



555

Prince Charles Dr. N., Welland

PRINCE CHARLES MEDICAL CENTRE



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555

Prince Charles Dr. N., Welland

PRINCE CHARLES MEDICAL CENTRE

Located in the heart of Welland, 555 Prince Charles Dr. N. is a fully medical-dedicated building serving the growing Niagara Region. The building benefits from a strong, established patient catchment and an existing roster of healthcare tenants, offering excellent on-site referral opportunities. This prime medical centre offers exceptional visibility, ample patient parking, and full barrier-free accessibility. It is ideally suited for family physicians, specialists, and allied healthcare providers seeking flexible, move-in ready or customizable clinic space in Welland's established medical corridor.

SUITES	SF USABLE	SF RENTABLE	TYPE	AVAILABILITY	ADDITIONAL RENT
209-211	577.20 SF (DIVISIBLE)	683.41 SF (DIVISIBLE)	For Lease	Immediate Possession	\$17.56/SF
101	1,253.21 SF	1,522.54 SF	For Lease	Immediate Possession	\$17.56/SF

Highlights



OPEN SPECIALTIES

Key Disciplines remain unoccupied, offering incoming practitioners exclusive presence in their field and direct access to a concentration of referring family physicians already in the building.



PRIME MEDICAL LOCATION

Situated at the centre of Niagara Health three-site model - Welland, St. Catharines, and the new South Niagara Hospital in Niagara Falls - 555 Prince Charles Dr. N. offers unmatched access for practitioners with privileges across the system.



STRONG MEDICAL CO-TENANCY

Including concentration of Family Physicians, Dermatologist, Orthopaedic Surgeon, Foot Clinic, General Surgeons, Audiology & Hearing Clinic, Laboratory, X-ray & Ultrasound and pharmacy.



REGIONAL ACCESSIBILITY

Conveniently accessible via Highway 406 and key arterial routs, drawing patients from across the Niagara Peninsula - including Thorold, Pelham, Port Colborne, and Niagara Falls - with ample on-site parking for patients and staff.

Demographic



POPULATION

3KM - 40,427
5KM - 62,750
10KM - 79,991



AVG. HOUSEHOLD INCOME

3KM - \$78,622
5KM - \$83,290
10KM - \$88,375



MEDIAN AGE

3KM - 44.4
5KM - 45.4
10KM - 45.9



DAYTIME POPULATION

3KM - 31,105
5KM - 49,638
10KM - 64,429

A Premier
Medical
Professional
Destination In
*The Heart Of
Welland*



Regional Medical Institutions Within Minutes



Niagara 3-Site Hospital Model



SOUTH NIAGARA HOSPITAL
OPENING 2028



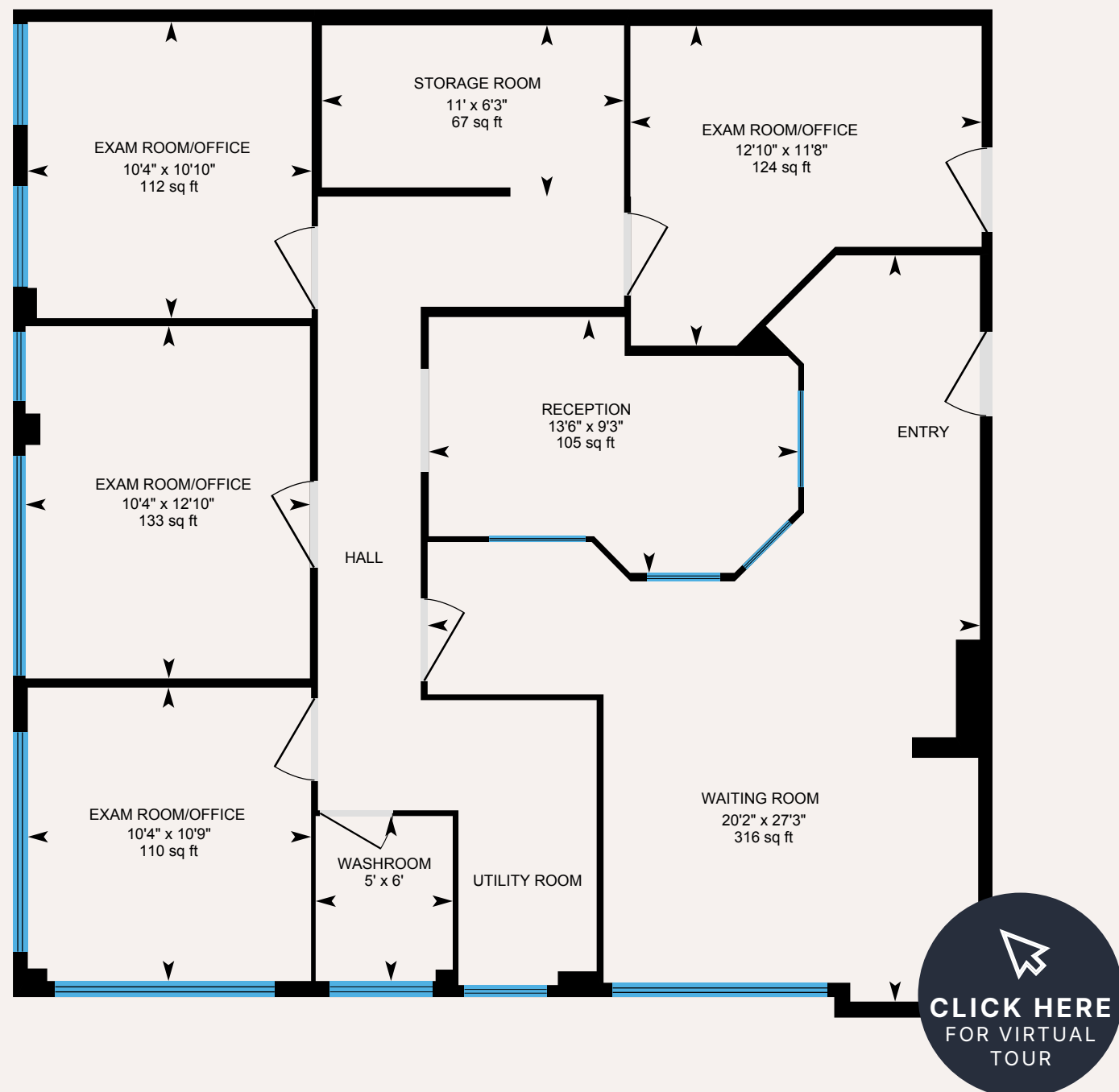
Area Overview



UNIT 101 *Floorplan*

SUITE INFORMATION

Unit	101
SF Rentable	1,522.54
SF Usable	1,253.21
Availability:	Immediate
Additional Rent:	\$17.56/SF

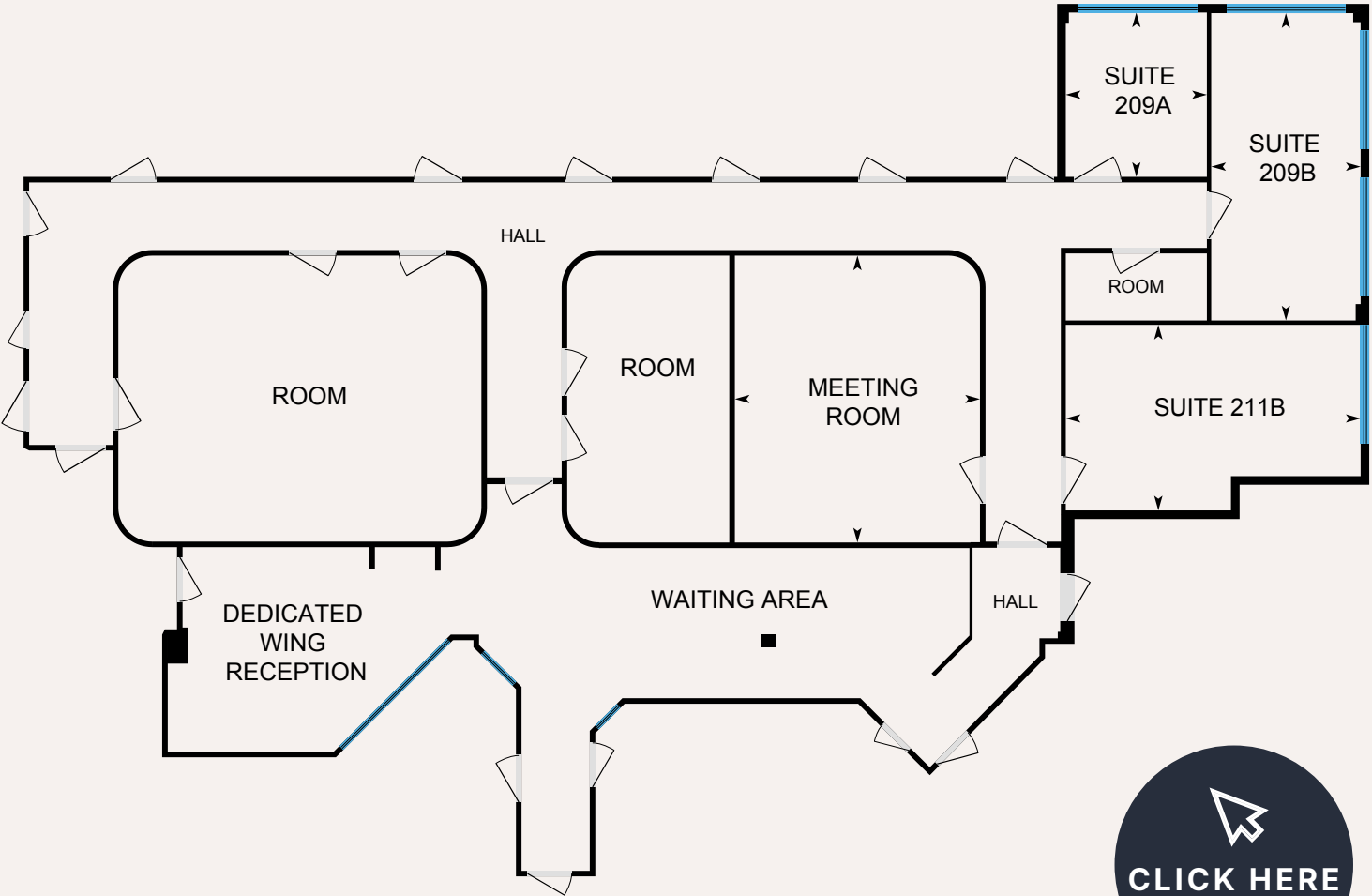


SUITES 209-2011

Floorplan

SUITE INFORMATION

SUITES	SF USABLE	SF RENTABLE	TYPE	AVAILABILITY	ADDITIONAL RENT
209A	115.78 SF	137.08 SF	For Lease	Immediate Possession	\$17.56/SF
209B	225.63 SF	267.15 SF	For Lease	Immediate Possession	\$17.56/SF
211B	235.79 SF	279.18 SF	For Lease	Immediate Possession	\$17.56/SF





Your Real Estate Partner in Healthcare & Life Sciences

MedSpace Canada is a full-service real estate advisory firm dedicated to healthcare and health innovation. We specialize in guiding healthcare professionals, landlords, hospitals, clinics, and health innovators through every stage of their real estate journey—from leasing and purchasing to custom-built solutions. With deep industry expertise and a proactive, client-first approach, we help our partners secure spaces that support their growth, operations, and long-term success. We deliver strategic insight, market access, and hands-on support to bring your vision to life.

WWW.MEDSPACECANADA.COM

Medical Real Estate Advisory Team



**SCOTT
RASMUSSEN, MSC.**
*President**

Scott is a seasoned real estate leader with deep expertise in facilities that support healthcare and health innovation. His career has been dedicated to the intersection of healthcare, science, and innovation with real estate development, leasing, operations, and management.

Scott brings extensive experience across the real estate spectrum, including brokerage, landlord representation, and institutional leadership.

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**SHAFIN
JADAVJI, CPA, CA, CBV**
*Vice President, Client Services***

As the Founder and Broker of Record at Cubecom, he leads a team of 15 professionals who assist our clients find, design and construct their medical clinics so they can focus on what they do best, patient care.

Shafin's business and finance acumen allows him to negotiate with lenders on your behalf to ensure you are getting the best deal terms and service offering that the lender can provide.

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**NATALIA
LUKANKINA**
Real Estate Salesperson

Natalia has extensive experience reviewing and negotiating commercial leases, navigating tenant and landlord rights, and managing long-term lease structures across multi-location portfolios. This foundation allows her to identify risk, structure favorable terms, and protect clients throughout the transaction process. At MedSpace Canada, Natalia applies this leasing-led perspective to healthcare and medical real estate, representing healthcare operators, landlords leasing to medical users, and medical-professional investors.

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Our Services



Brokerage & Advisory

- Lease advisory, negotiations and renewals.
- Relocations and expansions.
- Property acquisition / disposition for owned clinics.
- Investment property strategy.



Lease Portfolio Management

- Comprehensive lease review of all leases + lease summary reports of all key terms.
- Monitoring portfolio for expires and options.
- Manage lease renewals, new leases, extensive, etc.



Design & Construction

- Branding & concept development.
- Schematic design.
- Space planning & feasibility studies.
- Design development & construction management.
- Visualization & renderings
- Styling & decor services.



Complex Transactions

- We are experts in managing complex transactions on behalf of healthcare professionals, hospitals, property owners, developers and innovators.
- Long-term planning aligned with the technical, financial, and operational goals of healthcare providers.

Who We Serve



Healthcare Professionals

MedSpace Canada helps healthcare professionals lease or own clinic spaces, offering expert guidance to grow their practice and build long-term wealth.



Hospitals

Our team understands the complexities of institutional needs and delivers strategic support to optimize space, streamline development, and manage internal and external lease portfolios.



Landlords

We partner with landlords to transform commercial real estate—from design to construction, including relocations, expansions, and portfolio management.



Health Innovators

Supporting life science, biotech and medtech companies with tailored real estate strategies—helping them secure the right spaces to innovate and expand.

*Medspace empowers healthcare professionals, hospitals,
property owners & innovators to make smart
real estate decisions*



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Contact me to Book a Tour



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