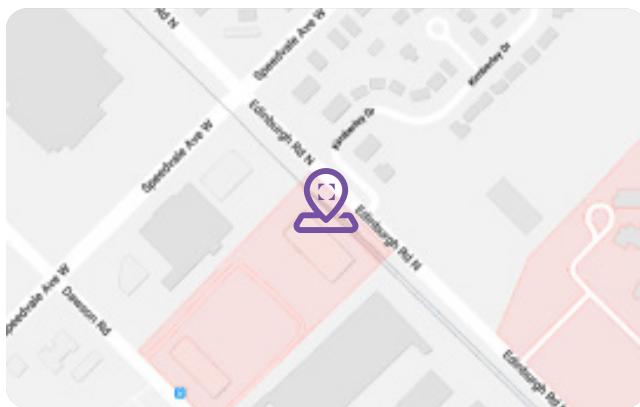


# Guelph Medical Place I

83 Dawson Road, Guelph, Ontario



## Leasing Inquiries



**Brian Kelleher**

Leasing Manager

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W [nwhproperties.com](http://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



# Guelph Medical Place I

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. 2026)</b>	
Operating Costs	\$13.11
Realty Taxes	\$5.93
In Suite Cleaning Costs	\$2.02
<b>Total</b>	
	\$21.06 psf
<b>Bike Storage</b>	
	Outdoor
<b>Parking</b>	
	Surface