



**CUSHMAN &
WAKEFIELD**
Waterloo Region



**RETAIL & OFFICE
UNITS FOR LEASE**



55 WYNDHAM ST N
GUELPH, ON

UNITS FOR LEASE

FEATURES

- Located in the heart of Downtown Guelph at the St. George Square, Old Quebec Street Shoppes & Office Suites is the central point of access to service and retail.
- Old Quebec Street Shoppes & Office Suites connects to the Sleeman's Centre and provides a central walkway through to Downtown Guelph.
- This urban indoor street market is home to many high-end retail stores and restaurants on the first floor. It has hanging street signs above the retail shops with benches and patio like street features.
- The Second storey has professional and medical offices with windows and balconies that overlook the main avenue.
- Old Quebec Street Shoppes & Office Suites has a recognizable glass façade entrance with glass ceilings, open roof and plenty of natural light.
- Be a part of this vibrant historic shopping experience along with the convenience and variety of a modern shopping complex. Add to the unique high-quality products and services available.
- The property has several parking options. There is free public parking located on MacDonell Street. Plus there are two paid parkades available. The West Parkade is attached to the Old Quebec Street Shoppes & Office Suites and the East Parkade is attached to the Sleeman's Centre.
- The Guelph Central Railway Station is located right at MacDonell St and Carden St. with several bus stops also located around the property.
- Old Quebec Street Shoppes & Office Suites is adjacent to the Downtown Trail that follows Speed River and connects to several city parks.



CROSS STREETS

Between
Macdonell St
& Douglas St



TRAFFIC COUNTS

10,000+
vehicles/day



DAYTIME POPULATION

18,600+ (1 km)



UNITS FOR LEASE

DETAILS

- Various sized units are available or can be demised to suit your needs.
- All floors are serviced by elevator or stairs.
- All unit numbers, sizes and locations are subject to change and will be verified at the time of lease commitment. The Landlord will make best efforts to accommodate requested unit size and placement within the property.
- Please contact listing agent for CAM/TMI details.

Watch the Video



**Ctrl Click on triangle
to view**

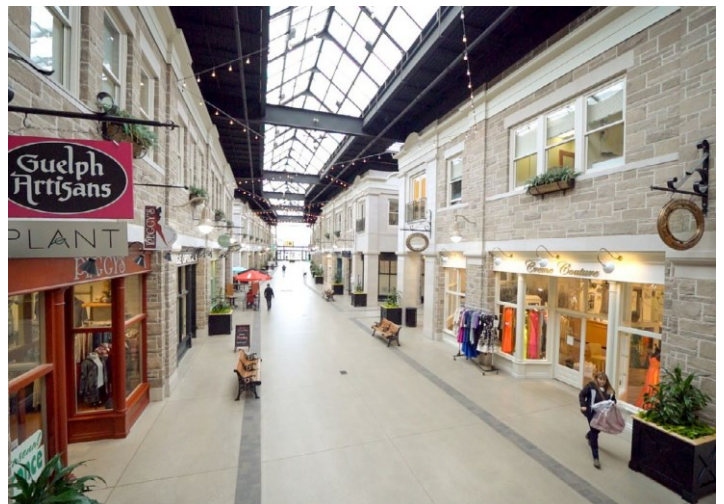


ZONING | CBD-1 (Central Business District), D.1-7

Agricultural Produce Market, Retail Establishment, Artisan Studio, Auction Centre, Catering Service, Commercial Entertainment, Commercial School, Day Care Centre, Financial Establishment, Micro -Brewery or Brew Pub, Restaurant, Service Establishment, Tavern, Taxi Establishment, Tradesperson's Shop, Laboratory, Medical Clinic, Medical Office, Office Research Establishment, Art Gallery, Club, Library, Museum and more.

AMENITIES

- **Professional offices:** AdKnown Inc, AECOM Canada Inc., Co-Operators Group, Community of Hearts, Gambling Research Exchange Ontario, Guelph Community Foundation, Guelph Nighthawks, Maloney & Thompson Sports Management, Nature Conservancy of Canada, PIN, The People and Information Network, Pilkington Immigration Law and Wellington Building Maintenance and more.
- **Medical offices:** Atlantis Dentistry Corp, Baker Street Medical, Blue Bird Pediatrics, Bodystream Medical Cannabis Clinic, Edge Opticians, Family Practice Associates, Guelph Family Health Team, Help My Hearing and LifeLabs and more.
- **Retail shops:** Black and White Barbers, Buck or Two Plus, Coco Latte, Crème Couture, Discreetly Yours, Edge Opticians, Guelph Artisans, Muse Studio & Market, Our Sock Shoppe, Peggy's Fashions, PLANT, Red Papaya, Reids Chocolate Candy and Nut Shop, Rexall Drugstore, The Dragon and World News Plus and more.





**CUSHMAN &
WAKEFIELD**
Waterloo Region

55 WYNDHAM ST N
GUELPH, ON

UNITS FOR LEASE



UNITS FOR LEASE



RETAIL

UNIT	LEASE PRICE	SPACE AVAILABLE
T20B	\$25.00 PSF	700 SF
T20A	\$25.00 PSF	450 SF
T8	\$25.00 PSF	1,723 SF
T3	\$25.00 PSF	1,606 SF





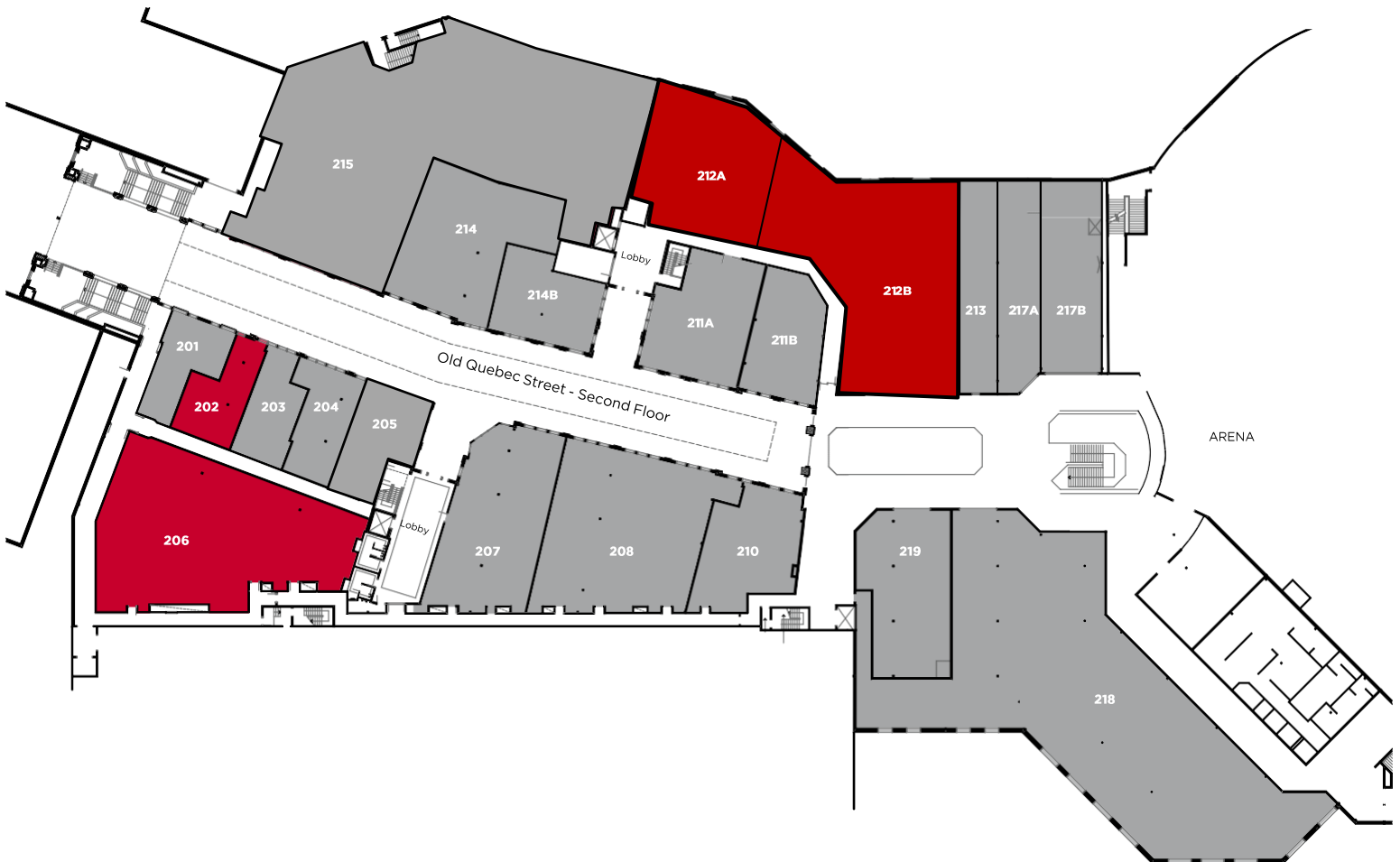
**CUSHMAN &
WAKEFIELD**
Waterloo Region

55 WYNDHAM ST N
GUELPH, ON

UNITS FOR LEASE

OFFICE

UNIT	LEASE PRICE	SPACE AVAILABLE
202	\$20.00 PSF	1,680 SF
206	\$20.00 PSF	4,925 SF
212	\$20.00 PSF	22,356 SF





**CUSHMAN &
WAKEFIELD**

Waterloo Region

For more information, please contact:

Stewart Campbell*

Senior Vice President

+1 519 804 4378

stewart.campbell@cushwakewr.com

Michelle Svartsjo

Sales Representative

+1 519 804 4366

michelle.svartsjo@cushwakewr.com

Cushman & Wakefield Waterloo Region Ltd., Brokerage

4295 King Street East, Suite 401

Kitchener, ON N2P 0C6

Phone: 519-585-2200 | Fax: 519-650-5250

cushwakewr.com

*Sales Representative