

New Construction - Barrhaven
Medical Office Use
Available Mid 2021
For Lease



At Fallowfield and the 416
www.BlueSkyMedicalCenter.com



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FOR LEASE – BlueSky Medical Center New Medical Office Space Barrhaven



Summary

Available SF:	23,600 SF
Ground Floor:	*7,600 SF
Second Floor:	*8,000 SF
Third Floor:	*8,000 SF
*Approximate square footages	

Lease Rate: Ground Floor Market Rate
2nd/3rd Floor Market Rate

Occupancy Costs: Estimated \$18.00 SF

Pylon Signage Availability
Free Parking

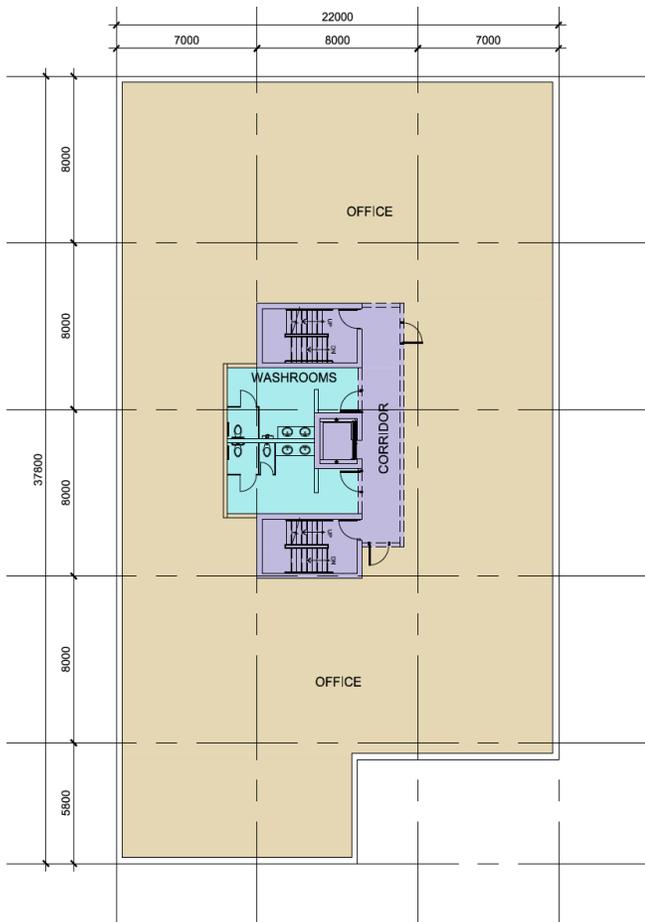
Location Overview

The O'Keefe Medical Center is located in O'Keefe Court at the north side of Stranherd Drive, east of Highway 416 and west of Fallowfield Road. The Barrhaven area has seen significant development and growth in recent years. The site benefits from an excellent overall location with good access and exposure located near the interchange of Highway 416 and Fallowfield Road.

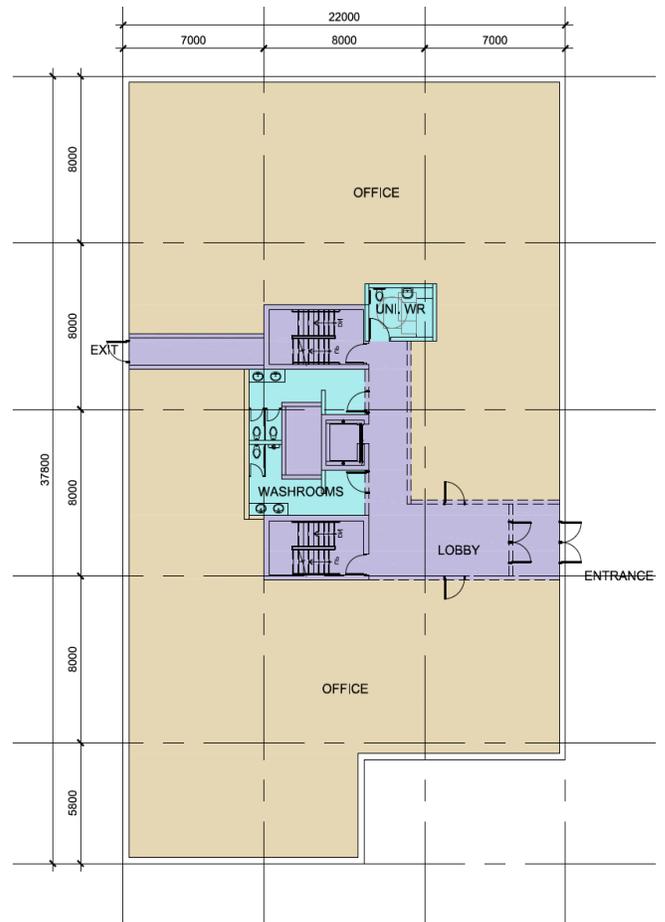
Property Overview

- New 3 story building zoned for Medical use.
- 100 Parking Spaces
- Ground Floor Retail Potential
- Signage Opportunity
- Elevator
- Barrier Free Access
- Energy efficient building systems
- Easy Access to Barrhaven and Highway 416
- Base Building Condition can be built to suit tenant requirements

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NEW MEDICAL OFFICE SPACE**



2nd-3rd FLOOR PLAN



1st FLOOR PLAN

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