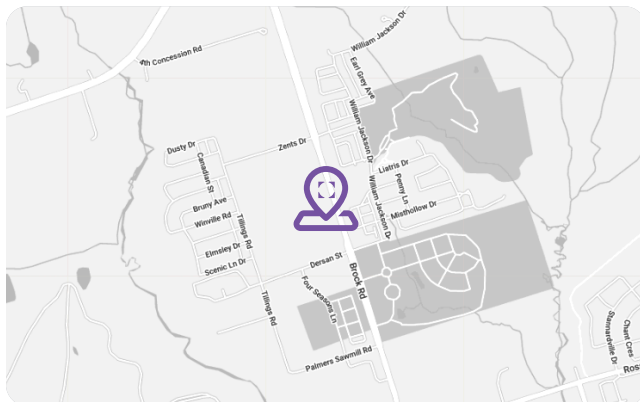




Jerry Coughlan Health & Wellness Centre

1690 Dersan Street, Pickering, Ontario



Leasing Inquiries



Brian Kelleher
Leasing Manager

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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



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Property Description

Jerry Coughlan Health and Wellness Centre is a 67,596-square-foot medical outpatient building constructed 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 performs a variety of day surgery procedures. Complementing the anchor tenant's surgical and clinical services, the building is tenanted by a diversified mix of primary care and specialist physicians, an urgent care clinic, and ancillary healthcare services including a pharmacy, laboratory, and diagnostic imaging centre.

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Property Highlights

Building Size	67,596 sq.ft.
Floors	4
Asking Rent	Market
Additional Rent (est. 2025)	
Operating Costs	\$10.56
Realty Taxes	\$5.20
In Suite Cleaning Costs	\$2.37
Total	\$18.13 psf
Bike Storage	N/A
Parking	Surface
Electric Vehicle Chargers	No
WiredScore	Silver