

FOR SUBLEASE



1,071 SF of Office Space Available in Guelph

503

**IMPERIAL RD N - UNIT 5
GUELPH, ONTARIO**

WHITNEY
Commercial Real Estate Services

1,071 SF of Office Space for Sublease

Great opportunity to occupy a 1,071 SF office in Guelph. The unit features an open concept work environment, in-suite kitchenette and ample parking.

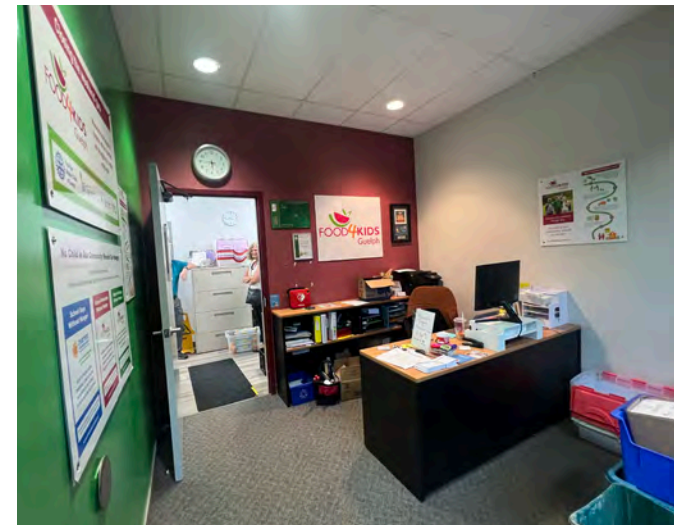
Within close proximity to HWY 6 and 7, restaurants and many other amenities. Offering immediate occupancy and short-term rental options in a professionally managed building.

Sublease expires June 30, 2025.

TOTAL BUILDING AREA | 1,071 SF

NET RENT | \$15.00 / SF Gross

ZONING | B



PERMITTED USES

- Cleaning establishment
- Computer establishment
- Manufacturing
- Print or publishing establishment
- Repair Service
- Research and development establishment

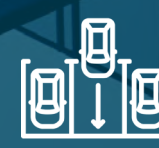
- Tradesperson shop
- Trucking operation
- Warehouse
- Financial establishment
- Office
- Restaurant



Near
HWY 6 & 7



Professionally
Managed Property



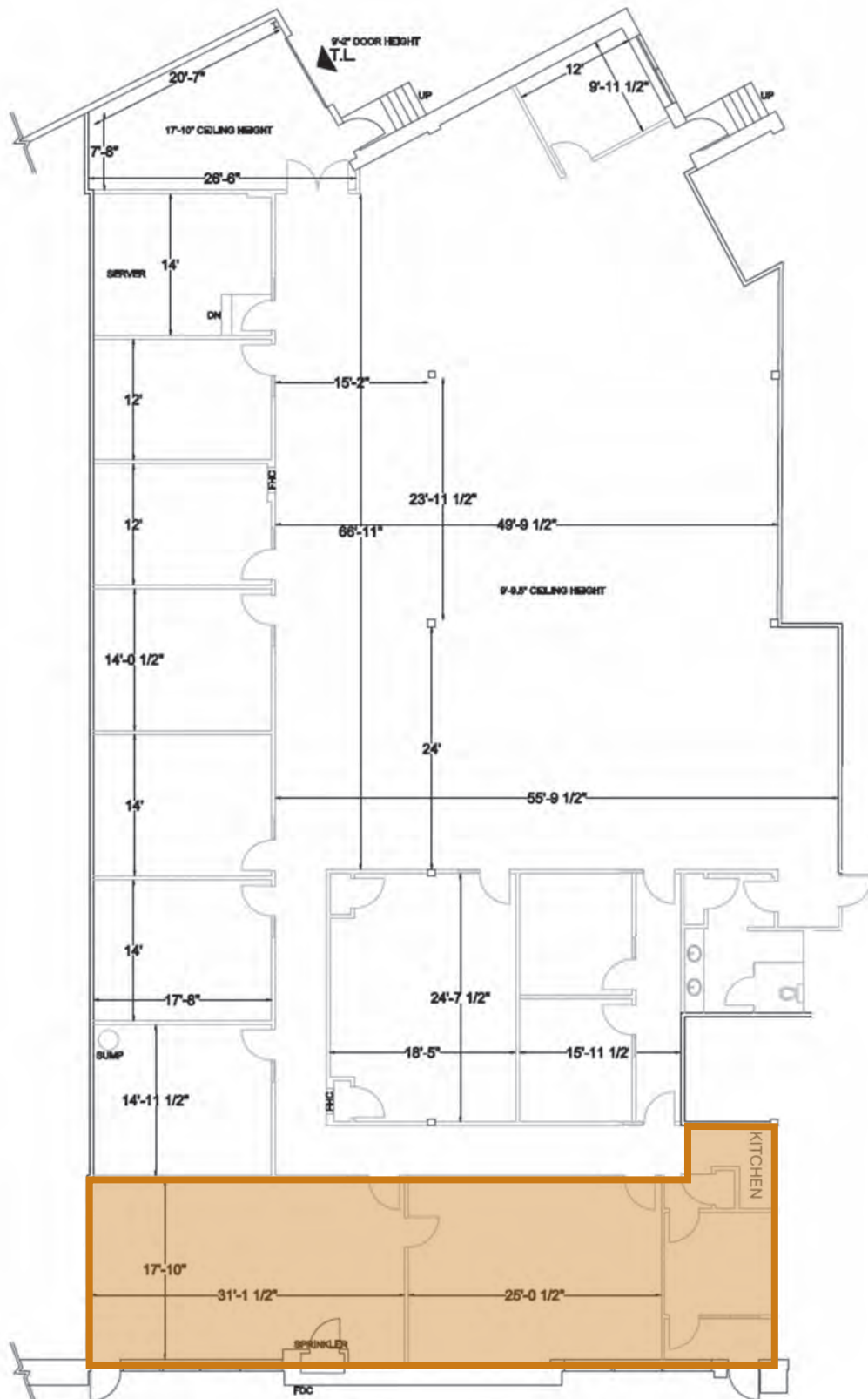
On-site
Parking



Near
Amenities

FLOOR PLAN

Unit 5 - 1,071 SF





For more information about this property contact:



Matthew Hayward
Senior Sales Representative
519.270.4691
matthew.hayward@whitneyre.com



Jack Hayward
Sales Representative
519.270.3314
jack.hayward@whitneyre.com

**Broker *Sales Representative

WHITNEY
Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage
103 Bauer Place, Suite 2
Waterloo, Ontario N2L 6B5
1.519.746.6300

www.whitneyre.com