



**CUSHMAN &  
WAKEFIELD**  
Waterloo Region



**MEDICAL OFFICE  
UNITS FOR LEASE**

**CHANCELLORS WAY  
MEDICAL ARTS CENTRE**  
175 CHANCELLORS WAY, GUELPH, ON





**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

175 CHANCELLORS WAY  
GUELPH, ON

**FOR LEASE**

## FEATURES

- Built in 2017, this state-of-the-art medical building is located in Guelph on Chancellors Way.
- This is a first-class modern building with lots of natural light, LED lighting, air conditioning, magnetic elevator and is completely handicap accessible.
- The building also includes an irrigation system, ADT security system, fibre optics and high security phob system.
- Located on the University of Guelph Campus and adjacent to the new Public Health Building on Chancellors Way.
- Rent includes access to the onsite Pharmacy and coffee shop
- Paid Parking system with ample handicap parking space.
- Bike storage lockup is also available.
- Free staff parking included in rent.
- There are also staff showers, lockers, lunchroom and Tenant mailboxes.



### LEASE PRICE

\$25.00/ PSF Net



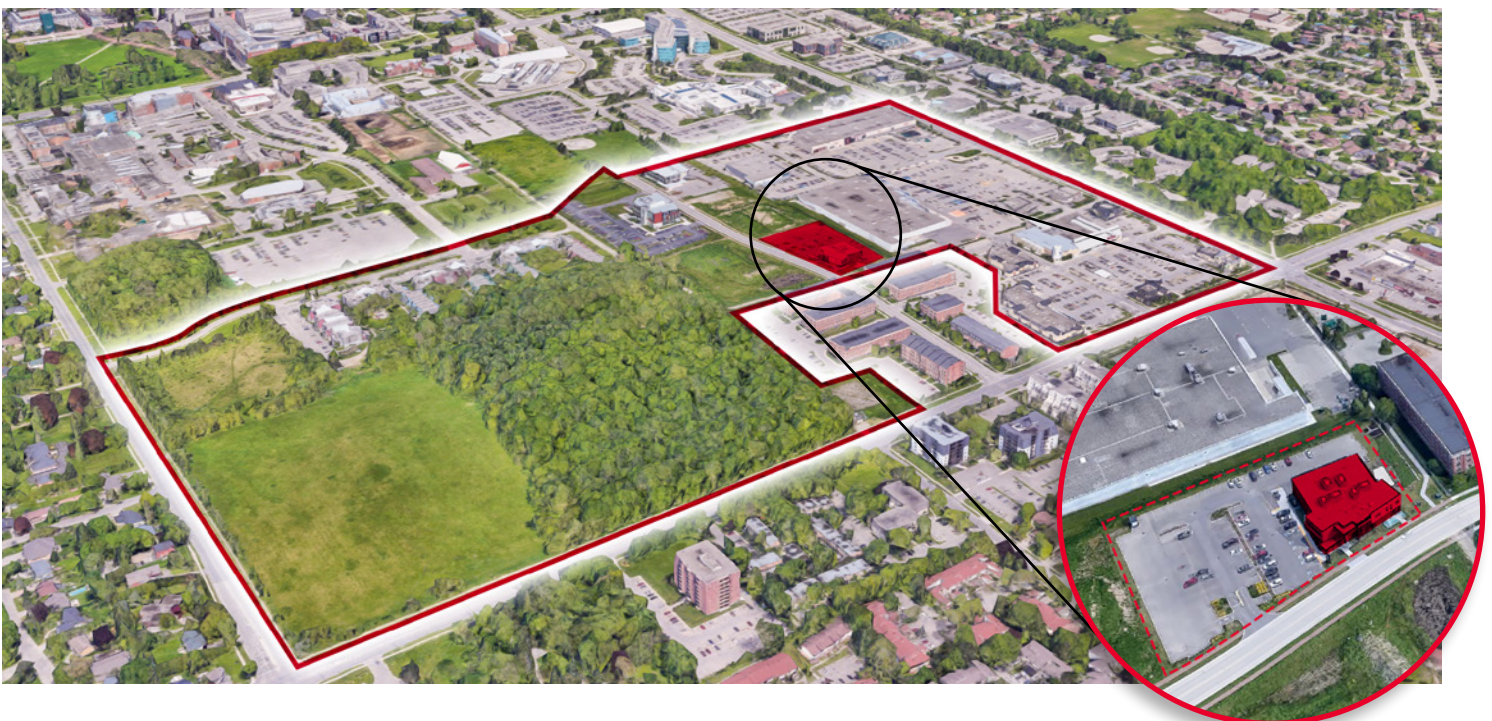
### TMI

\$20.00/ PSF



### SQUARE FEET

694 SF & 1,836 SF







**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

175 CHANCELLORS WAY  
GUELPH, ON

**FOR LEASE**

## ZONING I.2-2 PERMITTED USES

- Any University of Guelph Building or Use and any operation directly related to the university
- Any Use or Structure operated by the City or by any Department or the Federal or Provincial Governments
- Financial Establishment
- Computer and electronic equipment distribution, service or assembly
- Data processing establishment
- Drug Manufacturing
- Firms involved in surveying, engineering and design
- Offices
- Office or laboratory supply or service establishment
- Photo lab
- Printing or publishing establishment
- Production and assembly of precision and scientific instruments and equipment
- Research and development establishment
- Laboratory
- Maximum one restaurant or cafeteria enclosed within a multi-tenant Building
- Scientific and technological facilities

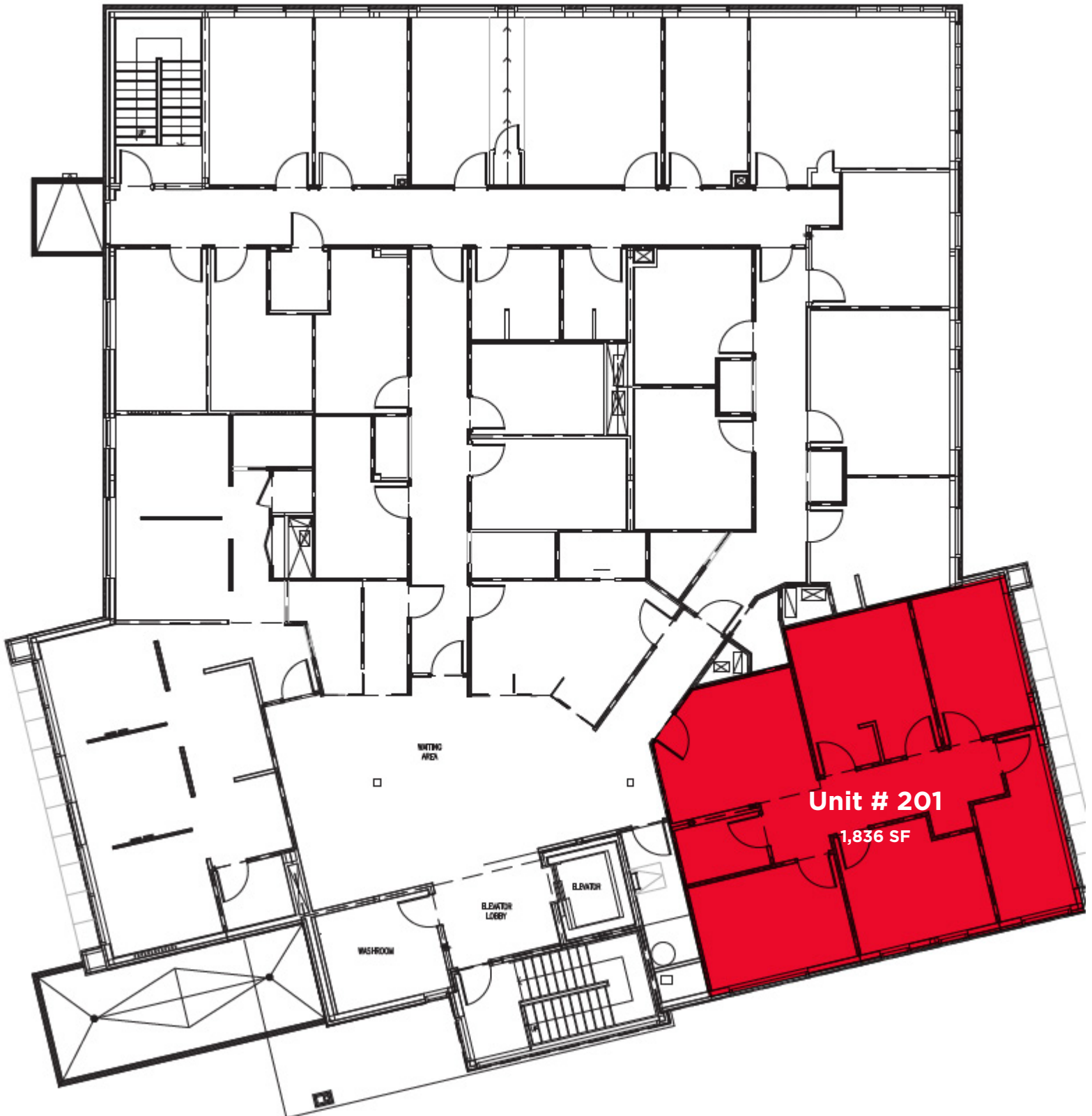




**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

175 CHANCELLORS WAY  
GUELPH, ON

**FOR LEASE**







**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

175 CHANCELLORS WAY  
GUELPH, ON

**FOR LEASE**



**TAKE A 3D  
VIRTUAL TOUR**

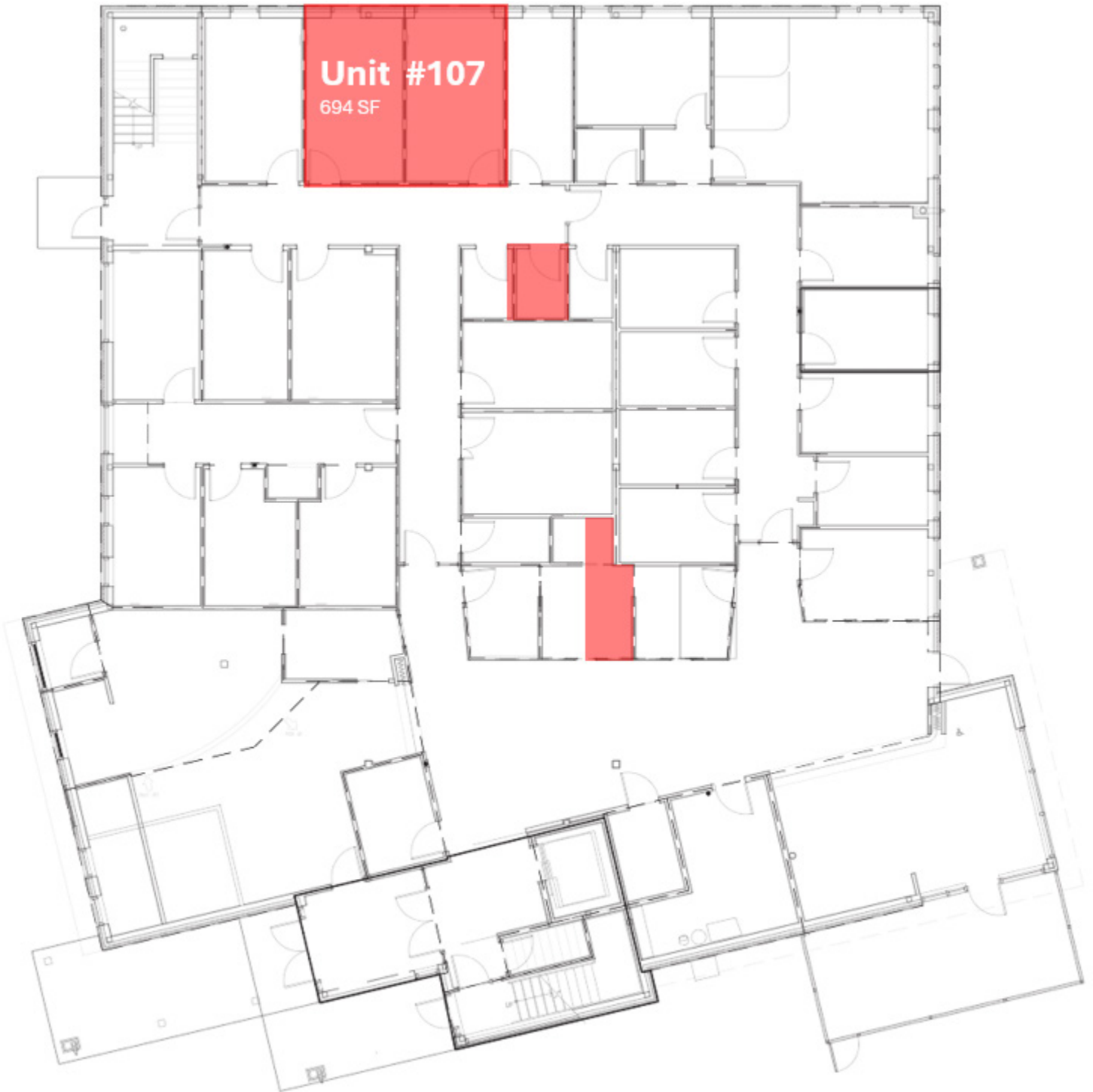




**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

175 CHANCELLORS WAY  
GUELPH, ON

**FOR LEASE**







**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

175 CHANCELLORS WAY  
GUELPH, ON

**FOR LEASE**



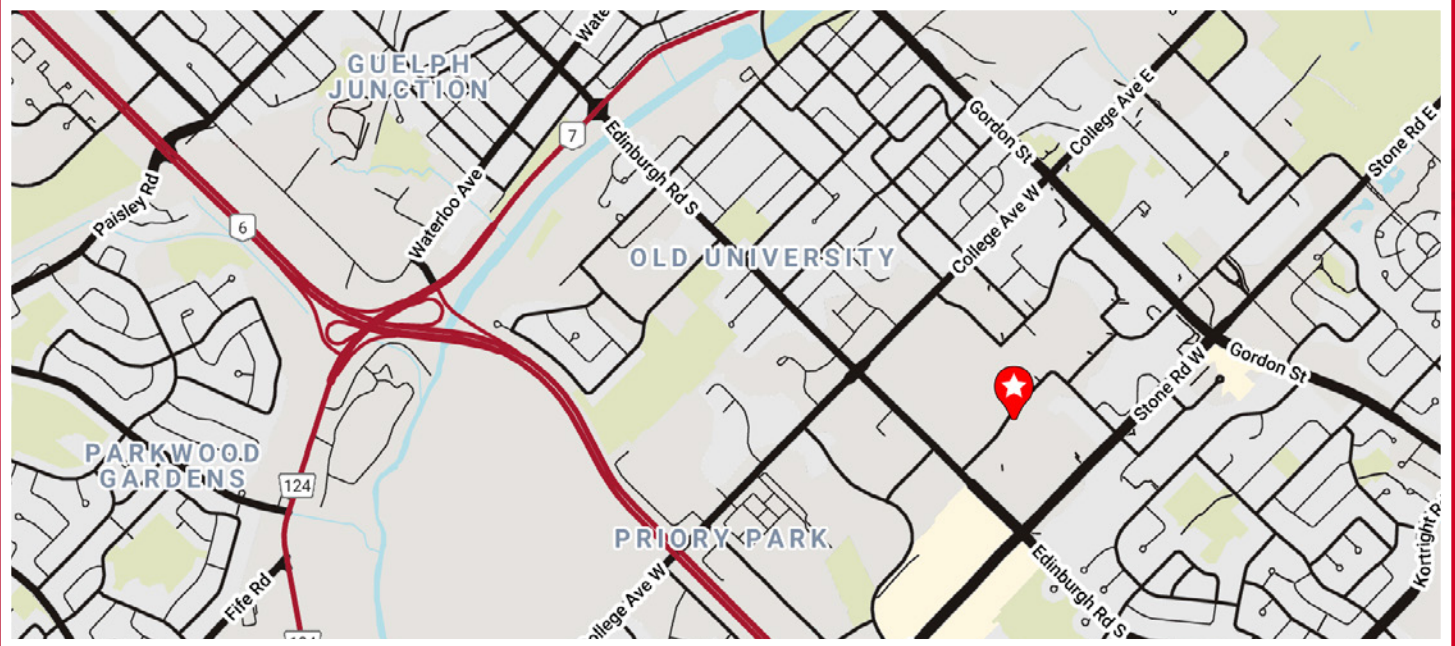
**TAKE A 3D  
VIRTUAL TOUR**







**CUSHMAN &  
WAKEFIELD**  
Waterloo Region



For more information, please contact:

**Mary Sojczynski**

Sales Representative, Vice President

+1 519 804 4338

[mary.sojczynski@cushwakewr.com](mailto:mary.sojczynski@cushwakewr.com)

---

**Cushman & Wakefield Waterloo Region Ltd., Brokerage**

4295 King Street East, Suite 401

Kitchener, ON N2P 0C6

Phone: 519-585-2200 | Fax: 519-650-5250

**[cushwakewr.com](http://cushwakewr.com)**

Cushman & Wakefield Waterloo Region Ltd. copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.