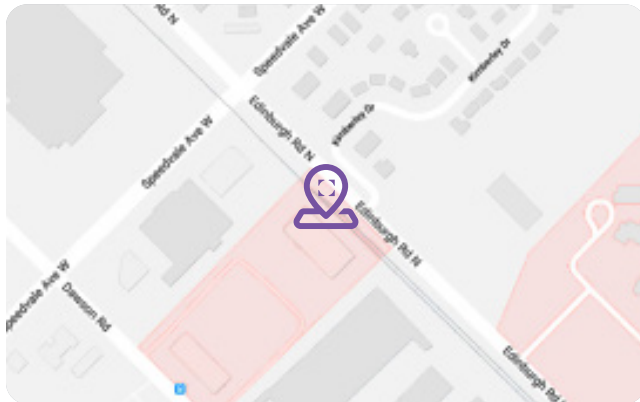




# Guelph Medical Place I

83 Dawson Road, Guelph, Ontario



## Leasing Inquiries



**Brian Kelleher**  
Leasing Manager

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E [Brian.Kelleher@nwhreit.com](mailto:Brian.Kelleher@nwhreit.com)  
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## 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



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83 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 I is two stories, 36,189 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.

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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. 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