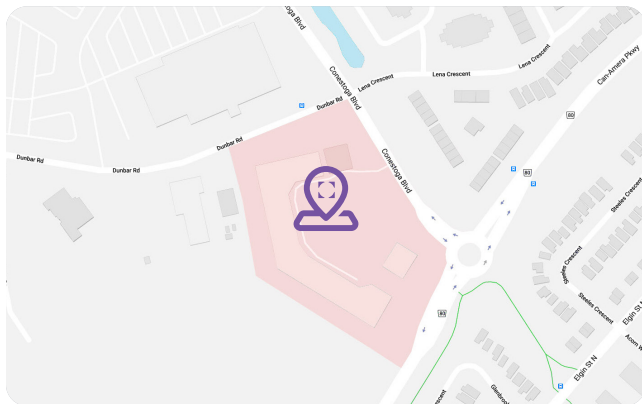




Canamera Medical Centre

350 Conestoga Boulevard, Cambridge, Ontario



Leasing Inquiries



George Bitaxis
Leasing Manager

C +1 416 708 1107
E george.bitaxis@nwhreit.com
W nwhproperties.com

Location Highlights



Major Intersection

Hespeler Road and
Can-Am Parkway



Nearest Hospital

3.2km Cambridge Memorial Hospital



Public Transit Access

Grand River Transit - Bus 75/203
Cambridge Centre Station



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Property Description

Canamera Medical Centre is known as the premier medical office property in the growing community of Cambridge. The centre features an integrated roster of medical and healthcare-related tenants, including the Two Rivers Family Health Team. The property's central location provides convenient access via car or public transit and is a short drive from Cambridge Memorial Hospital. With an easily accessible storefront layout and an abundance of free parking, the property is well-positioned to serve the needs of tenants and visitors.

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Property Highlights

Building Size	86,064 sq.ft.
Floors	1
Asking Rent Starting At	\$16.00 psf
Additional Rent (est. 2024)	
Operating Costs	\$6.20
Realty Taxes	\$5.56
In Suite Cleaning Costs	N/A
Total	\$11.76 psf
Bike Storage	Outdoor
Parking	Surface
Electric Vehicle Chargers	N/A
Wired Score	Yes

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