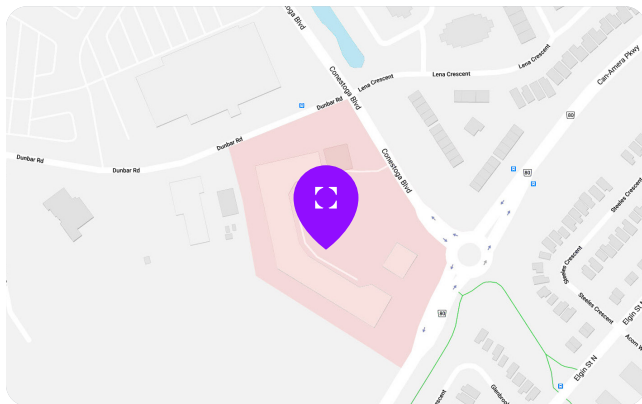




# Canamera Medical Centre

350 Conestoga Boulevard, Cambridge, Ontario



## Leasing Inquiries



**George Bitaxis**  
Leasing Manager

C +1 416 708 1107  
E [george.bitaxis@nwhreit.com](mailto:george.bitaxis@nwhreit.com)  
W [nwhleasing.com](http://nwhleasing.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

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