



Colliers

For Lease

370 Speedvale Ave W.

Guelph | ON

Asking Net Rate:

\$16.50 PSF

Area Available
Immediately

2,566 SF

Area Available
August 2025

4,340 SF

Signature Suburban Office
Space Opportunity

New office suite available in signature two-storey office building. The property is located just west of Hanlon Parkway and minutes from downtown and the University of Guelph. Easy access to Highways 401 via Highway 6 and to Kitchener-Waterloo via Highway 7. There is abundant surface parking available on site.



Click here for a
Virtual Tour

Accelerating success.

Property Profile



BOMA Best
Bronze Certified

The Area

As one of Ontario's strongest economic regions, Guelph is known for its diverse economic base; including advanced technology and manufacturing, agri-innovation, scientific, and professional services sectors.

The Building & Premises

Strategically located directly off the Hanlon Parkway, 370 Speedvale Avenue West is an attractive signature office building, featuring an abundance of surface parking. The Building and Premises have been recently renovated and show very well and feature the following;

- Recently received BOMA Best Bronze Certification
- New lobby finishes and new elevator
- New Washrooms with Universal washroom fully handicapped accessible
- New HVAC systems
- Energy Efficient Lighting
- Very bright space with ample natural light
- New Card access control system, new alarm / fire safety system

Property Information

	Suite	Space (SF)	Net rate	Additional Rent (est. 2025)
Available August 2025	101	4,340	\$16.50 PSF	\$14.75 PSF
Virtual Tour 	102	2,566	\$16.50 PSF	\$14.75 PSF



1.97
Acres



2,566
RSF



5 Min Walk
to Amenities



Parking
4/1,000 SF



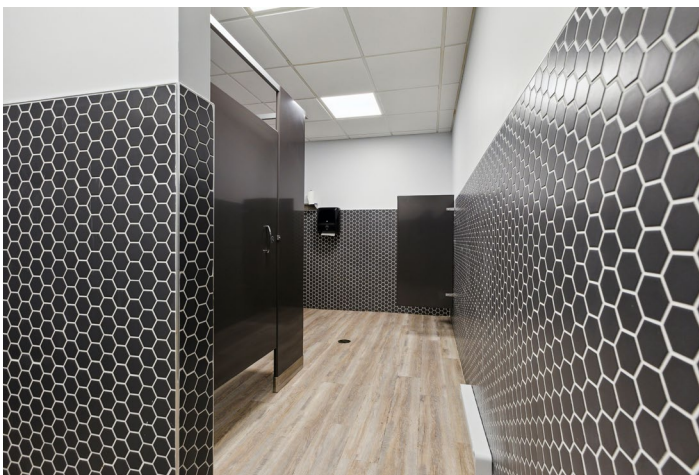
Access to
Public Transit

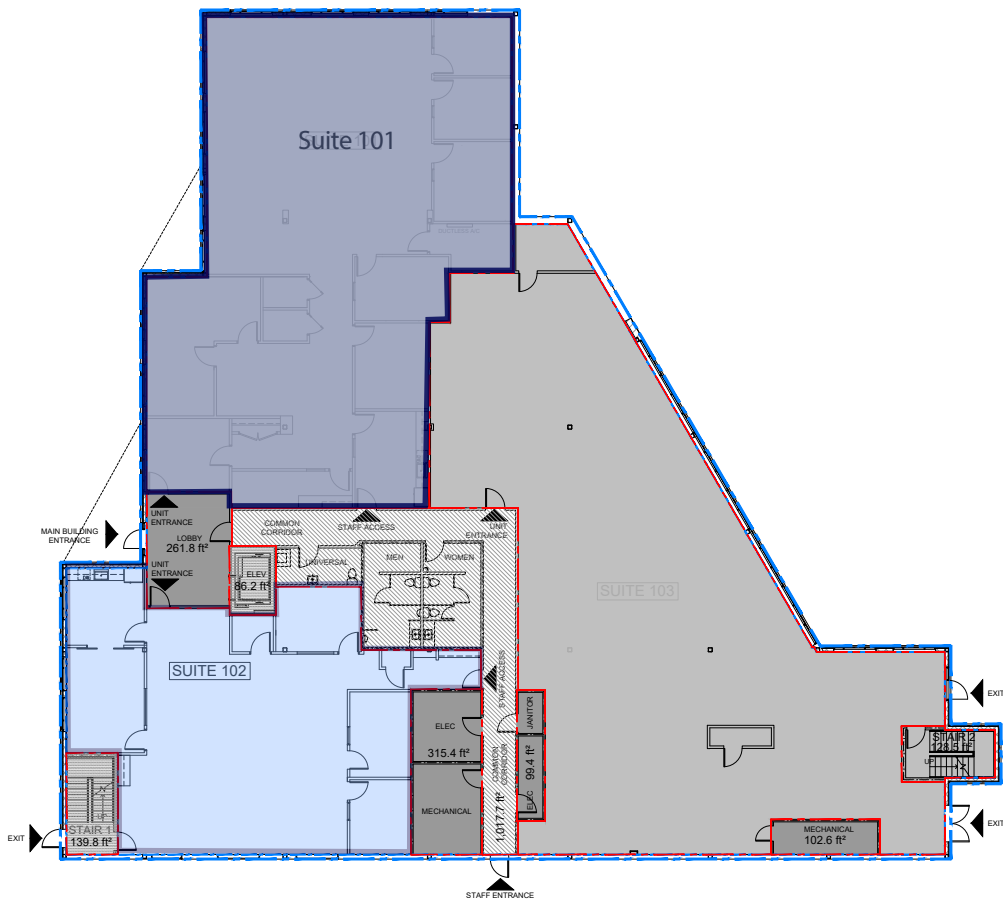


Access to
Hwys 6, 7 & 401



18 Min Drive
Waterloo Airport





Floor Plan

- Suite 101
4,340 RSF
- Suite 102
2,566 RSF
- Common Areas

Sample floor plan only. Current condition of Premises is carpeted and open concept.

colliers.com/p-can2001813

370



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