

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

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

Laurae Spindler
Vice President & Associate
(403) 471-4871
lspindler@scoutrealestate.ca

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
#402	916 SF	OFFICE BUILD OUT, CONTIGUOUS WITH SUITE 400

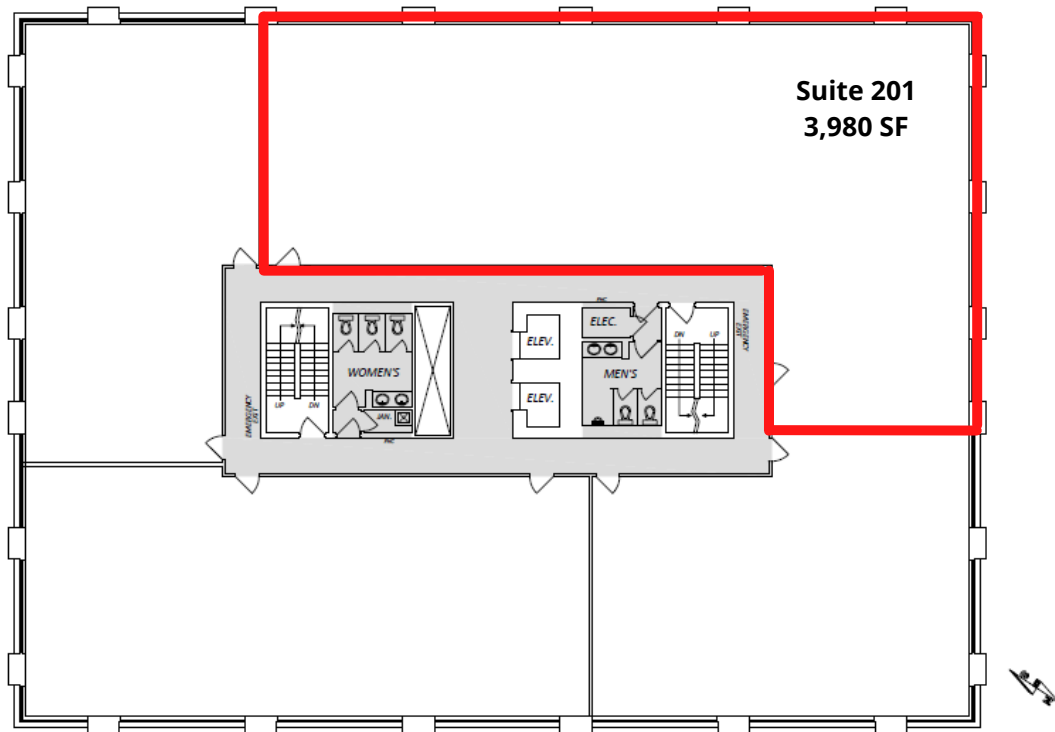


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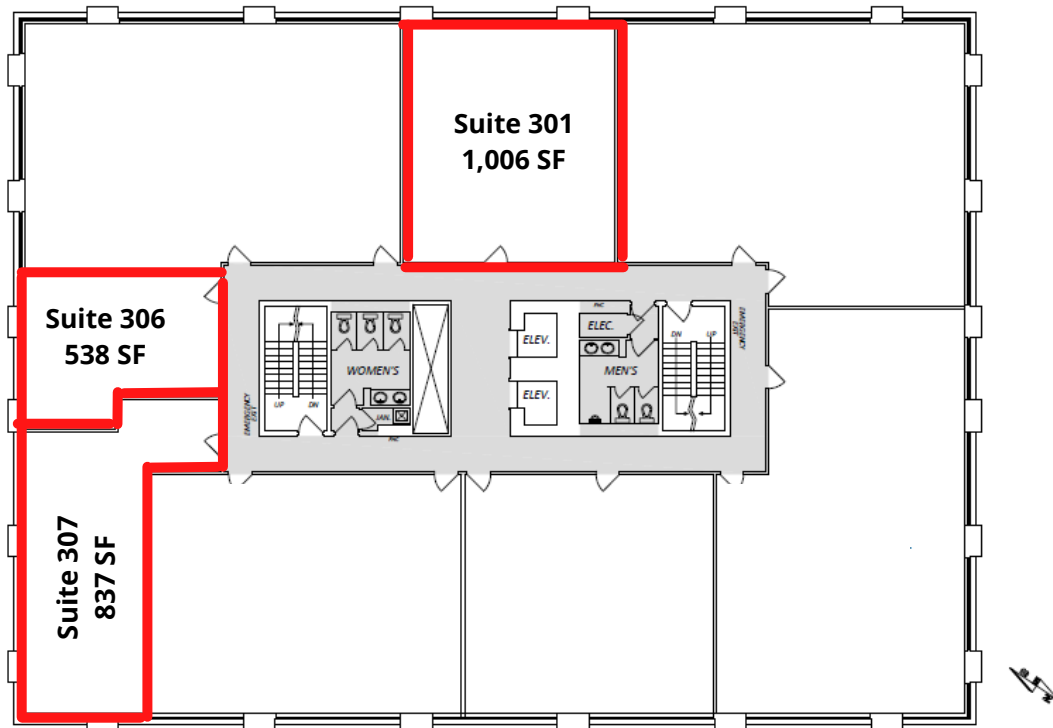
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2ND FLOOR:



3RD FLOOR:

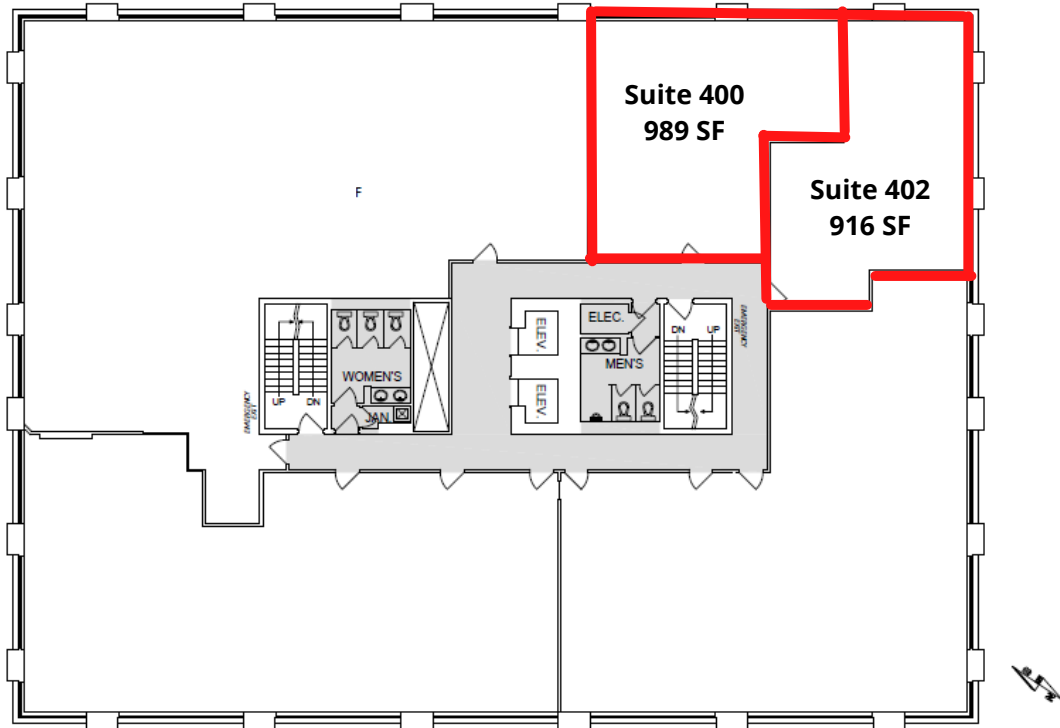


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4TH FLOOR:



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Northland Professional Centre

Neighbouring Tenants:



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