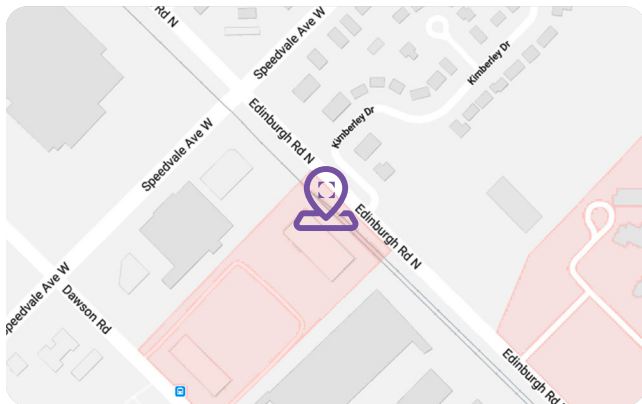




# Guelph Medical Place I

83 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



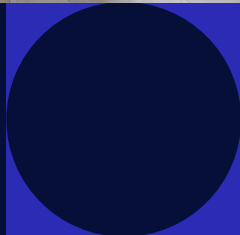
### Public Transit Access

Guelph Transit - Bus 11 Willow West



# Guelph Medical Place I

83 Dawson Road, Guelph, Ontario



## Property Description

Guelph Medical Place I is a two-storey, 36,189 square foot medical office building located in downtown Guelph. Forming half of a medical campus along with its sister building Guelph Medical Place II, 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.

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## Property Highlights

|                                    |               |
|------------------------------------|---------------|
| <b>Building Size</b>               | 36,189 sq.ft. |
| <b>Floors</b>                      | 2             |
| <b>Asking Rent</b>                 | Market        |
| <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           |