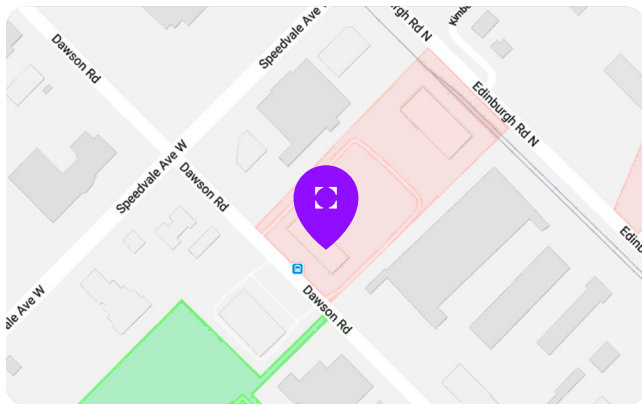




Guelph Medical Place II

89 Dawson Road, Guelph, Ontario



Leasing Inquiries



George Bitaxis
Leasing Manager

C +1 416 708 1107
E george.bitaxis@nwhreit.com
W nwhleasing.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



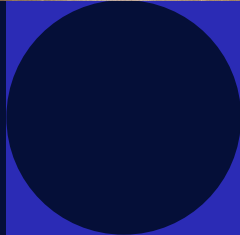
Public Transit Access

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
W nwhleasing.com

Property Highlights

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