

Where productivity meets lifestyle seamlessly.

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519.514.3363 jlind@lennard.com Elevate your work environment and experience unparalleled convenience at 9 Edinburgh.

Modern main floor turnkey sublease opportunity with high end finishes (sublease expires April 2031).

\$

Net Rent

\$22.50 PSF

Additional Rent

\$12.49 PSF

(Includes in-suite utilities & hydro)



Available Space

Suite 101: 8,500 SF

Entire Building: 17,000 SF



Availability

Immediate

Property Highlights

- Offering a variety of work settings and arrangements, allowing employees to choose the environment that suits their needs at any given moment.
- Collaborative space promoting teamwork, featuring open layouts, shared spaces, and private areas that facilitate interaction and innovation among employees.
- Wellness-focused office space prioritizes the physical and mental health of employees, offering amenities like natural light and spaces for relaxation and stress reduction.

















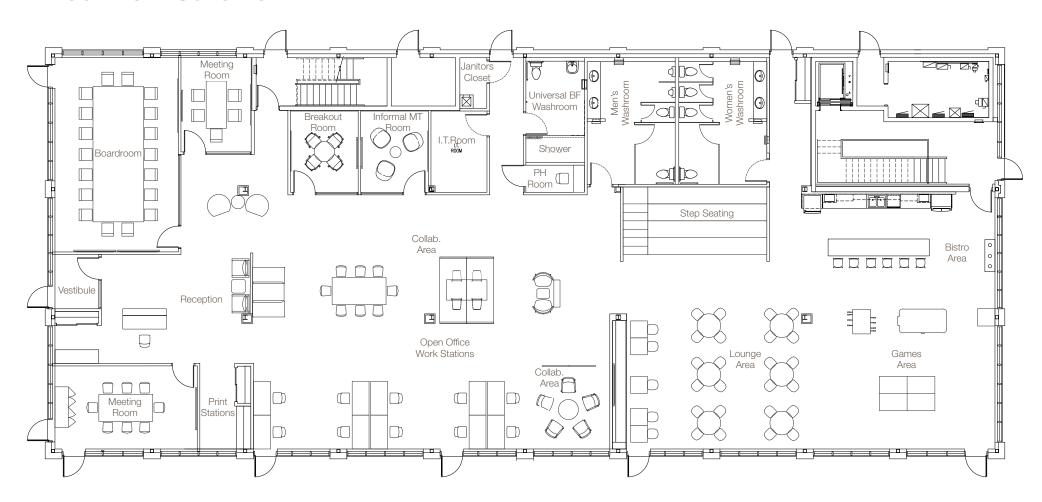






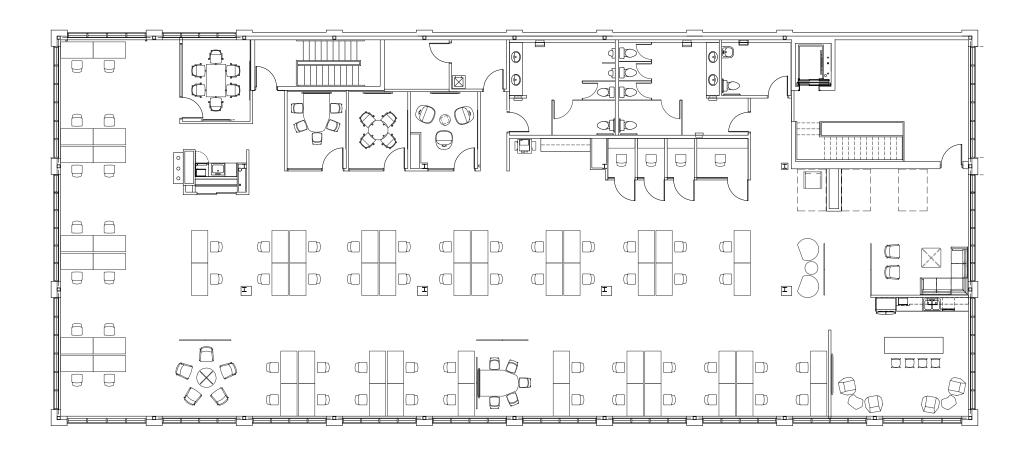
9Edinburgh Road

Floor Plan: Suite 101



9Edinburgh Road

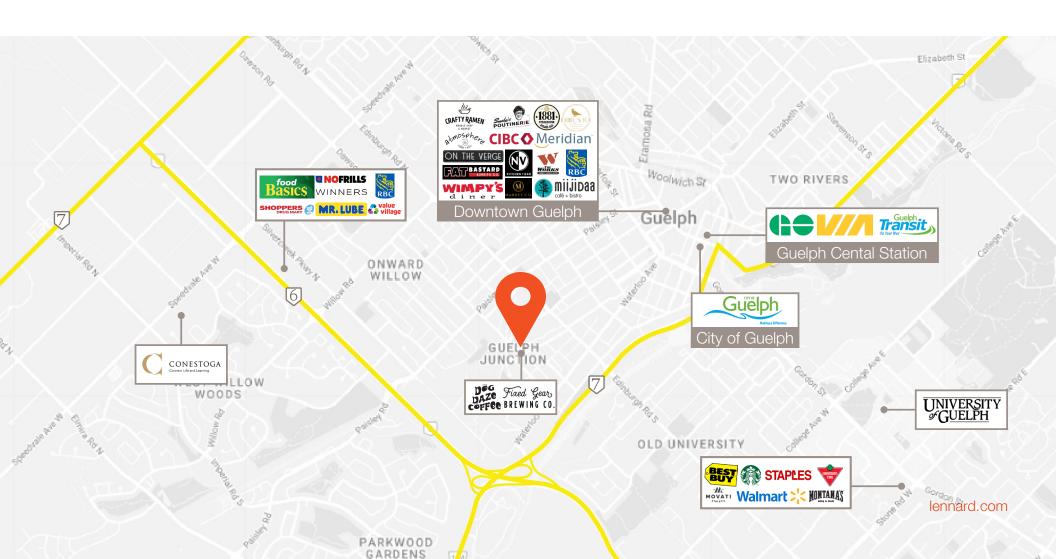
Floor Plan: Second Floor



9Edinburgh Road

Surrounding Amentites

Discover the ideal workspace strategically located amidst many nearby amenities. Situated in the heart of the Guelph, 9 Edinburgh provides easy access to a diverse range of restaurants and quick service food options. Directly adjacent to Fixed Gear Brewing and Dog Daze Coffee. A short drive (or 20-minute walk) to Downtown Guelph. Convenient bus stops within walking distance and easy access to Hanlon Expressway.





































Lennard:

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