CUSHMAN & WAKEFIELD
Waterloo Region

# OFFICE SPACE FOR LEASE

## 249-251 EDINBURGH RD N

Suite C & Suite D, GUELPH, ON

CUSHMAN & WAKEFIELD
Waterloo Region

# 249-251 EDINBURGH RD N
# GUELPH, ON
# FOR LEASE

## PROPERTY FEATURES

- Attractive fully air-conditioned service commercial units in well maintained free standing building
- Located near the intersection of Edinburgh Rd N and Willow Rd
- Zoning permits wide range of service commercial and office uses
- Adjacent to proposed multi-residential development
- Unit D has drive-in and man-door loading, security system in place, and staff washroom in place

**Lease Price**
$15.00 PSF Net

**TMI**
$5.01 PSF (2022)

**Space Available**
Unit C – 3,595 SF
Unit D – 2,200 SF

**ZONING**
SC.1-45

**Take a 3D Virtual Tour**

Unit D

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Unit C

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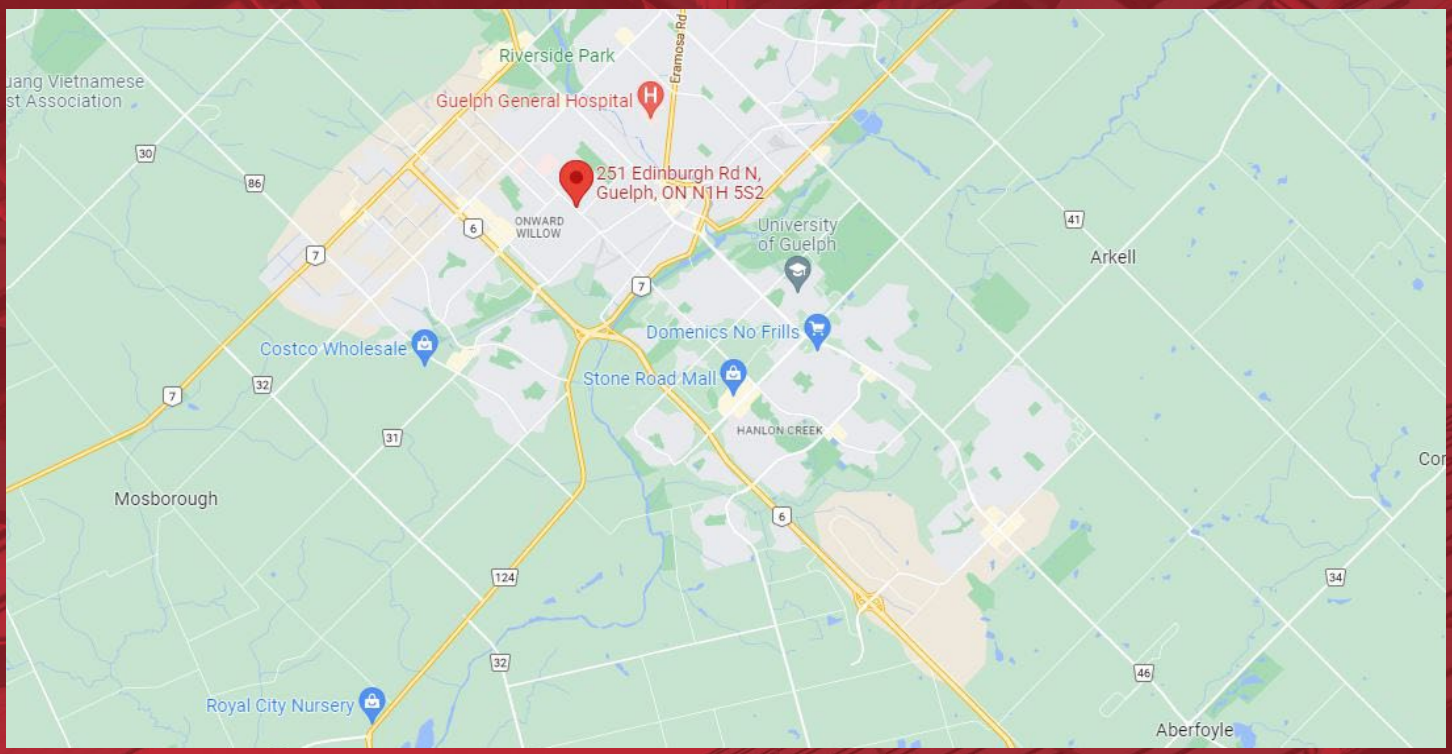


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