

For Sublease: Office

Lennard:

SYSTEM1

9

# 9Edinburgh Road | Guelph

Where productivity meets lifestyle seamlessly.

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\*Sales Representative

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

**8,500 SF**

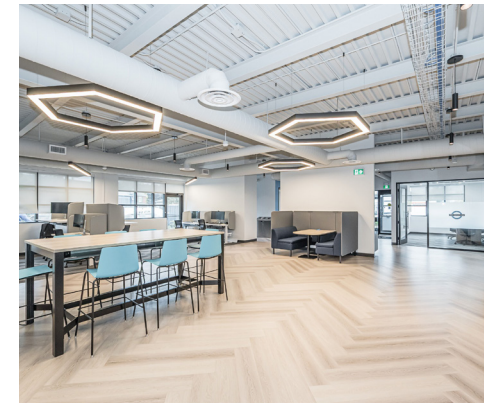


Availability

**Immediate Occupancy**

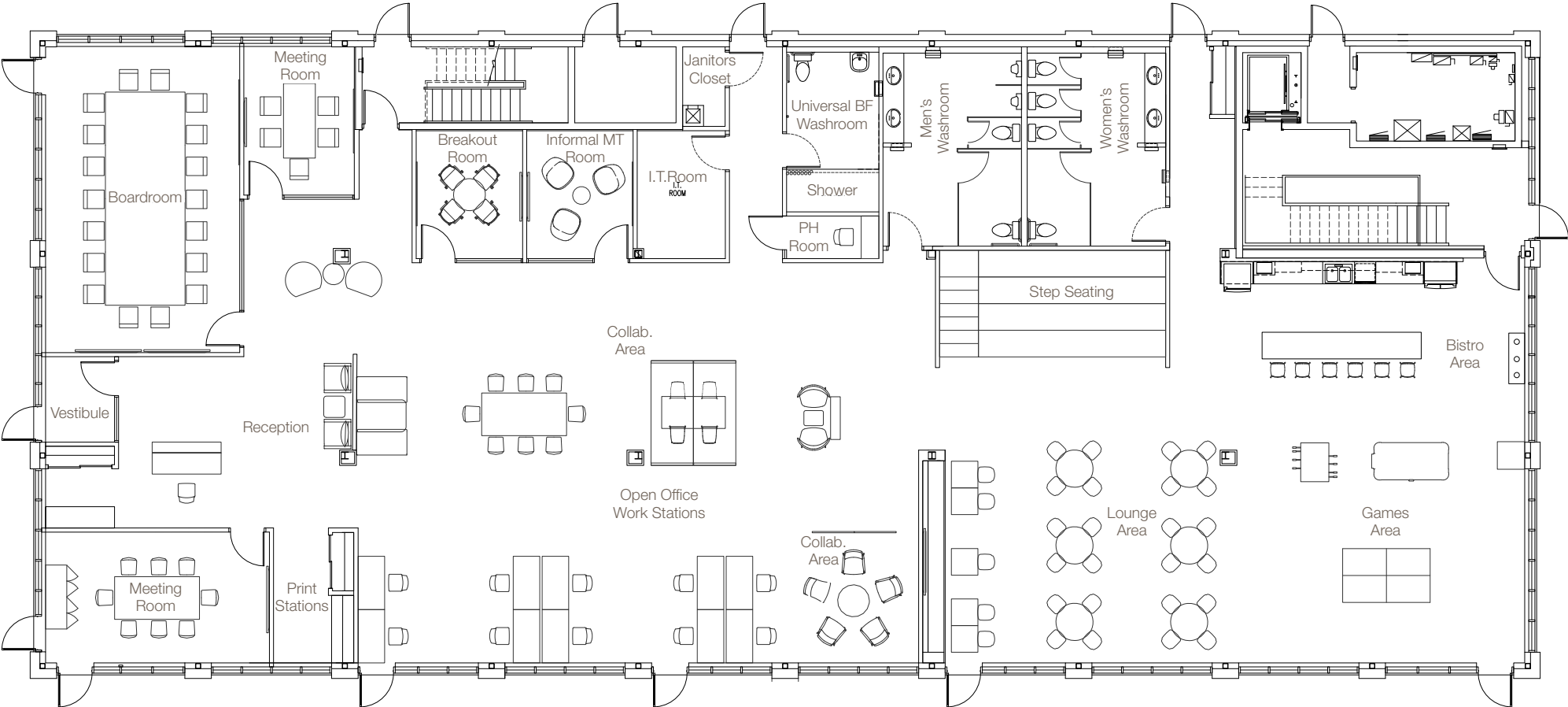
## Property Highlights

- 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.



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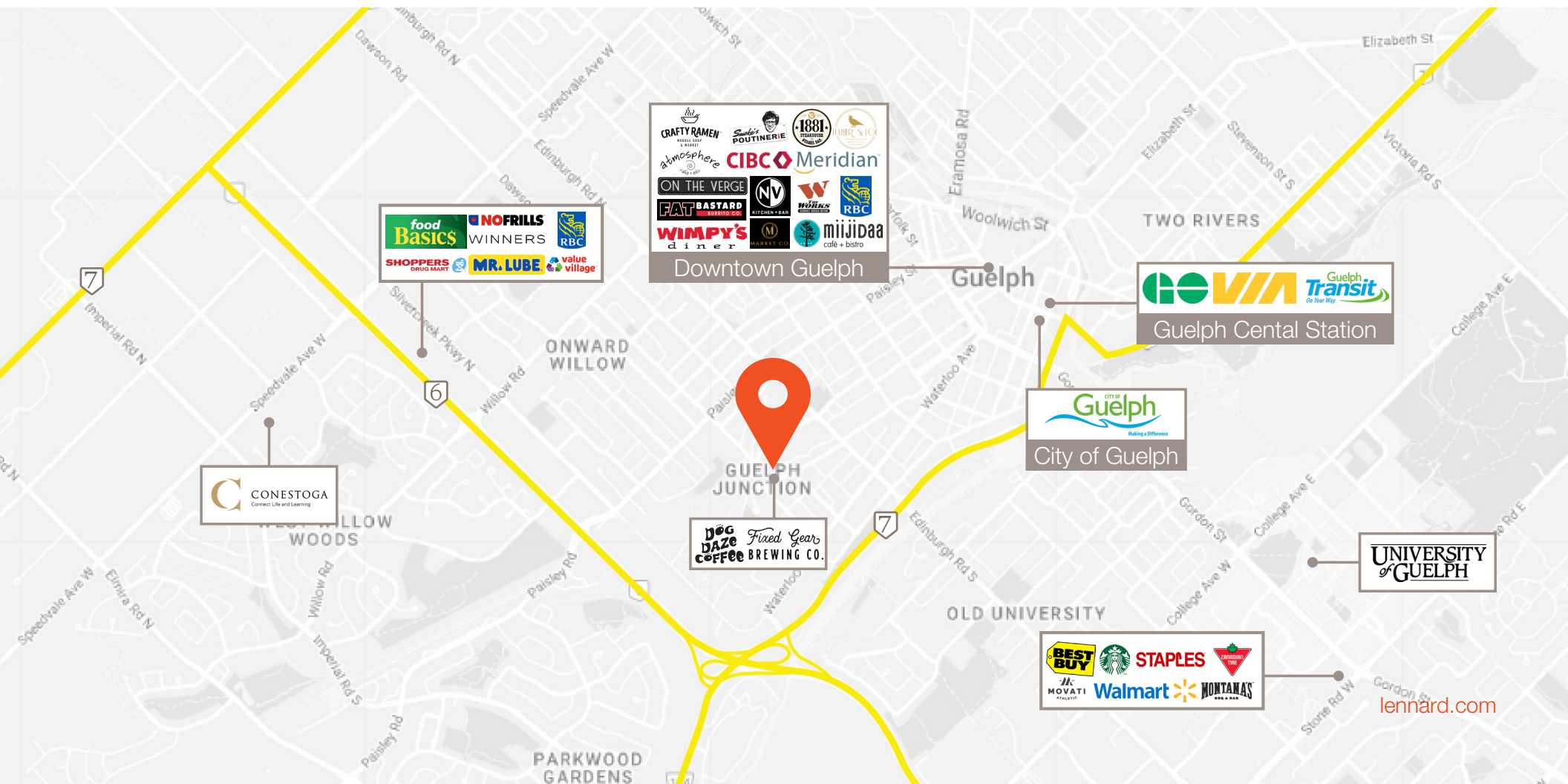
## Floor Plan

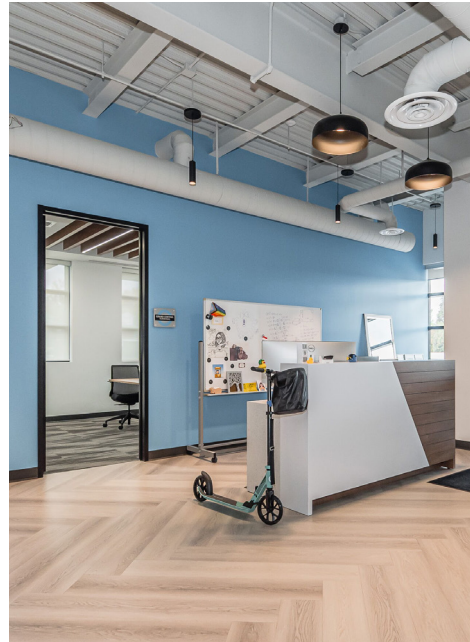
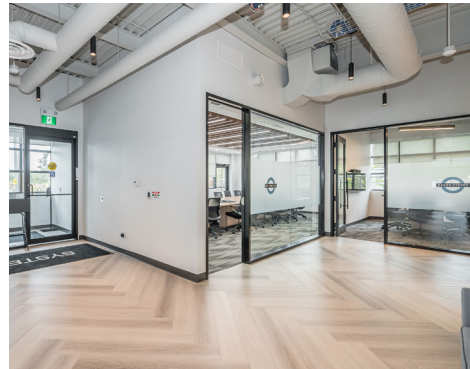


# 9 Edinburgh Road

## Surrounding Amenities

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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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2023.