

LEASE AVAILABLE



107 WYNDHAM STREET N

Guelph, Ontario

2,000 SF

PROPERTY HIGHLIGHTS

Newly Renovated Office Space in Downtown Guelph available for lease. The unit is located a few steps away from Quebec Street for easy access to public transportation. Parking is available across the street in the Baker Street parking lot. This office is ideal for a small IT company. Be close to the action in Downtown Guelph. This is zoned for a live-work office!

MARY SOJCZYNSKI
Associate Vice President
+1 519 804 4338
mary.sojczynski@cushwakewr.com

4295 King Street East, Suite 401
Kitchener, Ontario
Main +1 519 585 2200
Fax +1 519 650 5250
cushwakewr.com

107 WYNDHAM STREET N

Guelph, Ontario

2,000 SF

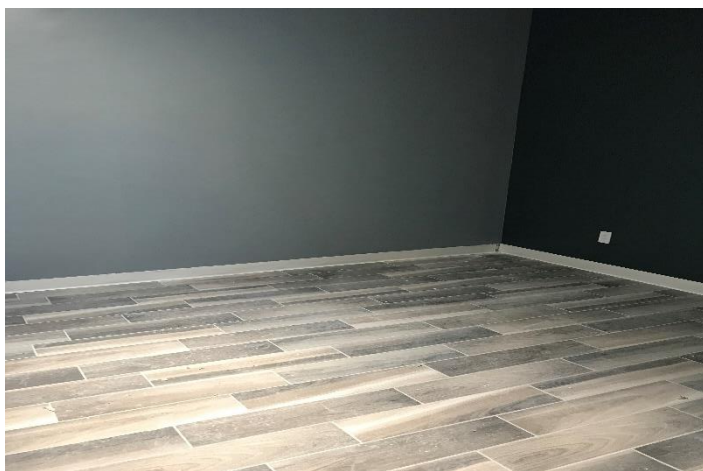
PROPERTY HIGHLIGHTS

Unit has been renovated and comes with a full kitchenette including a fridge, stove and microwave. This second floor office is 2,000 SF with 6 offices and 2 full washrooms with showers.

Utilities are separately metered. Tenant pays utilities.

Lease Rate \$20.00

TMI \$5.00



MARY SOJCZYNSKI

Associate Vice President

+1 519 804 4338

mary.sojczynski@cushwakewr.com

4295 King Street East, Suite 401

Kitchener, Ontario

Main +1 519 585 2200

Fax +1 519 650 5250

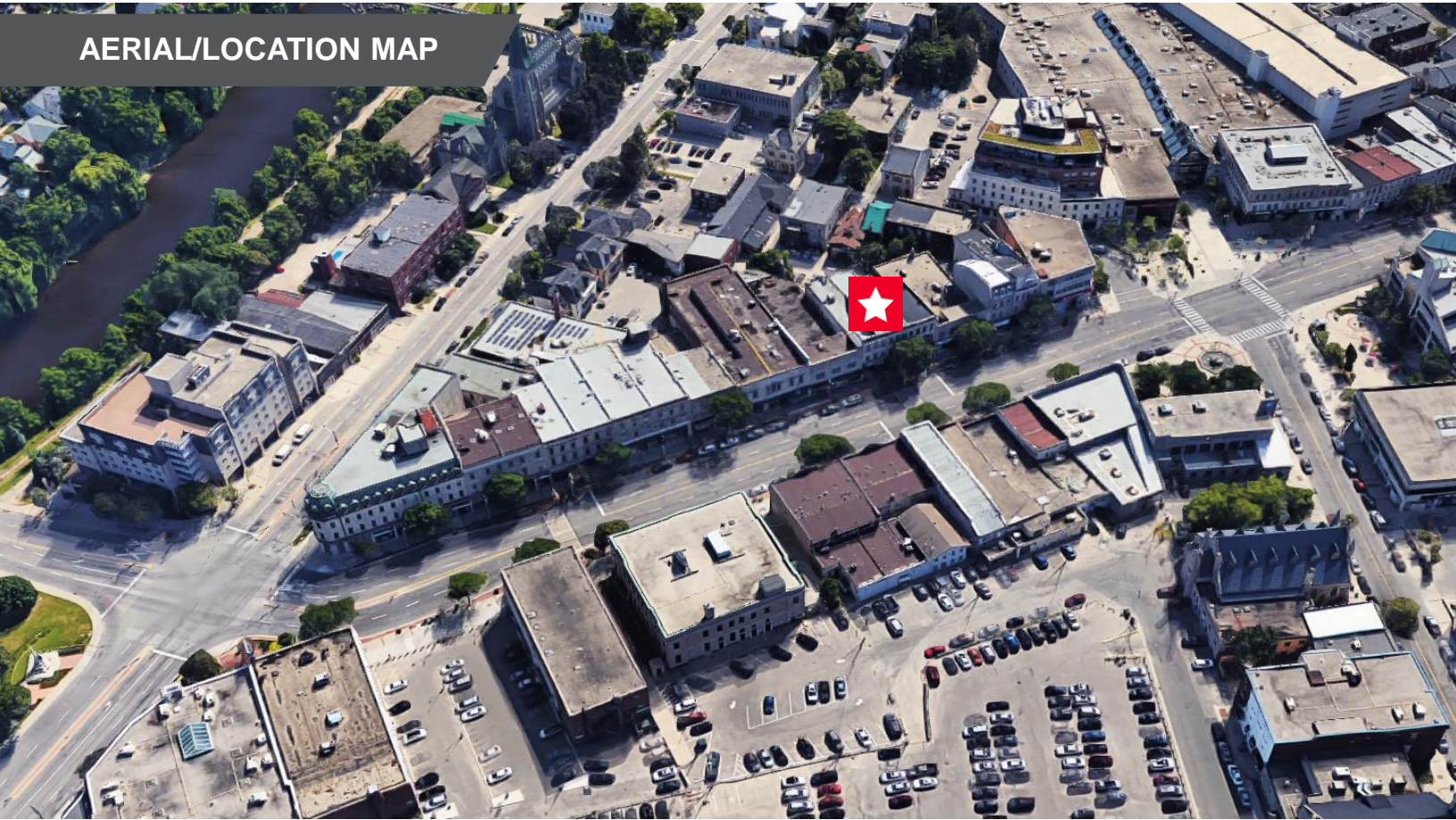
cushwakewr.com

107 WYNDHAM STREET N

Guelph, Ontario

2,000 SF

AERIAL/LOCATION MAP



Demographics

	Trade Area	3 km Radius	5 km Radius
Median Income	\$62,753.76	\$66,119.70	\$76,326.30
Median Age	39.03	40.48	39.85
	Trade Area	3 km Radius	5 km Radius
Total Population	9,410	58,015	109,451

MARY SOJCZYNSKI
Associate Vice President
+1 519 804 4338
mary.sojczynski@cushwakewr.com

4295 King Street East, Suite 401
Kitchener, Ontario
Main +1 519 585 2200
Fax +1 519 650 5250
cushwakewr.com