



**CUSHMAN &
WAKEFIELD**
Waterloo Region

OFFICE SPACE FOR LEASE



100 STONE RD W
GUELPH, ON

PROPERTY FEATURES

- 3rd Floor - prestigious location in the Research Park of Guelph offers 6,000 SF of Class A office space. Space is potentially divisible.
- Prestige location in the Research Park of Guelph, this high profile office space offers common access to boardrooms.
- Located within minutes of both the University of Guelph and several other shops and services found at Stone Road Mall.



SQUARE FEET

6,000 SF
3rd Floor



ZONING

I.2-1



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RETAIL LANDSCAPE (*WITHIN 5 KM RADIUS)

- Restaurants - 54 (54.5%)
- Banks - 14 (14.1%)
- Coffee Shops - 12 (12.1%)
- Clothing Retailers - 11 (11.1%)
- Grocery Stores - 8 (8.1%)

**TOTAL
POPULATION**

176,745*

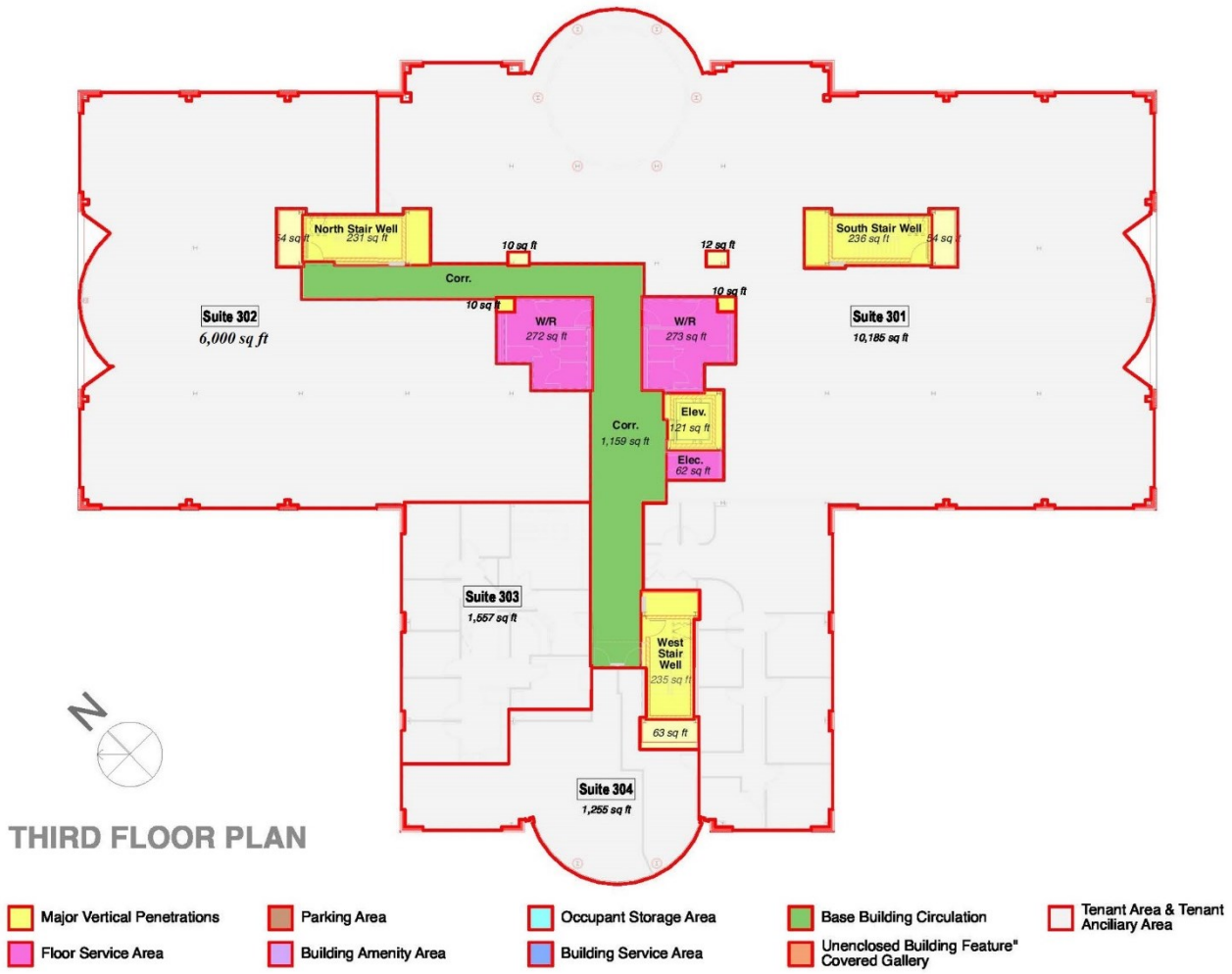
**DAYTIME
POPULATION**

179,901*

**TRAFFIC
COUNT**

22,604+ vehicles/day





Building AREAS: Per Standard Methods of Measurement - ANSI/BOMA Z65.1-2017

3rd Floor Unit

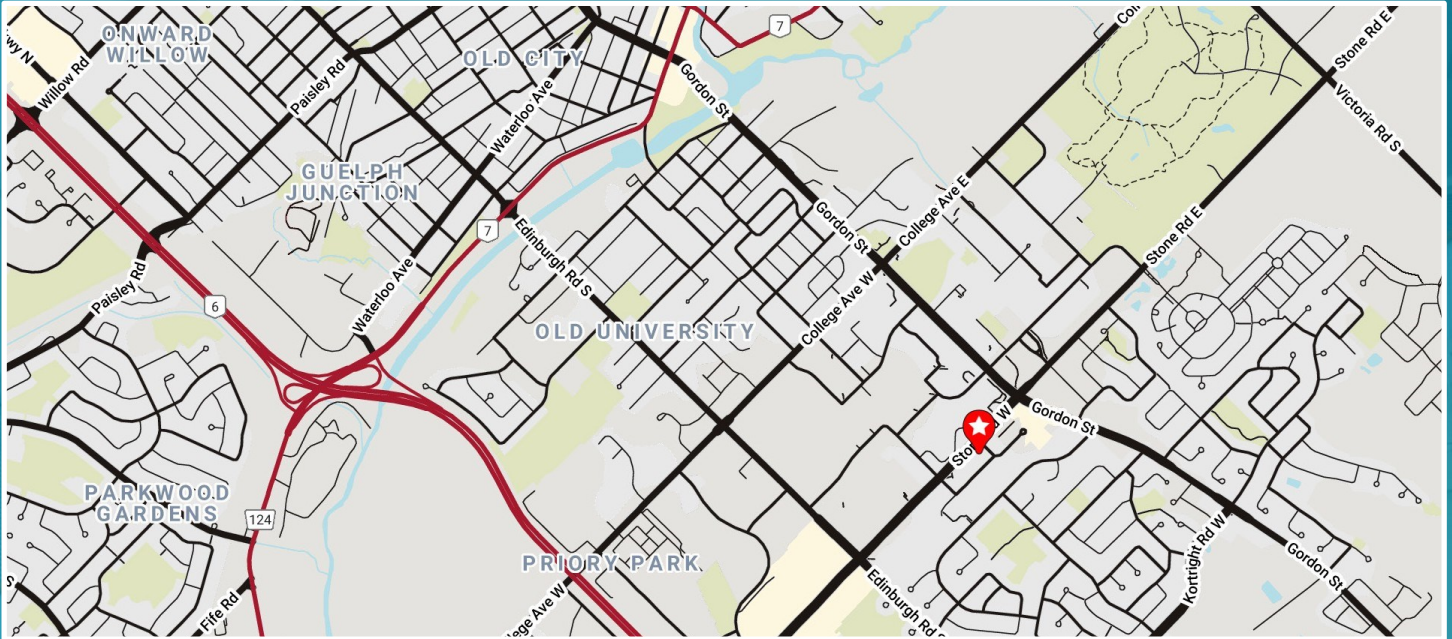


3rd Floor Unit





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