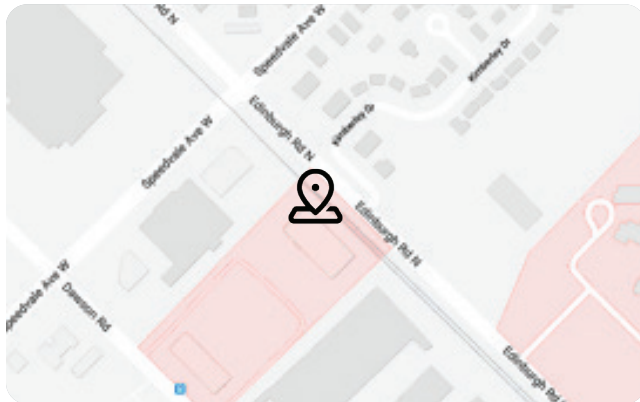




Guelph Medical Place I

83 Dawson Road, Guelph, Ontario



Leasing Inquiries



Enrico DiFede
Senior Leasing Manager

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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 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

Building Size	36,189 sq.ft.
Floors	2
Asking Rent	Market
Additional Rent (est. 2026)	
Operating Costs	\$13.11
Realty Taxes	\$5.93
In Suite Cleaning Costs	\$2.02
Total	\$21.06 psf
Bike Storage	Outdoor
Parking	Surface