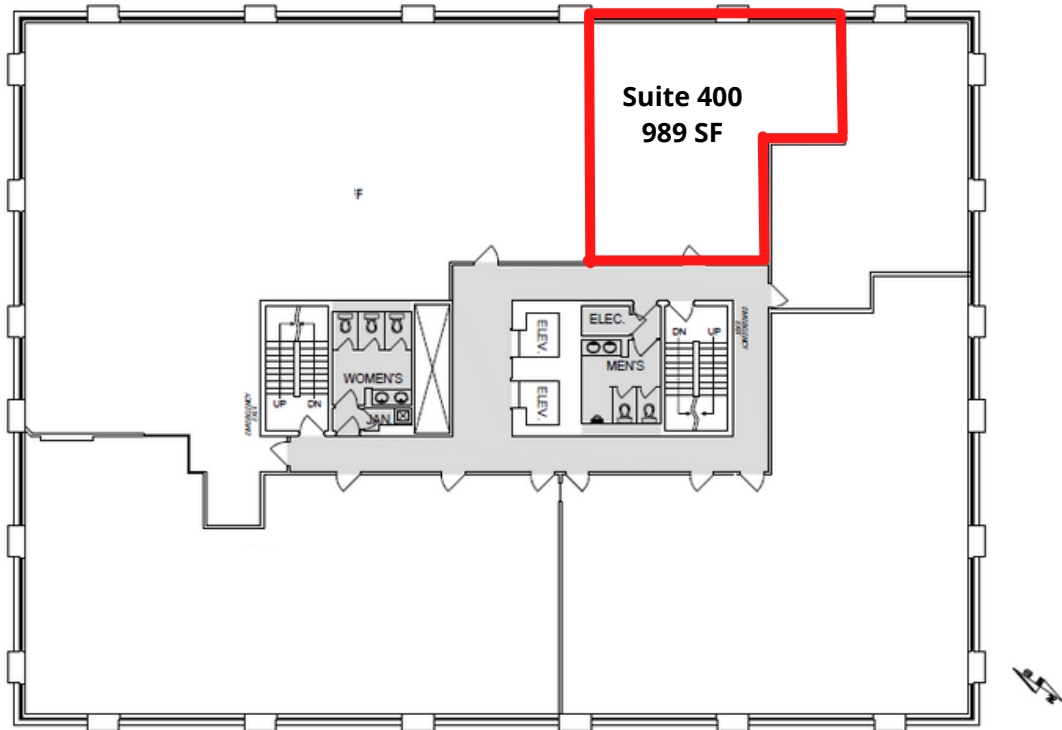


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## 4TH FLOOR:



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Northland Professional Centre

Neighbouring Tenants:



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