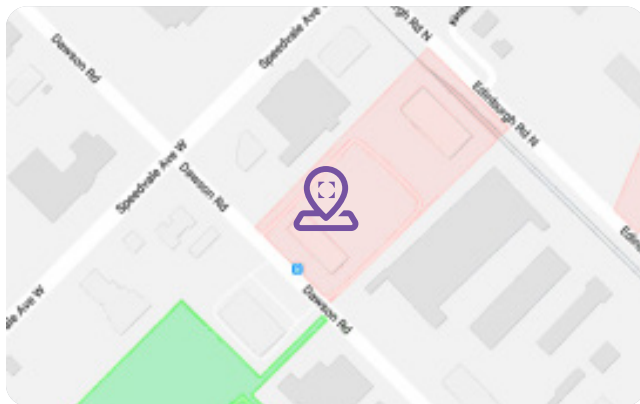




Guelph Medical Place II

89 Dawson Road, Guelph, Ontario



Leasing Inquiries



Brian Kelleher
Leasing Manager

C +1 416 708 1107
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W nwhproperties.com

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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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.

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Property Highlights

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