Barrie Primary Care Campus

The Barrie Primary Care Campus will lead the market as the most advance primary health care center in Ontario. It will be a significant development for the City of Barrie, the Barrie medical community and for the Park Place Land district. It will be built and tenant in a way that will set the new standard for primary care delivery in Ontario and bring positive economic effects.

- Location: at Bayview Avenue and Big Bay Point Road, one block from a soon to be built connection to Hwy 400
- Size: 79,000
- Floors: 3 floors
- Parking: 5 stalls per 1,000 square feet with access isles and walking paths
- Occupancy: Fall 2015

The campus provides design features and materials that promote health and wellness while being efficient in operations and space utility. It will have exterior and interior finishes reflecting the Barrie landscape and rainwater recycling with state of the art air exchange systems. The campus will have full handicapped accessibility with 6ft wide hallways to accommodate two wheelchairs!

NorthWest is the largest owner, developer and manager of Medical Office Buildings in Canada with over 75 properties across the country. Specializing only in health care real estate they bring best in class expertise and management to every stage of the process in creating and managing space for health care service providers. NorthWest understands the unique nature of medical office buildings within the changing environment of healthcare service delivery from the interchangeable of tenants, to location and design to finance and leasing to operations and parking.
Since 1987, Amico Properties Inc. is committed to reducing the impact of its construction activities and employs sustainable building and design construction practices whenever possible. Sustainability begins at the design stages of the project. At Amico, the teams work with architects and engineers to incorporate green building concepts and philosophies into the overall design of the building.
Architecttura’s range of experience is devoted to architectural and interior design focused towards educational, institutional, healthcare and medical buildings, justice facilities, offices and retail projects that have included involvement with corporate franchising. The majority of our client relationships are with public sector agencies. We are large enough to deal with major project workloads and tight schedules. However, we are also small enough to be able to respond quickly and enthusiastically in carrying out smaller projects, with the same commitment and quality.

The Barrie Family Health Team is the largest family health team with over 80 physician members taking the entire third floor of 20,105 square feet have committed at advancing how we envision health care centres. The team will be attracting new doctors from all over the province to promote a positive transformation from old health centres and providing many facilities at arms length on one campus, developing and implementing an institution of what to expect from healthcare, how we look at healthcare and the economic strength.

Space is Available

Building Features

✓ Covered drop off/ pick up at main entrance
✓ Energy efficient building
✓ Common Areas and tenant spaces
✓ High speed elevators
✓ Exterior demising walls to be finished to the tenants reasonable specifications
✓ HVAC, sprinklers, and plumbing to the Premises.
✓ Smooth trowelled concrete floor slabs on grade designed to support live load of 100 pounds per square foot.
✓ Electrical 100 amp, 600 V, 3 phase, 4 wire service complete with disconnect switch
✓ GFI receptacles as required by the OEC. All receptacles of commercial grade, duplex type complete with matching faceplates.
Rentable Areas: 1,000 – 20,000 s.f. with 37,500 square feet of ground floor space with each unit accessible from both inside and outside the building
Lease Rates: Negotiable
Lease Term: Minimum of eight years.
Tenant Improvement Allowance: Full turn key build out available
Fiber Connectivity: Fiber optic is available to the building
Daily Traffic: Anticipated to be over 1,000 patients / day
After hours clinic and a large meeting/teaching room
Management: Full time on site superintended ensuring maintenance, cleaning, landscaping and responding to tenants needs

Leasing and Management
Canada’s Healthcare Landlord

NorthWest Property Corporation has developed and operated a wide range of professional buildings, from multi-tenant medical office buildings to single-tenant, government-occupied healthcare centers, to university campus buildings.

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