



FOR LEASE

295 SOUTHGATE DRIVE
UNIT #2 | GUELPH, ON.

JAMES BOUDREAU

Broker

P: 519.743.5211 x 3020

jboudreau@coldwellbankerpbr.com



**COLDWELL BANKER
COMMERCIAL**

PETER BENNINGER
REALTY, BROKERAGE

FOR LEASE

295 SOUTHGATE DRIVE
UNIT 2. GUELPH, ON.



OFFERING SUMMARY

AVAILABLE SPACE: 1,485 SF

BASE LEASE RATE: \$18.00/SF

ADDITIONAL RENT: \$4.71/SF

POSSESSION: IMMEDIATE

ZONING: B

PARKING: ON-SITE

PROPERTY DETAILS

Office Leasing Opportunity – 295 Southgate Drive

Well-appointed drive-up office space available at 295 Southgate Drive, offering abundant natural light, convenient access, and ample on-site parking.

The premises feature [xx] private offices, a boardroom, kitchenette, and **[additional space/amenity]**, providing a functional layout suitable for a variety of professional users.

As part of the lease, the landlord will install new flooring throughout the space, with the tenant able to select from the landlord's approved flooring samples.

Longer-term lease commitments are preferred.

Benefit from responsive property management with an on-site landlord dedicated to maintaining the property.

This is an excellent opportunity for businesses seeking a professional, move-in-ready office environment in a well-maintained setting.

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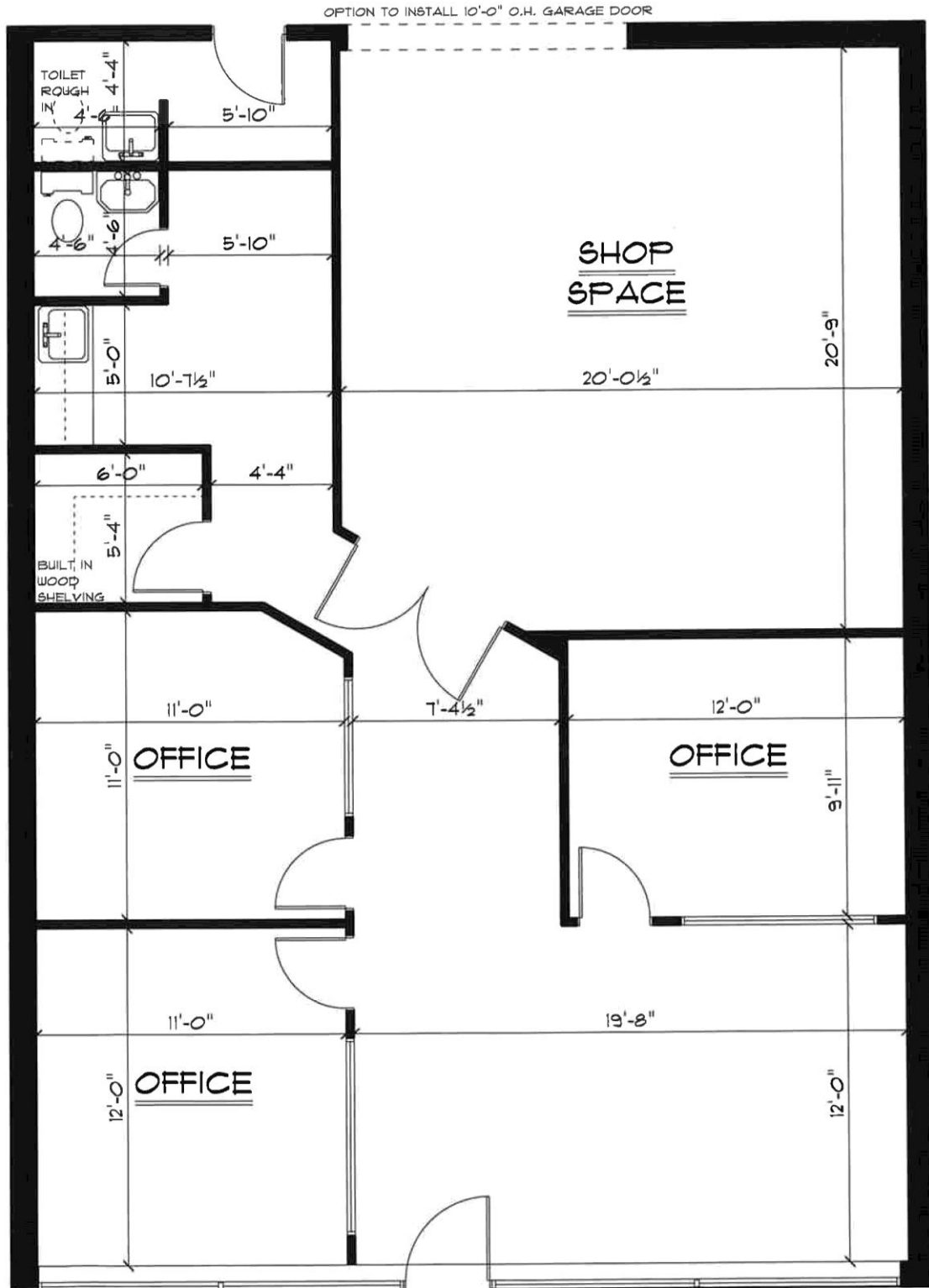
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ZONING | PERMITTED USES

- Animal boarding establishment
- Cleaning establishment
- Computer establishment
- Contractor's yard
- Food vehicle
- Major equipment supply and service
- Manufacturing
- Print or publishing establishment
- Repair service
- Research and development
- Establishment
- Tradesperson's shop
- Trucking operation
- Warehouse
- Accessory use
- Outdoor display and sales area
- Outdoor storage area

Complementary uses in accordance with Section 4.20

- Community centre
- Convenience store
- Day care centre
- Drive-through facility
- Financial establishment
- Fitness centre
- Medical clinic
- Office
- Restaurant
- Service establishment

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PROPERTY LOCATION

295 Southgate Drive is strategically located in Guelph's established south-end business district, offering excellent accessibility for employees, clients, and visitors. The property enjoys convenient access to major transportation routes, including the Hanlon Expressway (Highway 6), providing efficient connections throughout Guelph and to surrounding markets such as the Kitchener-Waterloo region and the Toronto GTA.

The area is home to a diverse mix of professional offices, industrial users, and commercial services, with numerous amenities nearby, including restaurants, retail shopping, banks, hotels, and fitness facilities. Public transit service is available within walking distance, while ample on-site parking ensures convenience for both staff and visitors.

Situated within one of Guelph's most established employment areas, 295 Southgate Drive offers businesses a highly functional and accessible location with strong connectivity and a wide range of nearby amenities.

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