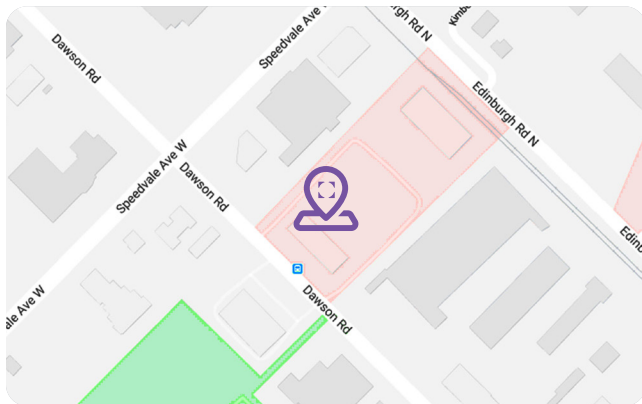




# Guelph Medical Place II

89 Dawson Road, Guelph, Ontario



## Leasing Inquiries



**George Bitaxis**  
Leasing Manager

C +1 416 708 1107  
E [george.bitaxis@nwhreit.com](mailto:george.bitaxis@nwhreit.com)  
W [nwhproperties.com](http://nwhproperties.com)

## Location Highlights



### Major Intersection

Speedvale Avenue and  
Edinburgh Road North



### Nearest Hospital

700m - St. Joseph's Health  
Centre Guelph  
2.9km - Guelph General Hospital



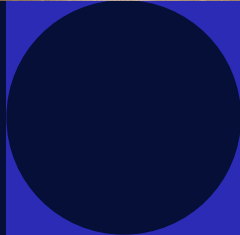
### Public Transit Access

Guelph Transit - Bus 11 Willow West



# Guelph Medical Place II

89 Dawson Road, Guelph, Ontario



## Property Description

Guelph Medical Place II is a two-storey, 28,400 square foot medical office building located in downtown Guelph. Forming half of a medical campus along with its sister building Guelph Medical Place I, the building is conveniently situated a short drive from Guelph General Hospital. Together, the buildings feature a diversified mix of family physicians, medical specialists, and ancillary service providers, including the Guelph Family Health Team, a laboratory, pharmacy, and diagnostic imaging, for a full range of healthcare services. There is ample surface parking on-site.

## Leasing Inquiries



**George Bitaxis**  
Leasing Manager

C +1 416 708 1107  
E [george.bitaxis@nwhreit.com](mailto:george.bitaxis@nwhreit.com)  
W [nwhproperties.com](http://nwhproperties.com)

## Property Highlights

<b>Building Size</b>	28,400 sq.ft.
<b>Floors</b>	2
<b>Asking Rent Starting At</b>	\$15.00 psf
<b>Additional Rent (est. 2024)</b>	
Operating Costs	\$12.97
Realty Taxes	\$5.44
In Suite Cleaning Costs	\$1.88
<b>Total</b>	\$20.29 psf
<b>Bike Storage</b>	Outdoor
<b>Parking</b>	Surface
<b>Electric Vehicle Chargers</b>	N/A
<b>Wired Score</b>	Yes

NOTE: Asking Rent listed above is based on a standard medical office. Additional Rent listed above is an estimate and is subject to change.