



**CUSHMAN &
WAKEFIELD**
Waterloo Region

CAFE SPACE WITHIN MEDICAL BUILDING FOR LEASE



CHANCELLORS WAY MEDICAL ARTS CENTRE CAFE

175 CHANCELLORS WAY, GUELPH, ON

CAFE SPACE FOR LEASE

PROPERTY FEATURES

- Built in 2017, the cafe located within 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.
- Located behind the Walmart on Stone Road in Guelph and adjacent to the new Public Health Building on Chancellors Way.
- Tenants include CW Pharmacy, Care Well Health Group, Dr. Howell-Jacobelli NP Dermatology-Aesthetics-Laser, Cd Campus Dentist, Skin Cancer Screening Clinic and Midtown Urgent Care.
- Paid Parking system with ample handicap parking spaces and electric car charging stations. Bike storage lockup is also available.
- Includes utilities, security, phob access to building, use of bike lockup, lockers, staff kitchen, meeting room and staff showers.



LEASE PRICE
\$12.00 PSF



TMI
\$17.00 PSF



SQUARE FEET
690 SF

CAFE SPACE FOR LEASE



TOTAL DAYTIME POPULATION
96,984*



TOTAL POPULATION
104,378*



MEDIAN HOUSEHOLD INCOME
\$79,946*

*within Trade Area (5 km Radius)



Retail Landscape (Trade Area)





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For more information, please contact:

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