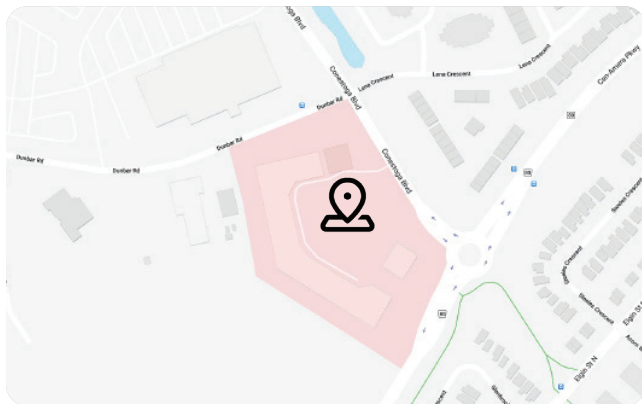




# Canamera Medical Centre

350 Conestoga Boulevard, Cambridge, Ontario



## Location Highlights



### Major Intersection

Hespeler Road and  
Can-Am Parkway



### Nearest Hospital

3.2 km Cambridge Memorial Hospital



### Public Transit Access

Grand River Transit - Bus 75/203  
Cambridge Centre Station

## Leasing Inquiries



**Diana Arsenyan**  
Senior Director, Asset Management

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# 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.

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## Property Highlights

<b>Building Size</b>	86,064 sq.ft.
<b>Floors</b>	1
<b>Asking Rent</b>	Market
<b>Additional Rent (est. 2026)</b>	
Operating Costs	\$6.52
Realty Taxes	\$6.00
In Suite Cleaning Costs	N/A
<b>Total</b>	\$12.52 psf
<b>Bike Storage</b>	Outdoor
<b>Parking</b>	Surface