



HEALTH



HEALTH PLUS MEDICAL BUILDING

Office Space For Lease – The Health Plus Building is a highly visible suburban office/medical building located just off Macleod Trail with immediate proximity to the high density residential communities of Midnapore and Sundance. Parking is abundant to accomodate all medical uses.

BUILDING SIZE



31, 560SF
3 FLOORS

AVAILABLE SPACE



SUITE 203 : 370SF
SUITE 215 : 3,392 SF
SUITE 330: 5,232 SF
SUITE 100B 2000 SF

OPERATING COSTS

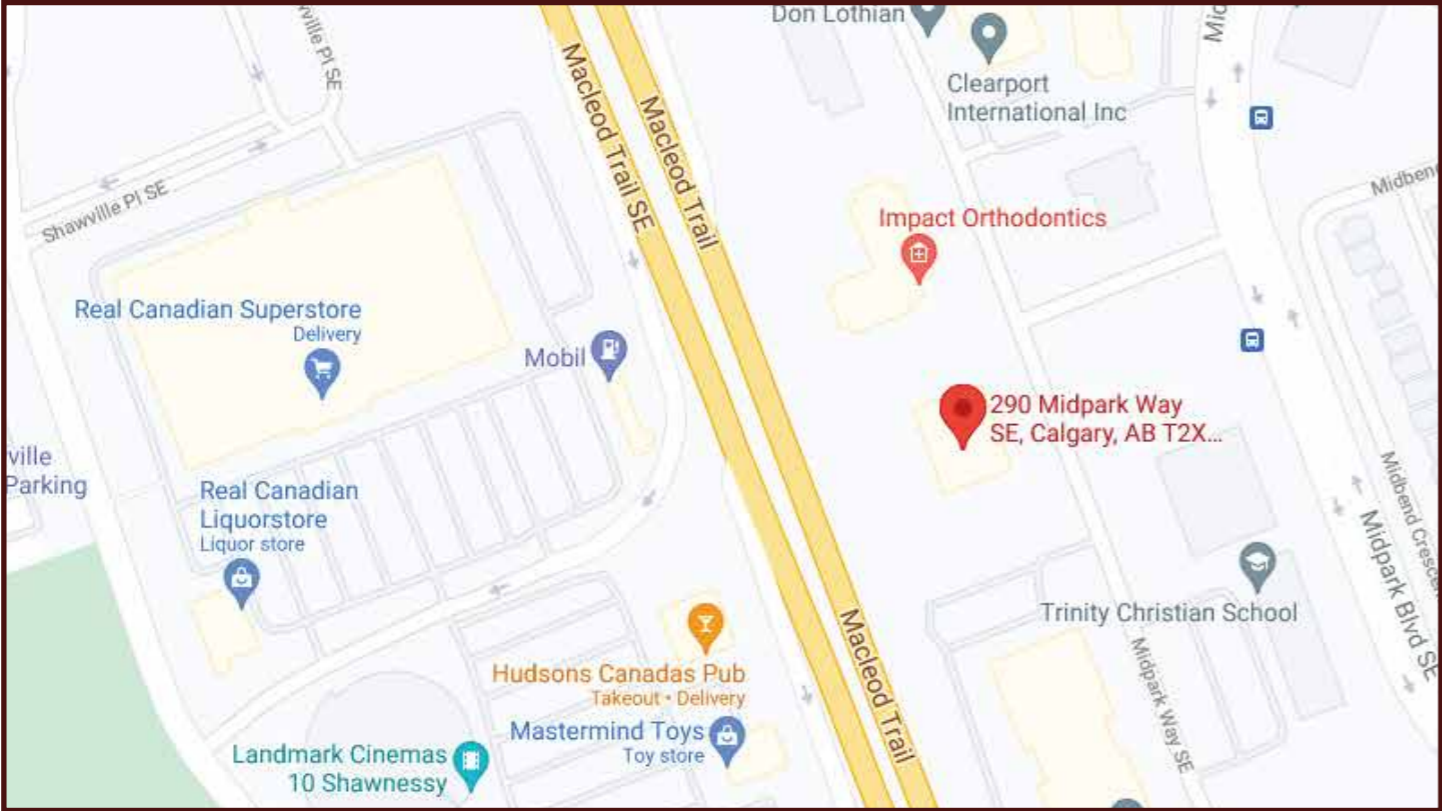


\$17.25 PSF/ANNUM

PARKING



100 STALLS
ON-SITE / FREE OF CHARGE



PROPERTY DETAILS

BUILDING DETAILS

Year Built	: 1982
Floors	: 3
Size	: 31, 560SF
Hours	: 7:00am to 9:00pm / Monday to Friday 9:00am to 5:00pm / Saturday

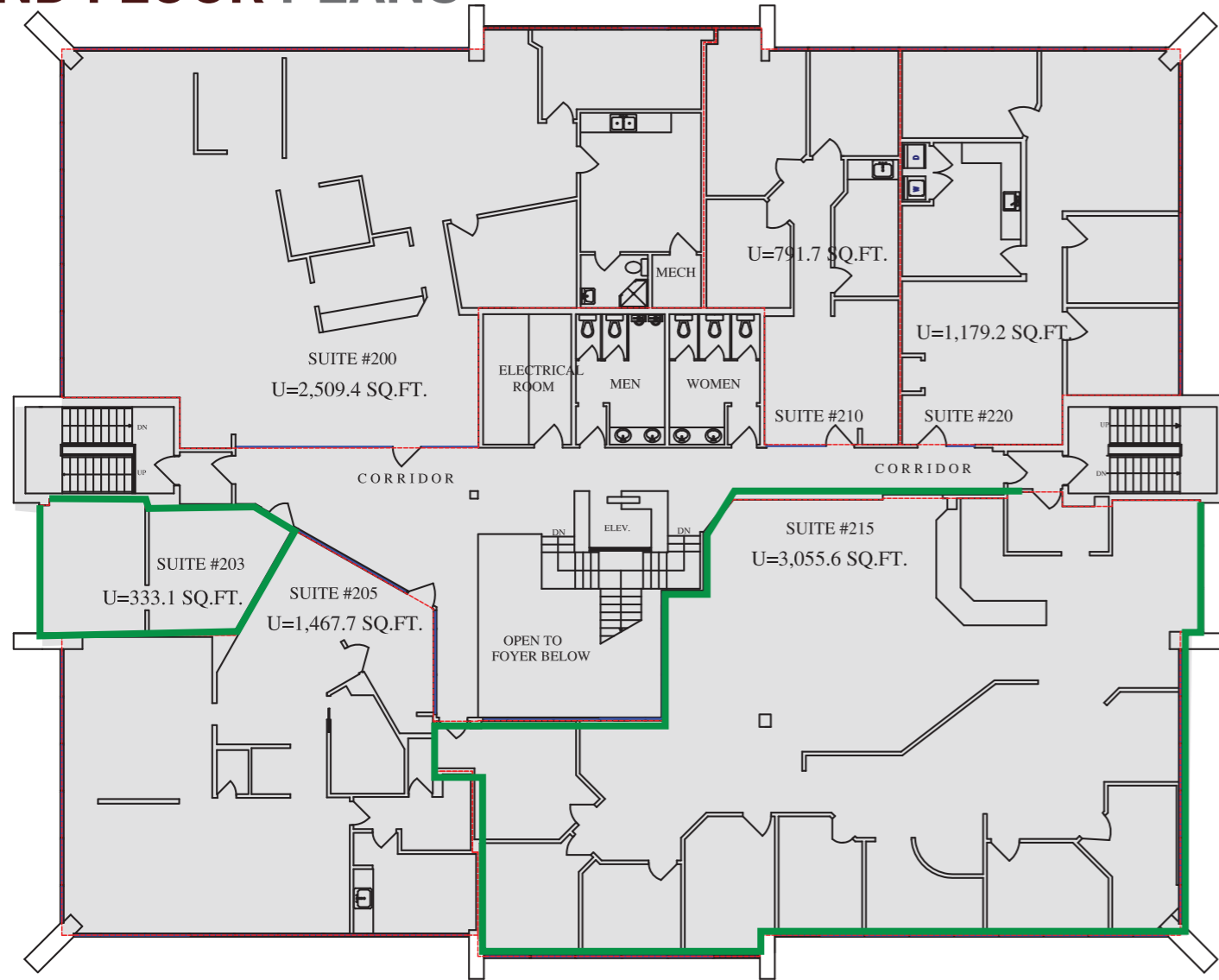
HIGHLIGHTS

- » Excellent visibility from Macleod Trail
- » Multipurpose office building
- » High density residential population in immediate area

LEASING DETAILS

Available Space	: Suite 203: 370SF Suite 215: 3,392 SF Suite 330: 5,232 SF Suite 100b 200sf
Net Rent	: Negotiable
Operating Costs	: \$17.90 psf/annum (2022 estimate)
Improvement Allowance	: Negotiable
Visitor Parking	: 100 Stalls On-Site / Free of Charge
Staff Parking	: Up to 1 Stall per 250 SF - \$40.00 / Stall / Month

2ND FLOOR PLANS



SUITE 203 – 370SF

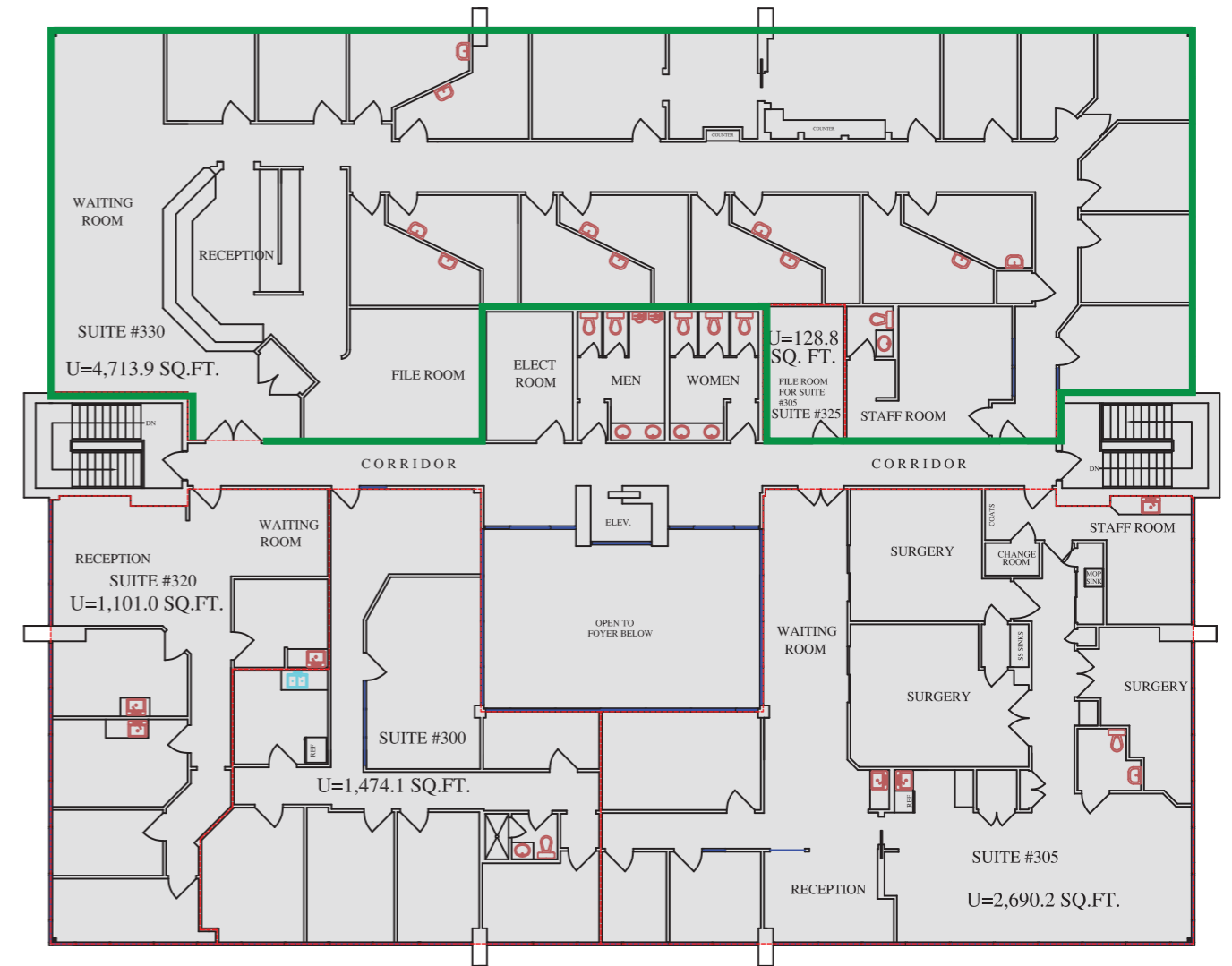
- » SMALL OFFICE, BIG VIEWS
- » 1 OFFICE » OPEN AREA

SUITE 215 – 3,392 SF

- » 150 LINEAR FEET OF FLOOR TO CEILING WINDOWS
- » OPEN AREA



3RD FLOOR PLANS



SUITE 330 – 5,232 SF

- » TURN KEY OPPORTUNITY

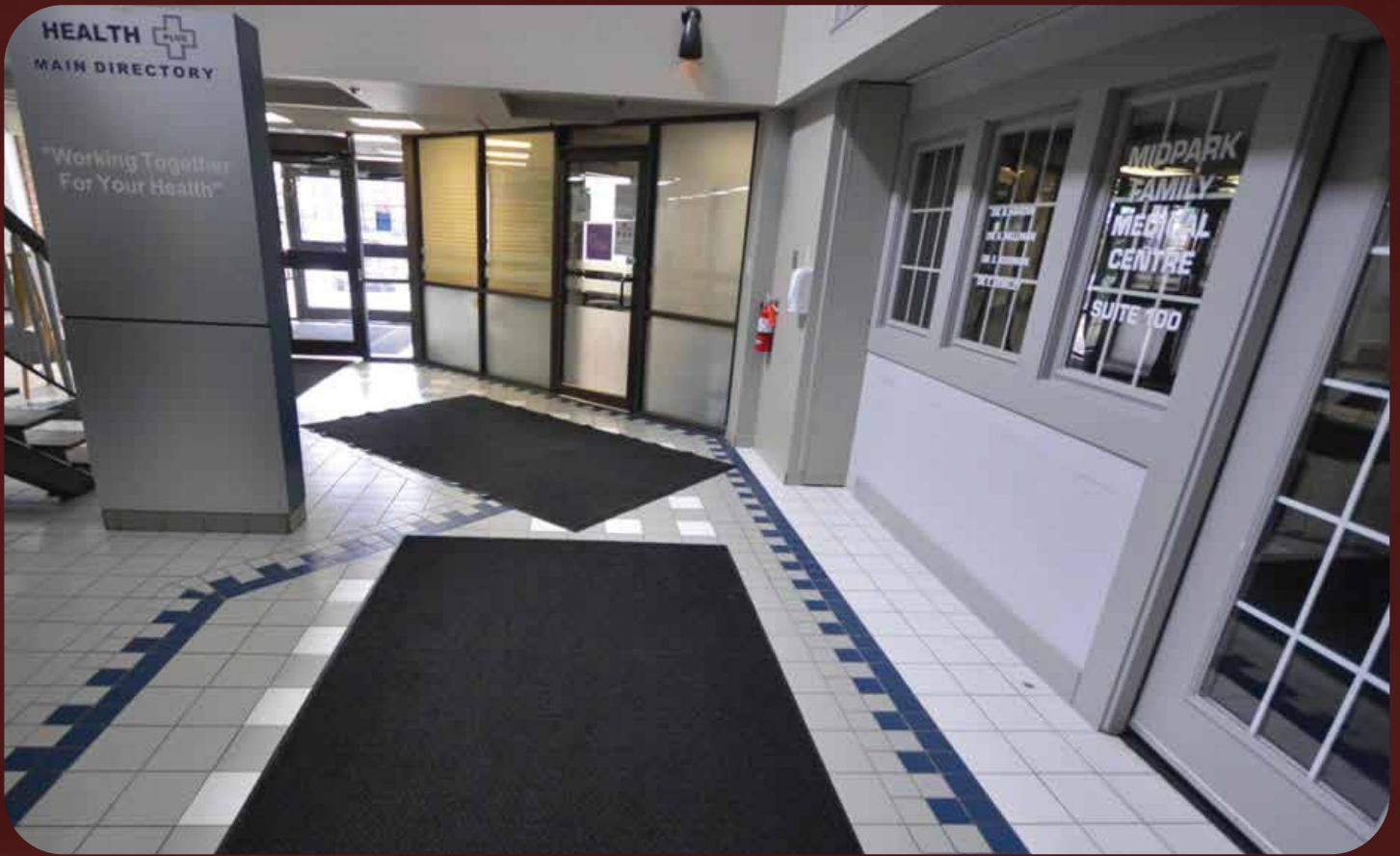
CAN BE DEMISED TO 2,500 SF

- » 22 OFFICES » RECEPTION » STORAGE



SURROUNDING





CONTACT

🌐 healthpluscentre.com

SITE MANAGER : Marlene Tran

✉ leasing@healthplusecentre.com

☎ 587-216-3527

