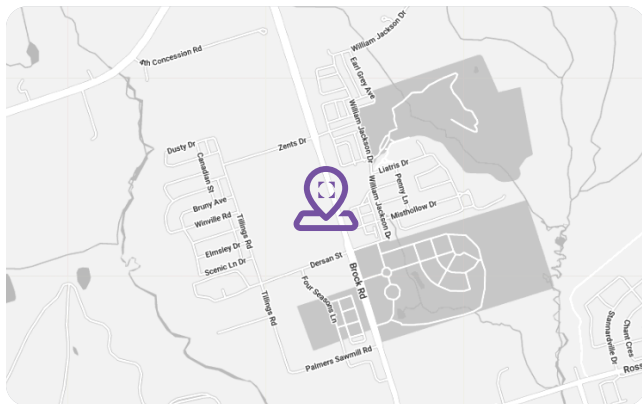




# Jerry Coughlan Health and Wellness Centre

1690 Dersan Street, Pickering, Ontario



## Location Highlights



### Major Intersection

Brock Road and Dersan Street



### Nearest Hospital

10km Lakeridge Health Ajax  
Pickering Hospital



### Public Transit Access

Durham Region Transit - Bus 112  
Pickering GO Train Station

## Leasing Inquiries



**George Bitaxis**  
Leasing Manager

C +1 416 708 1107  
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## Property Description

Jerry Coughlan Health & Wellness Centre is a new medical office building completed in 2023. Developed in partnership with anchor tenant Lakeridge Health, the building features a unique surgical space, with four high-volume operatory theatres, where Lakeridge Health will perform a variety of day surgery procedures. To complement Lakeridge Health's surgical and clinical services, the building will be tenanted by a diversified mix of primary care and specialist physicians, an urgent care clinic, and ancillary healthcare services such as a pharmacy, laboratory, and diagnostic imaging.

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## Property Highlights

<b>Building Size</b>	67,302 sq.ft.
<b>Floors</b>	4
<b>Asking Rent Starting At</b>	\$15.00 psf
<b>Additional Rent (est. 2024)</b>	
Operating Costs	\$10.69
Realty Taxes	\$5.71
In Suite Cleaning Costs	1.76
<b>Total</b>	\$18.16 psf
<b>Bike Storage</b>	N/A
<b>Parking</b>	Surface
<b>Electric Vehicle Chargers</b>	N/A
<b>Wired Score</b>	Silver

NOTE: Asking Rent listed above is based on a standard medical office. Additional Rent listed above is an estimate and is subject to change.