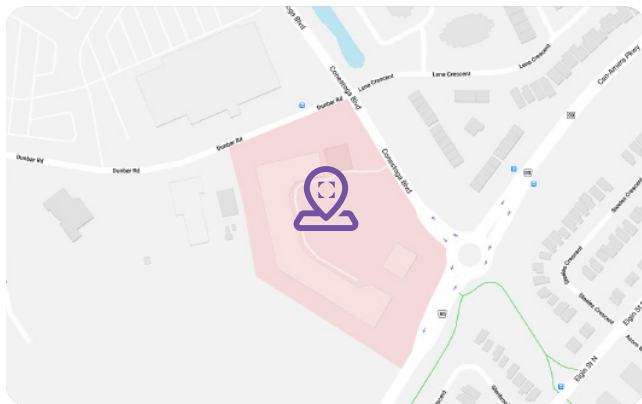




Canamera Medical Centre

350 Conestoga Boulevard, Cambridge, Ontario



Leasing Inquiries



Diana Arsenyan
Senior Director, Asset Management

C +1 437 453 7544

E Diana.Arsenyan@nwhreit.com

W nwhproperties.com

Location Highlights



Major Intersection

Hespeler Road and
Can-Amara Parkway



Nearest Hospital

3.2 km Cambridge Memorial Hospital



Public Transit Access

Grand River Transit - Bus 75/203
Cambridge Centre Station



Canamera Medical Centre

350 Conestoga Boulevard, Cambridge, Ontario



Property Description

Canamera Medical Centre, considered the premier medical outpatient building in the growing community of Cambridge, is a 86,064-square-foot property featuring an integrated roster of healthcare-related tenants including the Two Rivers Family Health Team, diagnostic imaging services, a laboratory and a pharmacy. 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.

Leasing Inquiries



Diana Arsenyan
Senior Director, Asset Management

C +1 437 453 7544

E Diana.Arsenyan@nwhreit.com

W nwhproperties.com

Property Highlights

Building Size	86,064 sq.ft.
Floors	1
Asking Rent	Market
Additional Rent (est. 2025)	
Operating Costs	\$6.29
Realty Taxes	\$5.84
In Suite Cleaning Costs	N/A
Total	\$12.13 psf
Bike Storage	Outdoor
Parking	Surface
Electric Vehicle Chargers	No
WiredScore	No