

# FOR LEASE: **Medical / Professional** **3451 McBean Street, Richmond, ON**



## DESCRIPTION:

- ✓ Well-appointed freestanding **Medical / Professional / Office** space located in the Village of Richmond, only 10 minutes to Stittsville, Kanata and Barrhaven. Great curb appeal on McBean Street.
- ✓ Beautiful, modern ground floor space includes a spacious reception area with large desk, 4 large service/office rooms, wheelchair accessible, washroom, laundry/staff room and 3 separate entrances. Wheelchair accessible entrance, rear lot snow clearing, parking, and year-round general and property maintenance.
- ✓ Prime location and opportunity for professional office uses such as accountant, legal office or medical clinic, chiropractor, physiotherapy, optometrist and dentistry.

**SPACE AVAILABLE:** Available immediately.

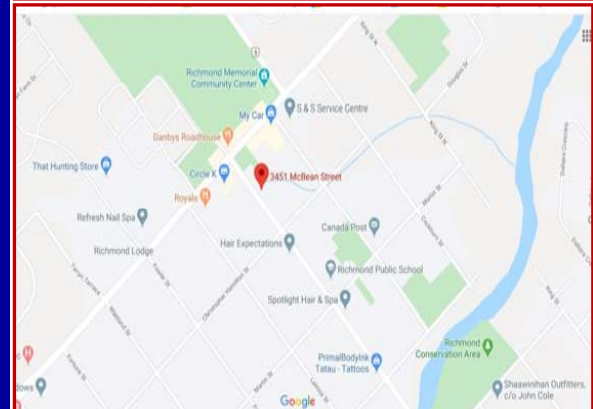
- ✓ Ground Floor space 1,372.41 square feet rentable.

## RENTAL RATE:

- ✓ \$2,500.00 per month gross (escalating over the term of the lease).

## DETAILS:

- ✓ Rent Includes realty taxes, hydro, rear lot snow removal, general building maintenance and repair, and on-site parking.
- ✓ Natural gas heating (separately metered) and is the responsibility of the tenant.



**For more information please contact:**

**BRENT TAYLOR**, Broker of Record / President  
**BRENTCOM REALTY CORPORATION, BROKERAGE**  
Tel: (613) 726-7323  
Fax: (613) 721-8849  
Email: [brent@brentcomrealty.com](mailto:brent@brentcomrealty.com)  
[www.brentcomrealty.com](http://www.brentcomrealty.com)

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## 3451 McBean Street, Richmond, ON



**LEGEND:**  
 ■ EXISTING WALLS  
 EP ELECTRICAL PANEL  
 R.L. PLUMBING ROUGH IN

**SHADING LEGEND:**  
 ■ TENANT AREA

PREPARED FOR: Shauna Kirkham  
 ADDRESS: 3451 McBean St., Richmond, ON  
 DATE: May 31, 2020  
 REVISION: n/a  
 PROJECT NUMBER: 200478  
 DRAWING SCALE: 1/4" = 1' - Tabloid Size



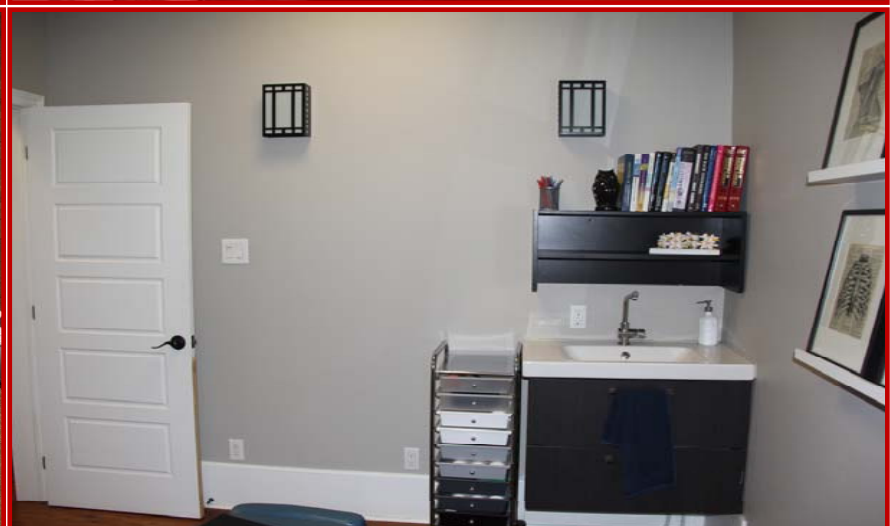
NOTE: SOME AREAS WERE NOT ACCESSIBLE TO MEASUREMENT.

PREPARED BY: ECHOSGROUP.COM

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