

19-21 GORDON STREET

FOR LEASE

GUELPH, ON

CBRE





THE BUILDING

HIGH PROFILE OFFICE / RETAIL SPACE

Rare opportunity to lease a high profile office / retail space along Gordon street. 21 Gordon is located just south of the downtown core and close to one of the busiest intersections in Guelph.

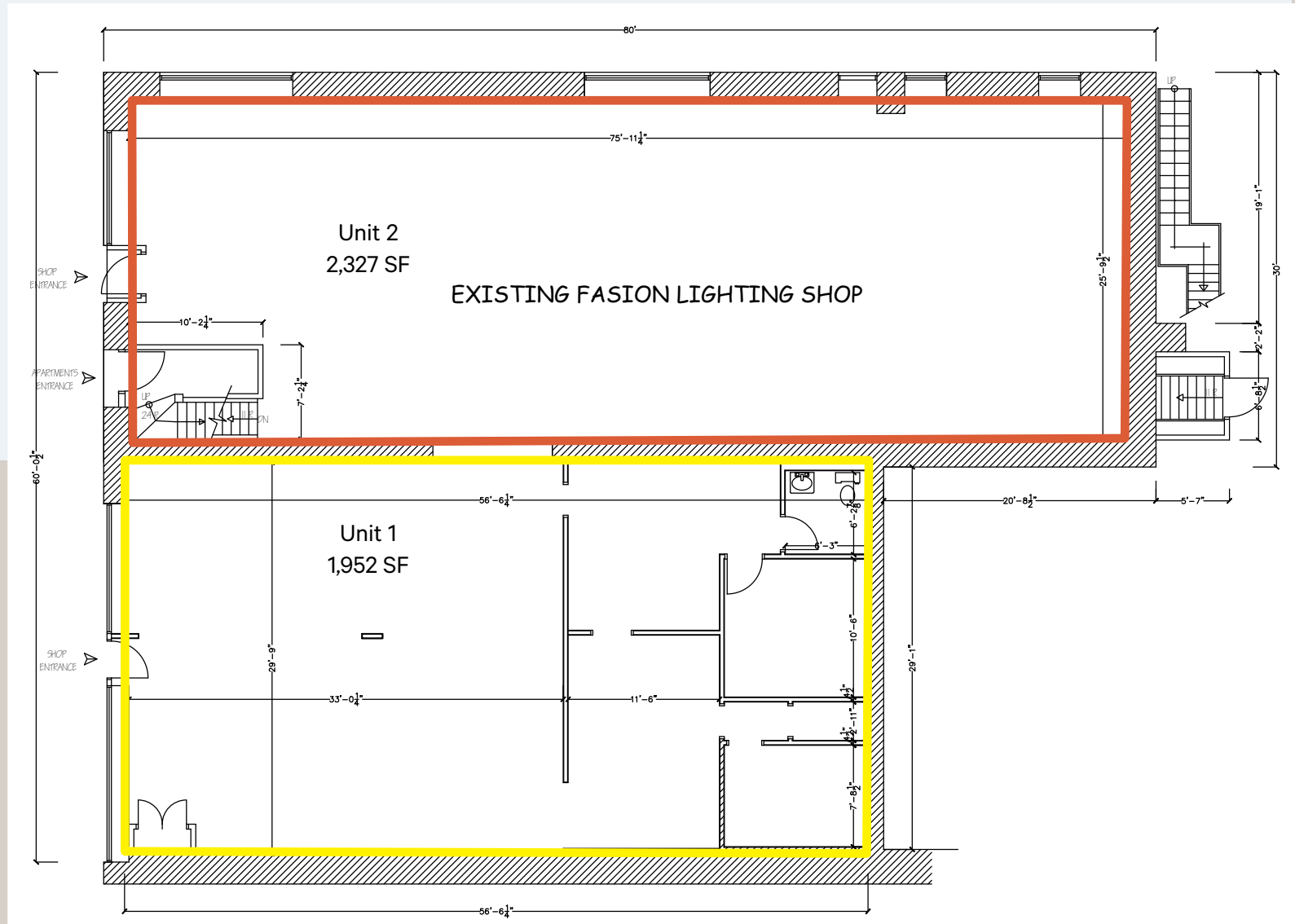
The space offers high exposure with signage potential on both Gordon Street and Nottingham along with 9 dedicated parking spots. A bright and clean unit with large windows at both the front and side of the building.

MAIN FLOOR

Total Available Size	Unit 1: ±2,327 SF
	Unit 2: ±1,952 SF
	Total: ±4,279 SF
Zoning	D.1
Lease Rate	\$22.00 Per Sq. Ft.
Additional Rent TMI (2025)	\$7.50 Per Sq. Ft.
Parking Spaces	9

THE FLOOR PLANS

MAIN FLOOR - 4,279 SF

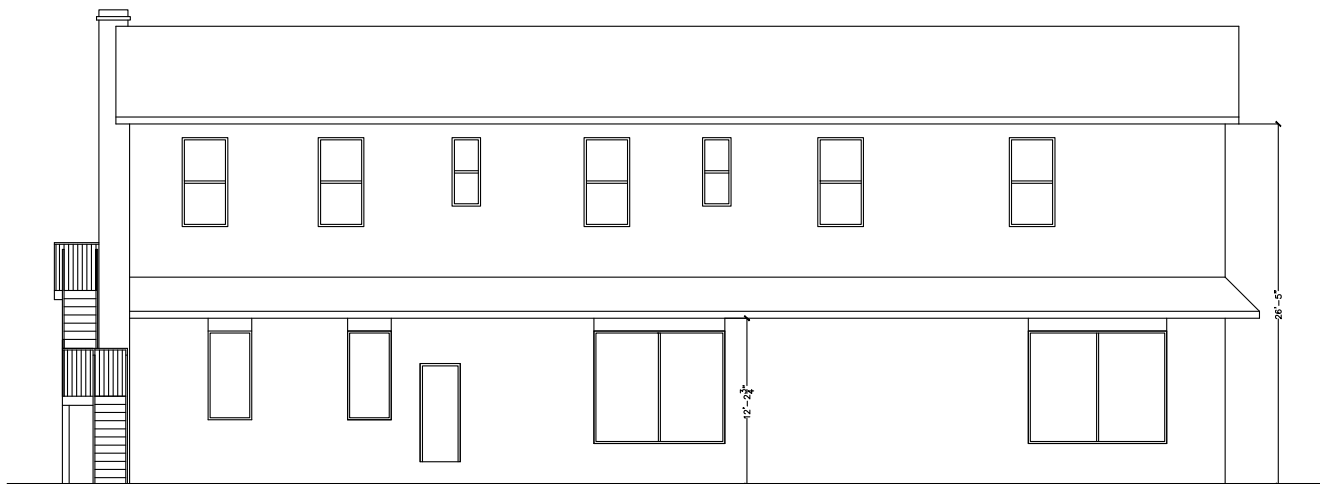


THE FLOOR PLANS

ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION

THE LOCATION



3
MIN DRIVE TO
GUELPH CENTRAL STATION



5
MIN DRIVE TO
GUELPH GENERAL HOSPITAL



11
MIN DRIVE TO
UNIVERSITY OF GUELPH



14
MIN DRIVE TO
HIGHWAY 401 RAMP

Downtown Guelph is the central business district of Guelph, Ontario, Canada. It is bordered by Wellington St. E. to the south, Woolwich St. to the East, Dublin St. to the west and Norwich St. to the North. Downtown Guelph is known for its distinctive limestone architecture and heritage buildings. Many of Guelph's historically designated properties are in or near the downtown area.

Downtown is very easily accessible by car, regional and local transit, walking, and by bike. It is the home of Guelph's largest concentration of retail, dining, financial services, as well as entertainment, healthcare, and professional services like lawyers and doctors.



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