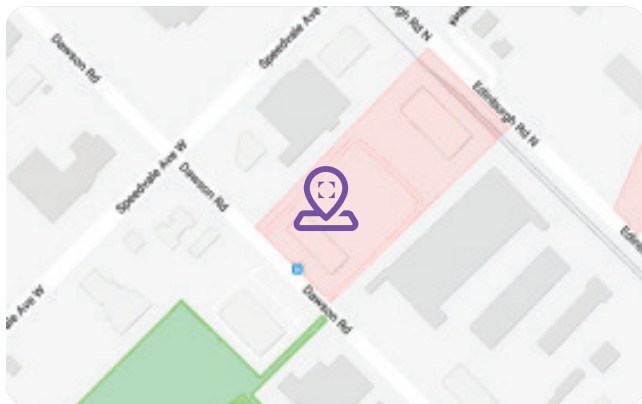




# Guelph Medical Place II

89 Dawson Road, Guelph, Ontario



## Location Highlights



### Major Intersection

Speedvale Avenue and  
Edinburgh Road North



### Nearest Hospital

< 1 km St. Joseph's Health Centre  
Guelph  
2.9 km Guelph General Hospital



### Public Transit Access

Guelph Transit - Bus 11 Willow West

## Leasing Inquiries



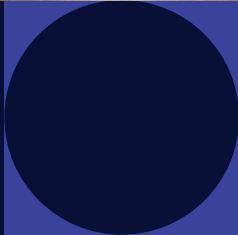
**George Bitaxis**  
Leasing Manager

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89 Dawson Road, Guelph, Ontario



## Property Description

Guelph Medical Place is a two-structure medical outpatient complex located in downtown Guelph, conveniently situated in close proximity to Guelph General Hospital. Guelph Medical Place II is two stories, 29,400 square feet, and together with its sister building, features a full and diversified range of healthcare services including family physicians, the Guelph Family Health Team, various medical specialists, and ancillary service providers, such as a laboratory, pharmacy, and diagnostic imaging centre. The site offers ample on-site surface parking.

## Leasing Inquiries



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## Property Highlights

<b>Building Size</b>	28,400 sq.ft.
<b>Floors</b>	2
<b>Asking Rent</b>	Market
<b>Additional Rent (est. 2025)</b>	
Operating Costs	\$13.45
Realty Taxes	\$5.76
In Suite Cleaning Costs	\$1.94
<b>Total</b>	\$21.15 psf
<b>Bike Storage</b>	Outdoor
<b>Parking</b>	Surface
<b>Electric Vehicle Chargers</b>	No
<b>WiredScore</b>	Certified