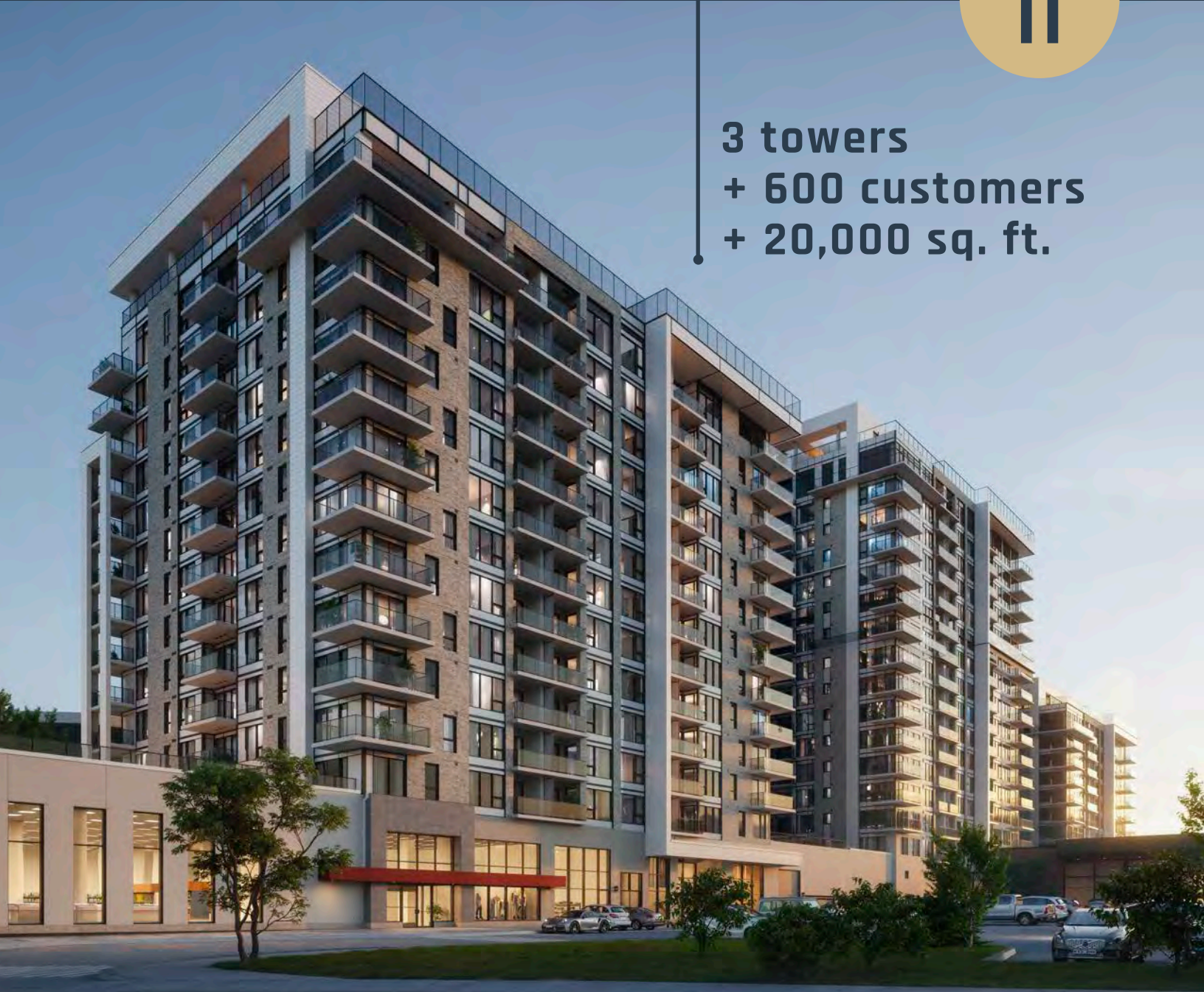


# BASELINE

COMMERCIAL SPACE FOR LEASE  
2944 Baseline Road, Ottawa



3 towers  
+ 600 customers  
+ 20,000 sq. ft.



**brigit**



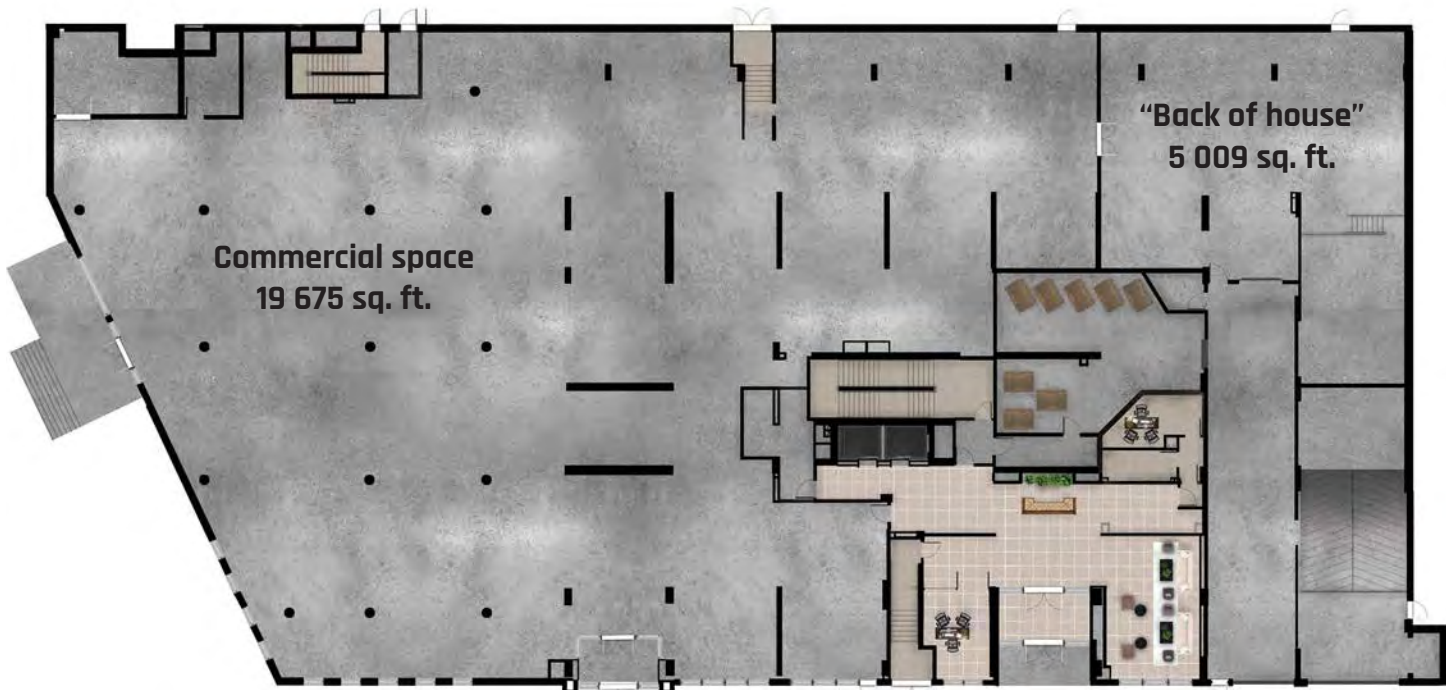
## Why choose Baseline?

- Ideal location
- 3 towers (444 units)
- Potential for over 600 customer-residents plus 4,800 neighbourhood residents
- Commercial space (19,675 sq. ft.) plus an additional 5,009 sq. ft. of space for storage, offices, staff lounge or other
- 85 dedicated parking spaces (customers and employees)
- Create a business unique to your image
- Be the first occupant
- Benefit from the experience of Brigil, a company founded in 1985 with a solid track record in managing projects



## PERFECT SPACE FOR:

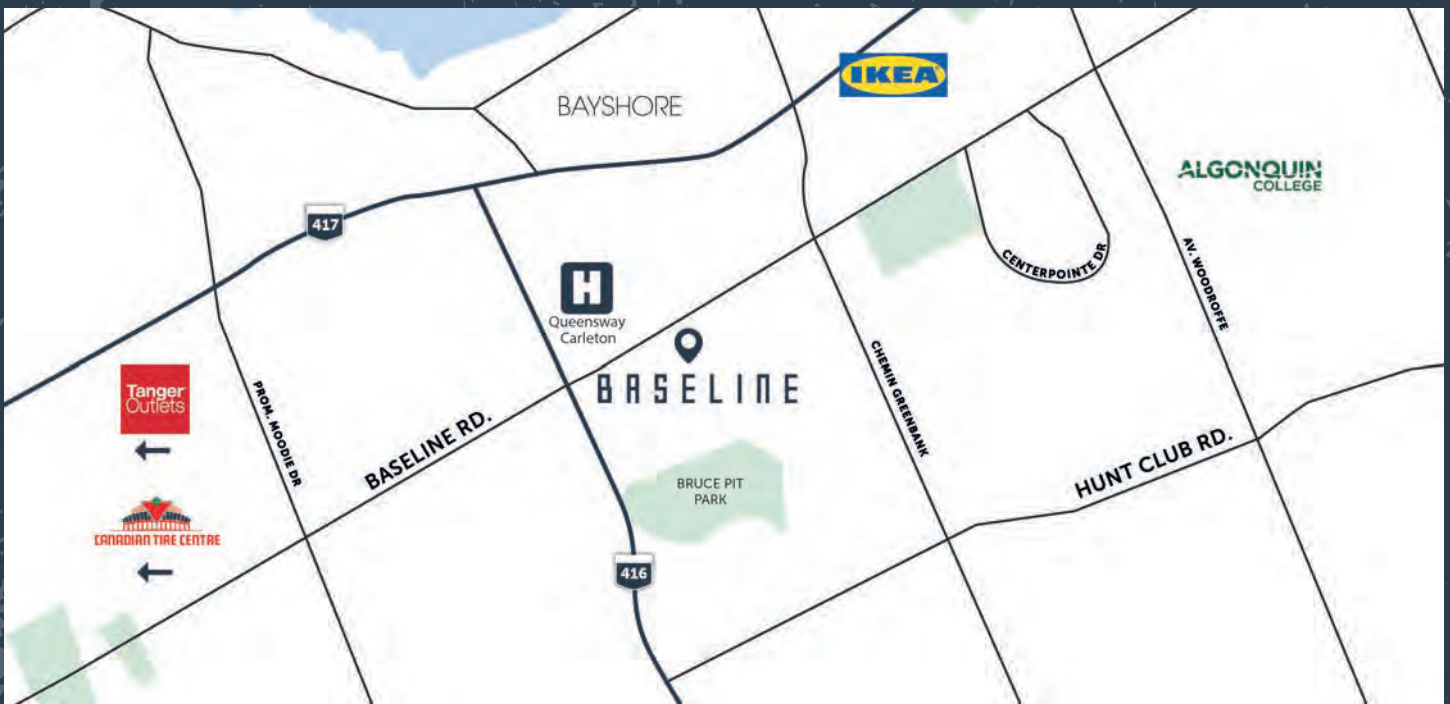
- Restaurant
- Grocery store
- Coffee shop
- Retail business
- Any other good opportunity!



# THE PERFECT LOCATION TO PROPEL YOUR BUSINESS TO SUCCESS.

## Qualicum is a vibrant, thriving and growing district!

- Centrally located near Ottawa, Kanata, Bells Corners and Nepean.
- Served by a robust public transit system, including a stop directly across the street
- On-ramps to Highways 416 and 417 located minutes away
- Close to major employment hubs such as Queensway Carleton Hospital, Department of National Defence, Kanata North (Canada's largest high-tech business park), Algonquin College, Ottawa-Carleton District School Board, Postmedia and the Ottawa Citizen



## Enhance your offer with surrounding businesses:

- Dollarama
- Appletree Medical Centre
- PharmaChoice
- Psychotherapy office
- Physiotherapy clinic
- Edward Jones Investments
- Massage Therapist
- Florist
- Dental office (Pearlee Dental)
- Fat Albert
- Ralph's Sports Bar

## An exceptional business opportunity!

Looking for the perfect place to establish and operate your business? Put down roots in one of Ottawa's most dynamic neighbourhoods!

We will work with you to make it happen.



**Move in as early as  
January 2022!**

Don't miss this opportunity  
and contact us today!



**819 303-3416**  
**brigil.com**

**Yves Ducharme**  
*Commercial Development*

