

# Malvern Medical Arts

1333 Neilson Road, Scarborough, Ontario

**Available Immediately**

**Ground Floor: 1,000-12,000 sq.ft.**



*For more information, please contact:*

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Leasing Manager

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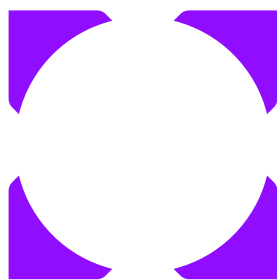
### Prime Location

Situated near major hospitals for maximum convenience to practitioners and patients. Accessible by public transit and via major highways.



### Curated Tenant Mix

We thoughtfully curate our tenant mix to offer a range of medical services, with a mix of high quality professional office, medical office, clinical, laboratory, diagnostic, and pharmaceutical space.



## Connecting Place and Possibility



### Professional Property Management & Operations

The buildings in our portfolio are well maintained and are kept up-to-date through a comprehensive annual capital improvement program.



### In-House Construction Management

Our in-house construction and design team collaborates with tenants to build out state-of-the-art suites designed to individual tenant specifications.



# Building Overview

## Property Overview

Malvern Medical Arts Building is a three-storey, 40,574 square foot medical office building situated north of Highway 401 on Neilson Road, a short distance from the General, Centenary and Birchmount sites of Scarborough Health Network. The building is occupied by a diversified group of medical tenants and ancillary healthcare service providers including a pharmacy, laboratory, diagnostic imaging and a variety of other medical specialists.

Number of Floors	3
Building Size	40,574 sq. ft.
Parking Spaces	110

## Recent Capital Improvements

- Improved landscaping façade surrounding the exterior building.
- Newly renovated corridors and common area washrooms.
- Upgraded HVAC units.
- Newly paved parking lot.

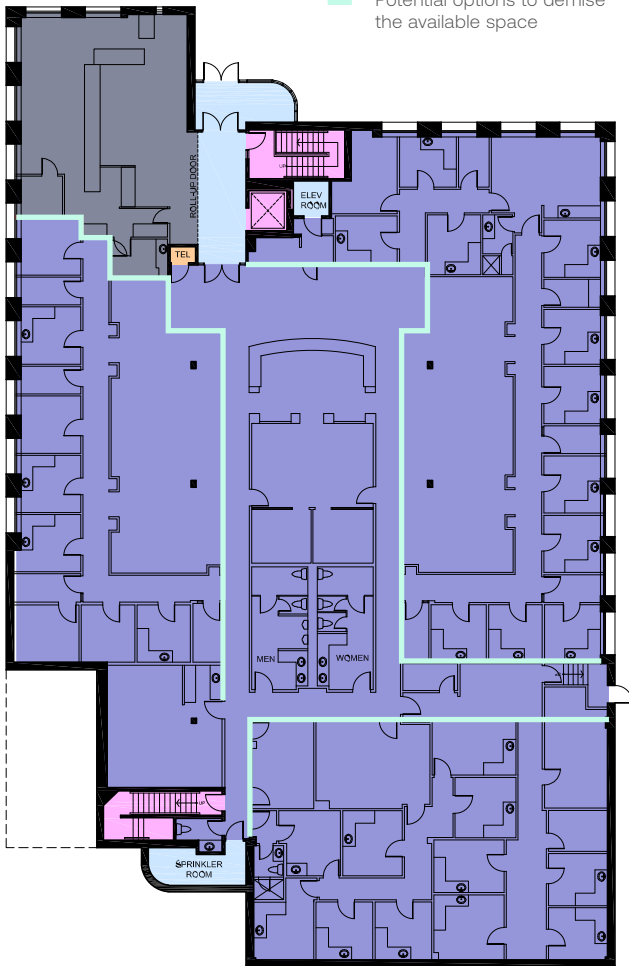


# Floor Plan

## The Right Space

The existing floorplan can be modified or demised to suit your specific use and layout requirements. Our in-house construction team will work with you to build out your ideal space.

- Tenanted space - Pharmacy
- Available space
- Potential options to demise the available space



<b>Total Floorplate</b>	13,730 sq.ft.
<b>Available Space</b>	1,000 - 12,000 sq.ft.
<b>Number of Exits</b>	2
<b>Washrooms</b>	2



# Accessible Location

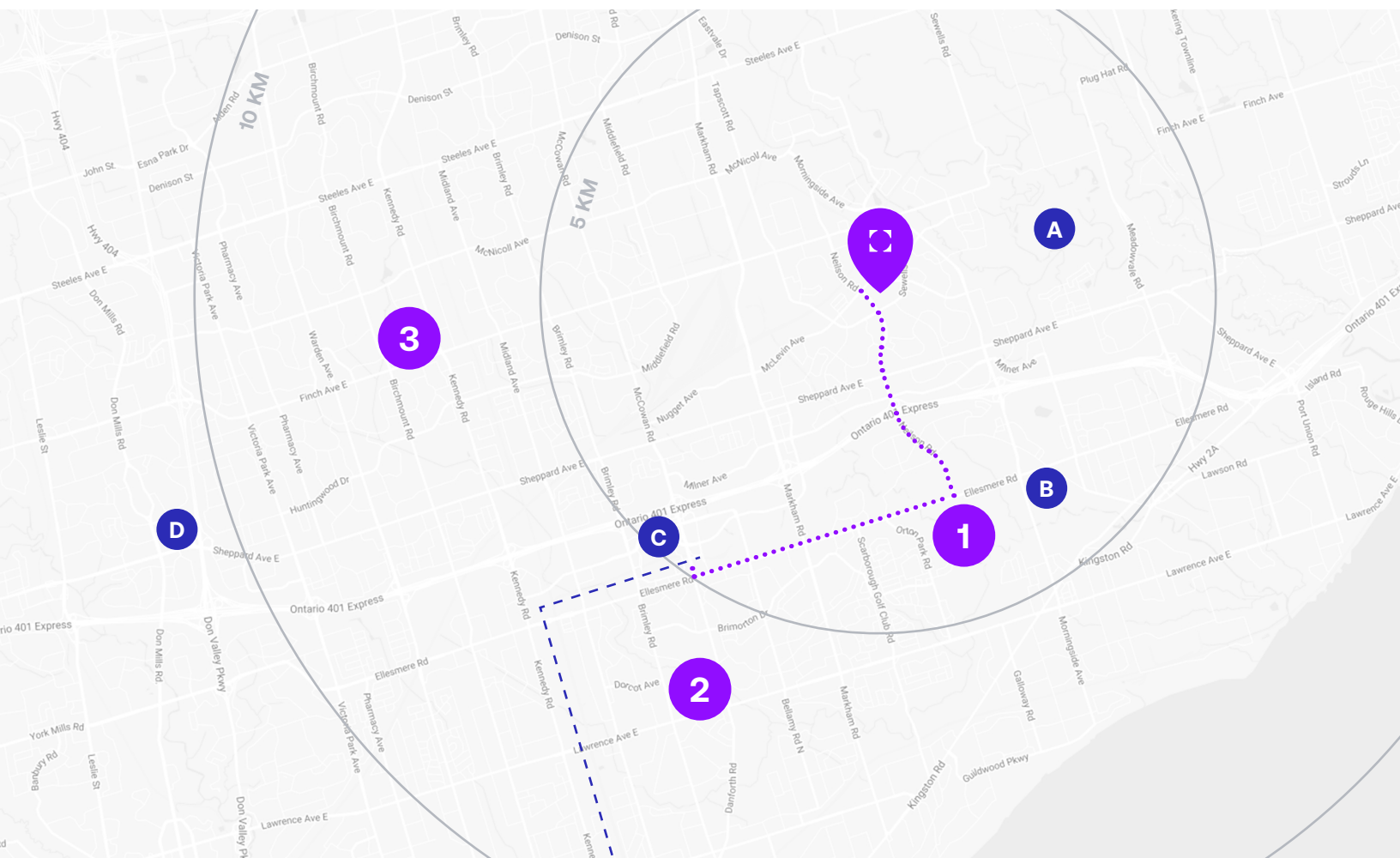
## Scarborough Health Network Hospitals

- 1** Centenary Hospital 3.6 km
- 2** General Hospital 8.3 km
- 3** Birchmount Hospital 8.1 km

## Additional Points of Interest

- A** Toronto Zoo
- B** UofT Scarborough Campus
- C** Scarborough Town Centre
- D** Fairview Mall

Commute Destinations		Major Highways		Transit Routes
Downtown Toronto	28.6 km	Highway 401	1.9 km	<span style="color: purple;">.....</span> TTC Bus Route 133 Neilson
Downtown Picketing	14.4 km	Highway 407	9.6 km	<span style="color: purple;">- - - -</span> TTC LRT Station McCowan
Downtown Markham	16.8 km	Highway 404	12.2 km	
Scarborough Town Centre	5.9 km			



# Convenient Commute

Malvern Medical Arts Building is conveniently located on Neilson Road, between Finch Avenue and Sheppard Avenue.

A TTC bus stop is located right outside the building on Neilson Road, along the 133 Neilson TTC bus route. The building is serviced by TTC Wheel Trans.



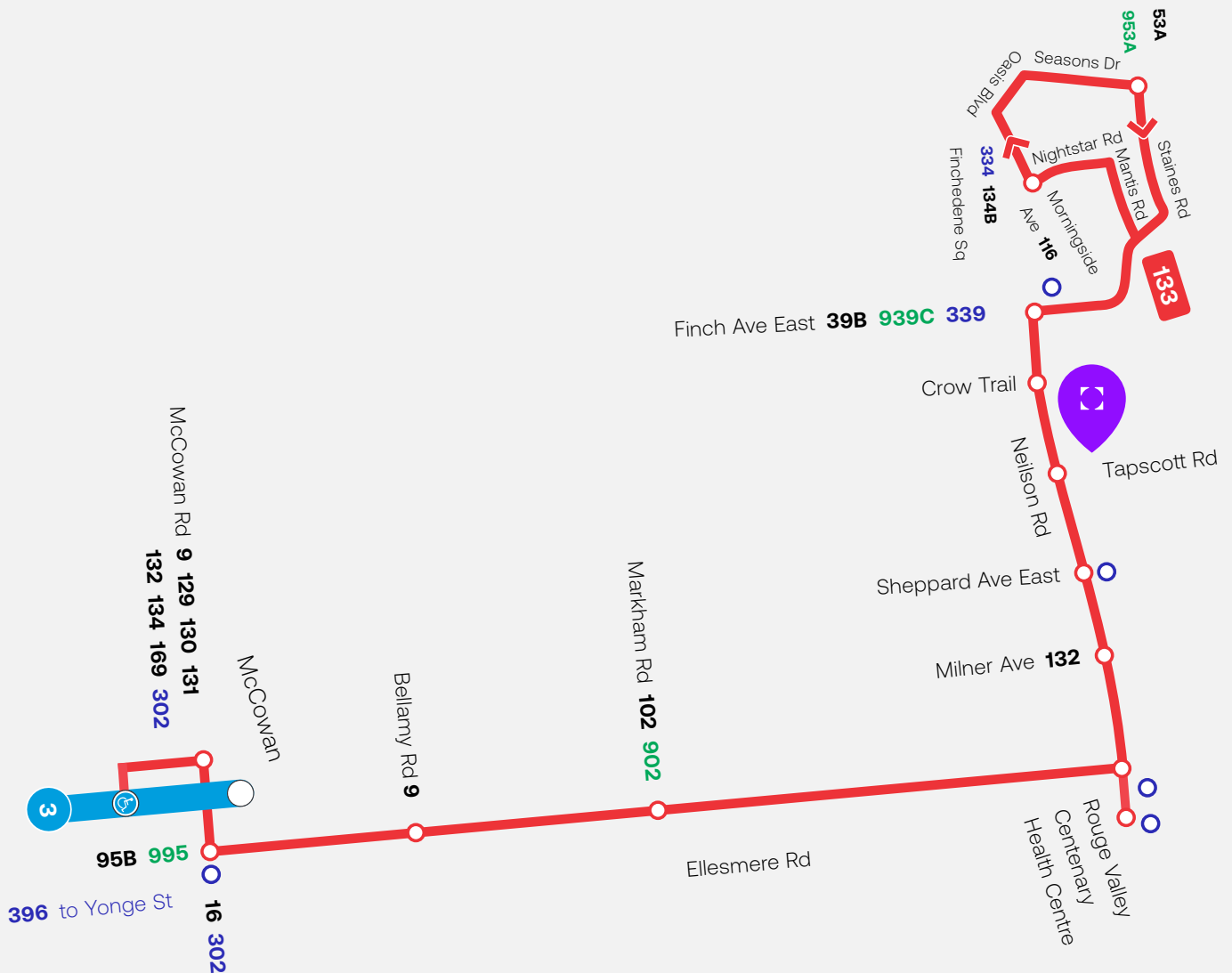
## Major Intersection

Neilson Road and Sheppard Avenue East



## Public Transit Access

TTC - Bus 133 Neilson



# FAQs

## Are there signage options available?

Yes, ask about placing your business name on the exterior pylon sign.

## Where can staff park?

Tenants and their staff have the option to access paid monthly parking at a tenant-only parking lot located on a neighbouring property.

## Will the landlord help build out our space?

Yes, based on the length of term we can amortize tenant fixturing. NorthWest has an in-house construction team who will work with you to design your ideal space.



# Tenant Services

Whatever your practice needs are,  
Northwest Healthcare Properties has  
the solution.

Northwest is committed to providing hands-on and proactive property management. We boast dedicated professionals with years of experience in healthcare real estate management and operations who are motivated by the challenge of delivering great service day after day. In addition to providing a comprehensive range of tenant services, we continually assess current practices and industry trends to improve and enhance our tenants' satisfaction.



**24/7 Security  
Monitoring**



**WiredScore Portfolio**



**Electronic work order  
management system**



**AODA Aware**



**Extended and weekend  
building operating  
hours**



**On-site, uniformed  
maintenance staff**



**Capital improvement  
program**



**Dedicated customer  
and secure tenant  
parking**



**Medical waste removal  
programs at many  
properties**



# About Northwest

## About Northwest Healthcare Properties

We are Canada's largest non-government owner and manager of medical office buildings and healthcare related facilities. Providing real estate solutions to the healthcare community is our sole focus – you won't find a landlord in Canada with more experience or expertise managing medical office buildings.

## Building a Better Healthcare Community

We are invested in more than just physical buildings. We strive to create a partnership with our tenants in an effort to build a better healthcare community. The medical office buildings we own and manage are a key component of delivering quality healthcare to all Canadians. Together, we subscribe to a shared mission of supporting comprehensive, accessible healthcare services.

### Northwest Owned and Managed Buildings in Ontario



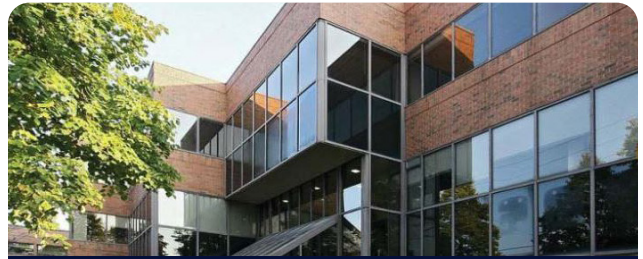
# Tenant Testimonials



Bathurst Health Centre

"Northwest was one-stop shopping for our medical office. They provided everything and everyone needed to identify an appropriate space, design, and build-out an office to our specifications. They quickly resolved any issues as they arose, even securing additional tradespeople on short notice over the holiday period. Northwest delivered on their promises — we were in our new office seeing patients earlier than expected, and on budget. Our office looks forward to continuing our relationship with Northwest."

Dr. Shaul Tarek, Family Physician  
North York Family Health Team



West Toronto Health Centre

"The George Hull Centre for Children and Families, a children's mental health centre, recently entered into a 25-year lease with Northwest Healthcare Properties. Since they became our landlord, Northwest has upgraded and repaired a tired pair of buildings (81 and 85 The East Mall in Etobicoke), transforming them into what Northwest describes as a "medical campus of like-minded services." It has certainly grown to be just that. Northwest has been responsive and helpful whenever an issue arises, whether it be related to parking, maintenance, or landscaping, and everything in between. We highly recommend Northwest as a company that values its tenant and the community."

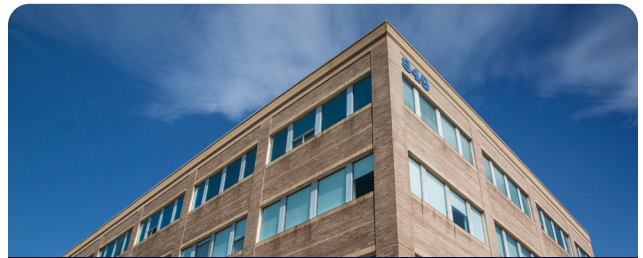
Susan Chamberlain, Executive Director  
The George Hull Centre



Queensway Professional Centre

"Our team has been delighted with the welcome and exemplary customer service provided by the Northwest Healthcare Properties team. We are delighted with our space at 89 Queensway West and commend the local management team for making us feel more like a welcomed family member, rather than just another tenant. In every instance they have been responsive and accommodating to our requests, and we commend them for making our move and occupancy such an enjoyable experience."

Trillium Health Partners Foundation



Wentworth-Limeridge Medical Centre

"Working with our Leasing Manager, we found the rental experience to be both positive and collaborative. Upon our most recent renewal in 2019, Northwest was receptive to our specific requests to improve our suite. I found they listened to our concerns, helped assess our needs and worked with us to find a balanced agreement. They have professional and experienced staff and I would consider myself a satisfied tenant."

Dr. Ilango Thirumoorathi, Family Physician  
Hamilton Family Health Team