



109 Surrey St E

Guelph, ON

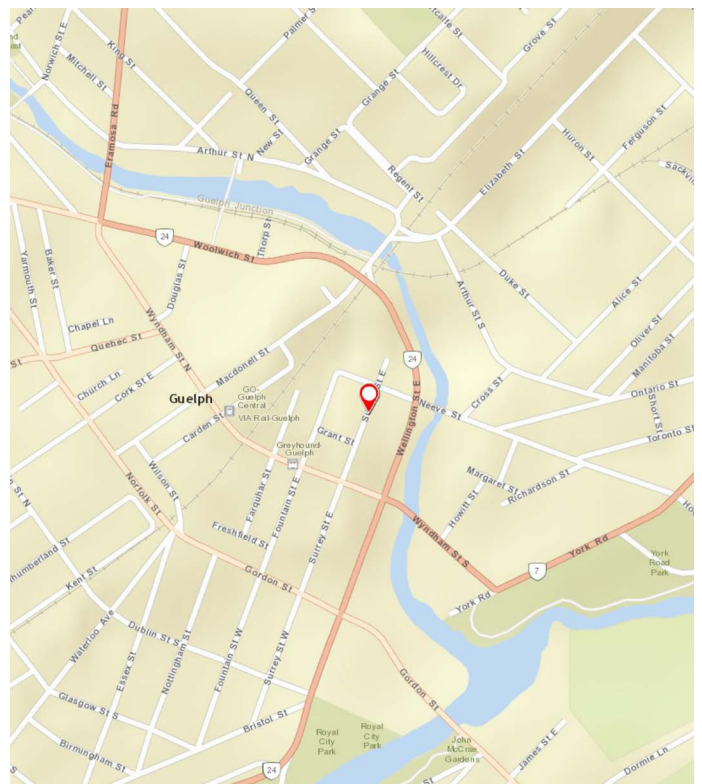
Property Features

- Professional office space near downtown Guelph
- On-site parking for 18 cars
- Well maintained property
- Professional office space with character
- Ideal for office or medical user
- Walking distance to new residential developments
- Could be divided into two units
- Competitive rental rates

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For Lease

109 Surrey St E | Guelph

Property Details:

| | |
|-----------------------------|------------------|
| Space Available: | |
| Lower Level: | +/- 4,264 SF |
| Upper Level: | +/- 2,552 SF |
| Heating: | Forced-air gas |
| Air-Conditioning: | Yes |
| Washrooms: | 5 |
| Handicap Accessible: | Lower level |
| Parking: | 18 spaces |
| Zoning: | CBD.1-1 |
| Occupancy: | February 1, 2017 |
| Minimum Rent: | \$15.95/SF |
| Additional Rent (Estimate): | \$5.88/SF |

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