

FOR LEASE

MEDICAL OUTPATIENT SPACE

Join our
integrated
medical
ecosystem
1,225 SF
available



Guelph Medical Place I

83 Dawson Road, Guelph, ON

For leasing inquiries:



Enrico DiFede
Senior Leasing Manager

C +1 437 961 2568
E Enrico.DiFede@vitalreit.com
W vitalproperties.ca

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 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.

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 36,189 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.



Guelph Medical
Place Pharmacy



Guelph
Medical Imaging



Guelph Family
Health Team

LifeLabs®
Medical Laboratory Services



Guelph Medical Place

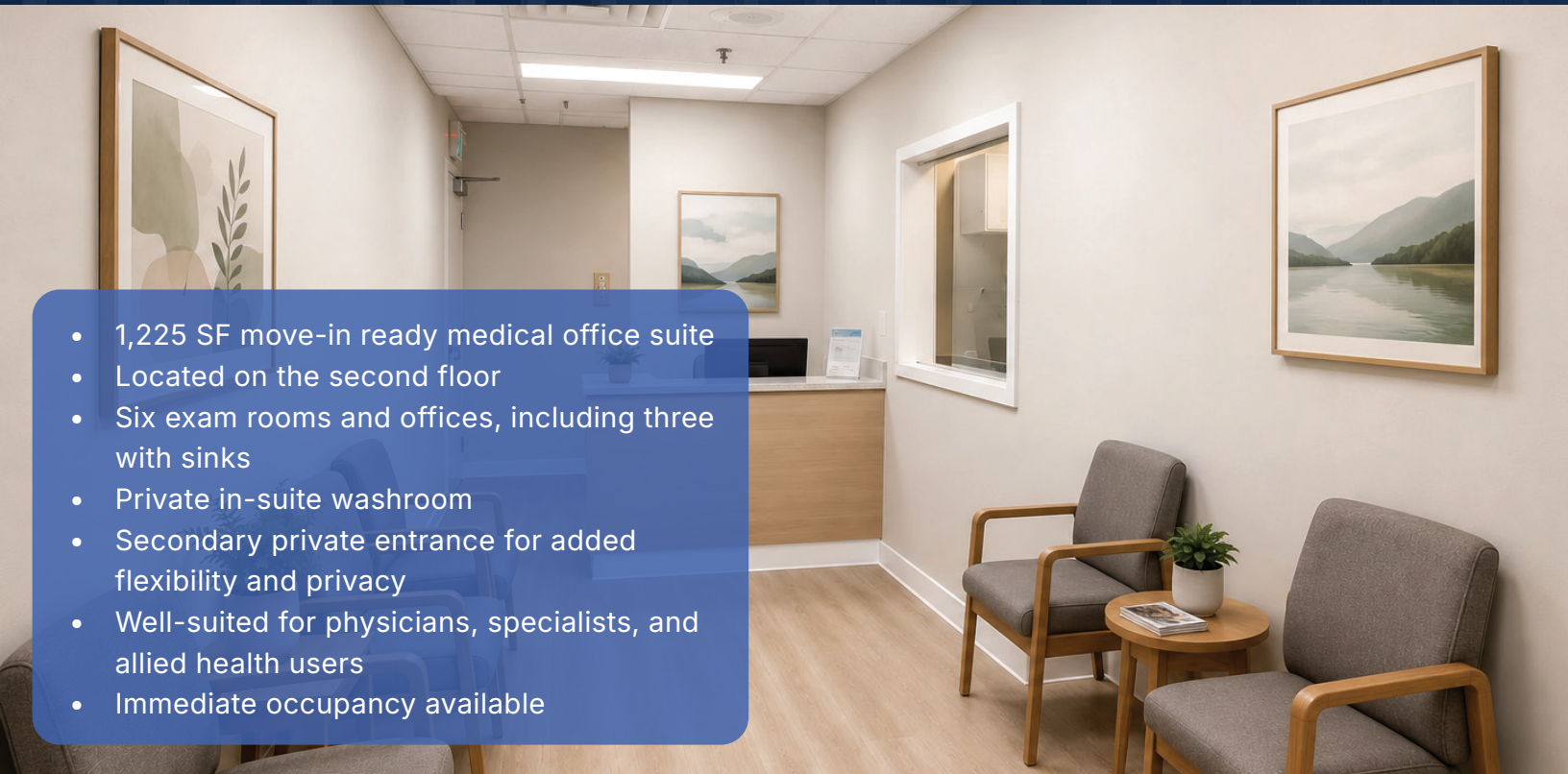
Suite 210



* Concept Renders



- 1,225 SF move-in ready medical office suite
- Located on the second floor
- Six exam rooms and offices, including three with sinks
- Private in-suite washroom
- Secondary private entrance for added flexibility and privacy
- Well-suited for physicians, specialists, and allied health users
- Immediate occupancy available



Floor Plan



Suite 210
1,225 SF

