

FOR LEASE

MEDICAL OUTPATIENT SPACE

Join our
integrated
medical
ecosystem
3,057 SF
available



Guelph Medical Place II

89 Dawson Road, Guelph, ON

For leasing inquiries:



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Property Overview

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.

Lease Information

Asking Rent	Market
Additional Rent (2026 est.)	
Operating Cost	\$13.11
Realty Taxes	\$ 5.93
In-Suite Cleaning Cost	\$ 2.02
Total	\$21.06

Building Size 28,400 SF

Floors 2

Parking Surface

Property Highlights



Ample Parking
Space



Extended
Building Hours



On-Site,
Uniformed
Maintenance Staff



Electronic Work
Order Management
System



Owned By A
True Healthcare
Partner

Established medical
ecosystem supporting
integrated care.

EFW
Radiology

Calgary
Maternal Fetal
Medicine Centre
EFW Radiology

REGIONAL
FERTILITY
PROGRAM



Guelph Medical Place II



Suite 108

- 1,323 SF move-in ready medical office suite
- Ground-floor location with excellent accessibility
- Reception and waiting area already in place
- Two exam rooms equipped with sinks
- Private in-suite washroom
- Secondary private entrance for added convenience
- High-visibility location adjacent to the building entrance
- Immediate occupancy available



* Concept Renders

Suite 200

- 1,734 SF south-facing medical office suite
- Bright space with abundant natural light
- Four private offices and two exam rooms with sinks
- Reception area already configured for patient flow
- Private in-suite washroom
- Secondary private entrance for enhanced flexibility
- Immediate occupancy available

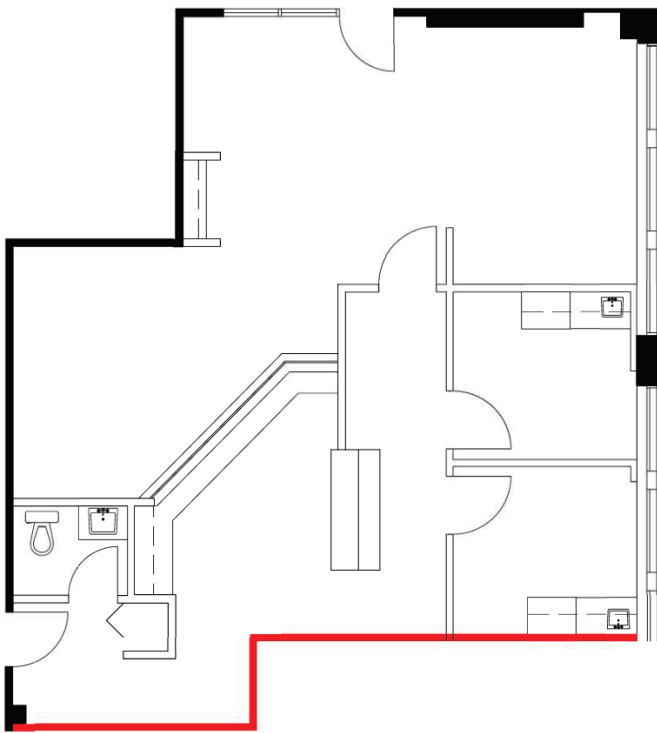


* Concept Renders

Floor Plan



Suite 108
1,323 SF



Suite 200
1,734 SF

