

# FOR LEASE

# 546 Governors Road, Guelph, ON



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# Immaculate Office Building Available For Lease



## Building

- Over 14,000 square feet of office space available on the ground floor of a free standing building.
- Professional built out office suites and common areas.



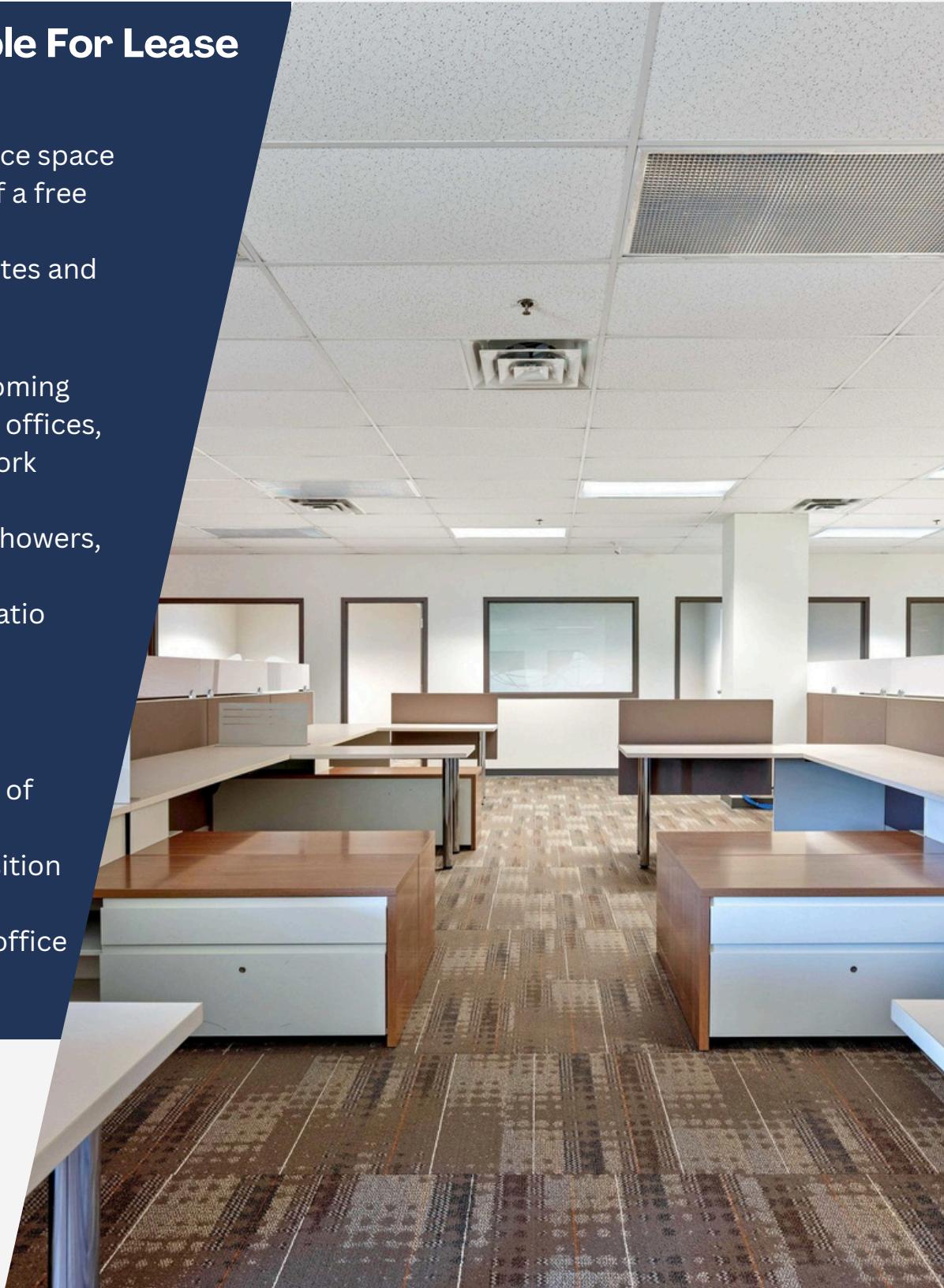
## Office Amenities

- Current layout features welcoming reception, many bright, private offices, boardroom(s), open concept work spaces, and more.
- Multiple bathrooms including showers, work-out area, large cafeteria/lunchroom open to patio overlooking greenspace.
- Abundance of parking for staff.



## Location

- Located in the Northwest node of Guelph, the building benefits logically from a strategic position for operations, as well as a convenience and accessibility office for commuting staff.



## Available:

**Total Size: 20,164 square feet**

**Available Office: 14,173 square feet**



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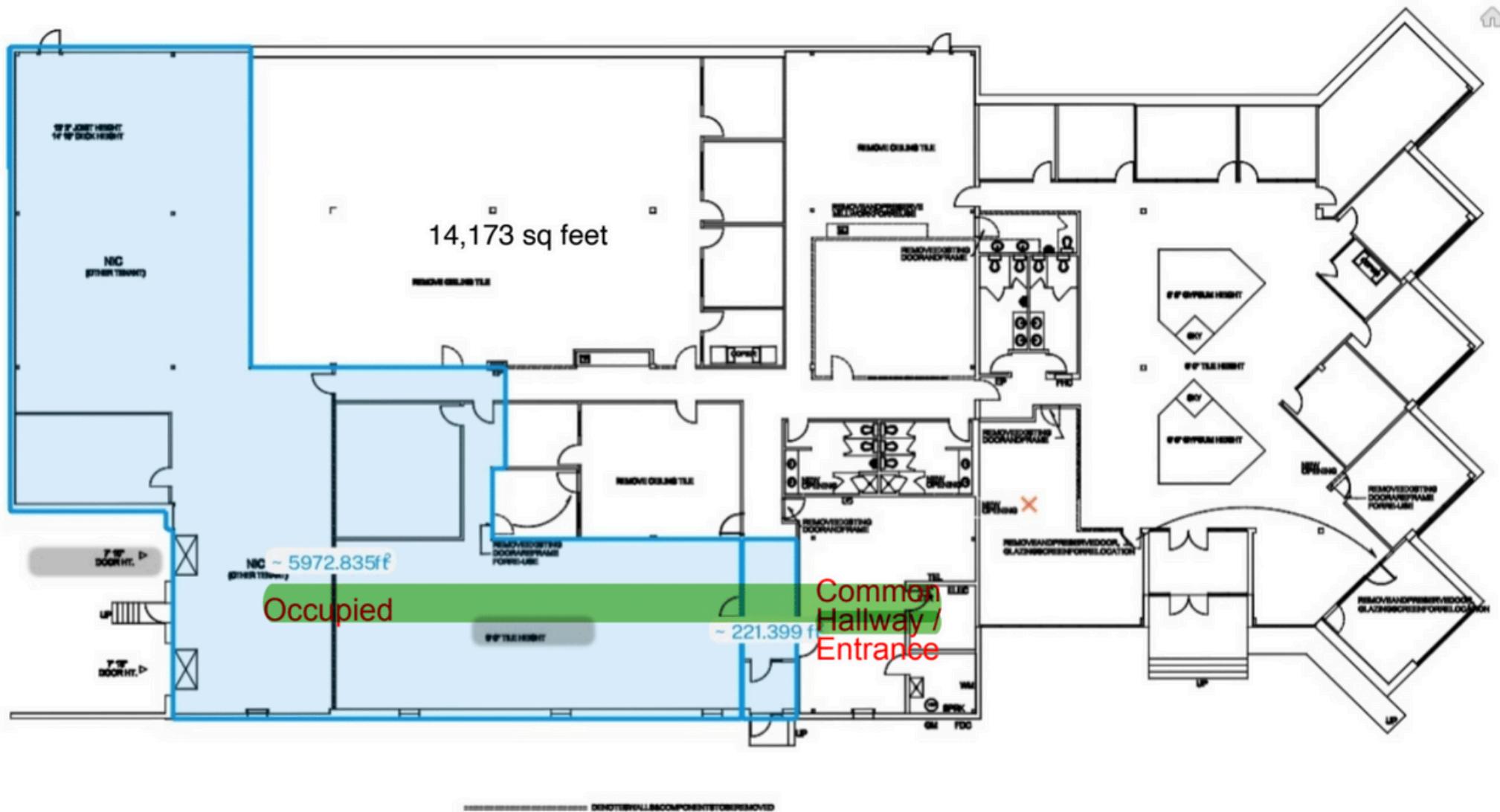
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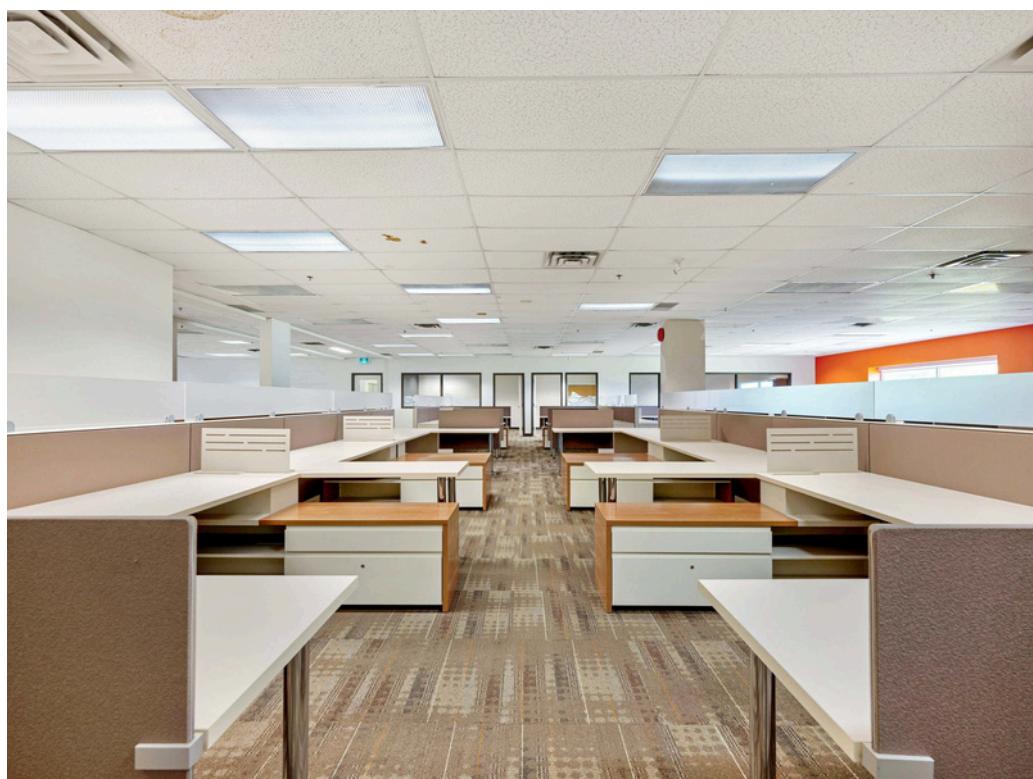
# **FLOOR PLAN**

# **546 GOVERNORS ROAD, GUELPH, ON**



**14,173 Square Feet Available**

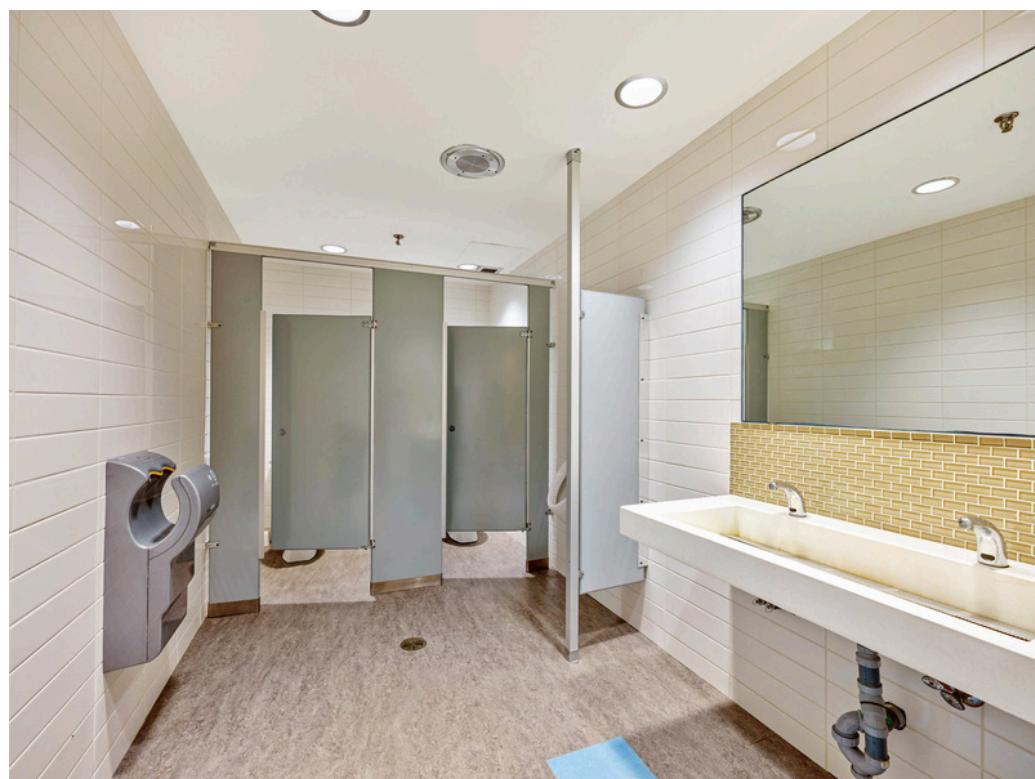
## SPACIOUS COMMON AREAS



## BRIGHT PRIVATE OFFICES



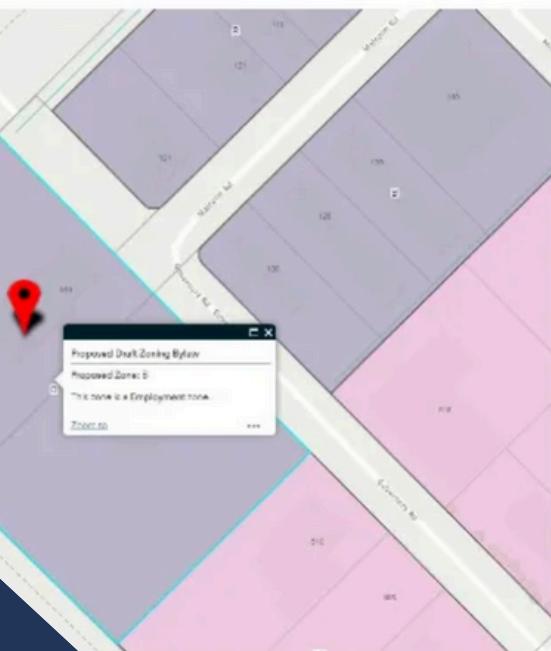
## STAFF-FRIENDLY AMENITIES



# ZONING **EMPLOYMENT ZONE B**



ZONING



For marketing purposes only. Tenant to verify zoning.

Permitted uses	B
Animal boarding establishment	P
Cleaning establishment	P
Computer establishment	P
Conference and convention facility	--
Contractor's yard	P
Convenience store	--
Financial establishment	--
Fitness centre	--
Food vehicle	P
Hotel	--
Major equipment supply and service	P
Manufacturing	P
Medical clinic	--
Museum	--
Office	--
Print or publishing establishment	P
Recreation facility	--
Repair service	P
Research and development establishment	P
School, commercial	--
School, post-secondary	--
Tradesperson's shop	P
Trucking operation	P
University of Guelph	--
Warehouse	P

Permitted uses	B
Other	
Accessory use	P (1)
Outdoor display and sales area	P (7)
Outdoor storage area	P (6)
Complementary uses in accordance with Section 4.19	
Community centre	P
Convenience store	--
Day care centre	--
Drive-through facility	P
Financial establishment	P
Fitness centre	--
Medical clinic	--
Office	P
Restaurant	P
Service establishment	--

## Additional Regulations for Table 10.1:

1. In accordance with Section 4.21 and Section 10.3.3.
2. Not permitted within the Hanlon Creek Business Park Overlay, Schedule B-12.
3. Only within a building.
4. The manufacturing of a noxious use shall not be permitted.
5. Not permitted adjacent to a residential, institutional or park zone.
6. In accordance with Section 4.11.1. An outdoor storage area is not permitted on a lot adjacent to a residential zone.
7. In accordance with Section 4.19.

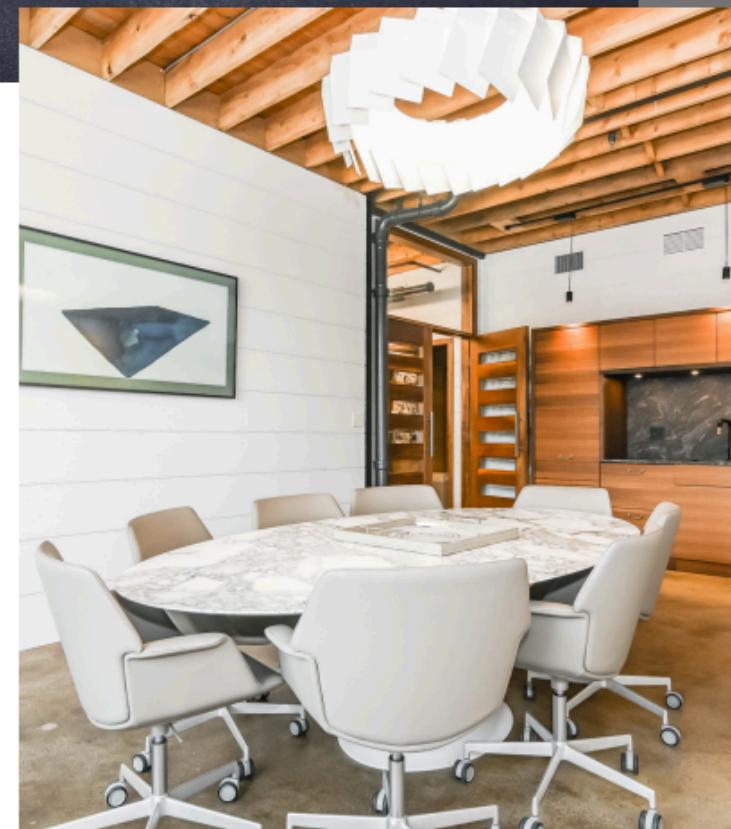


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by Macdonell Properties



## CONNECTING PEOPLE & PROPERTIES

Macdonell Properties is a company committed to the redevelopment and management of commercial properties in Ontario. We focus on creating and maintaining inspiring spaces to work and build businesses. We support those businesses with our dedicated and responsive team.



# FOR LEASE

**546 GOVERNORS ROAD, GUELPH, ON**

For further information please contact:



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