

1,451 SQ. FT. SPACE FOR SUBLEASE



155
SUFFOLK ST W
GUELPH, ONTARIO

CBRE



INNOVATION
CORRIDOR
GROUP

PROPERTY OVERVIEW

Introducing 155 Suffolk Street West! A prime opportunity to sublease 1,451 square feet of fully equipped office space in Guelph's Exhibition Park Neighborhood. This historic brick and beam building is ideal for professional services needing private offices or meeting rooms, with ample on-site parking available. Current tenants include SW Irvine and various retail businesses such as a variety store, pizza shop, and Valeriot Market & Butchery. The space can also be subdivided, and furniture options are available upon request. Sublease expiring on August 30, 2028.

\$13.50
PER SQ. FT. NET

\$12.00
ADDITIONAL RENT

1,451
SQ. FT.

MOC(H12)
ZONING



155 SUFFOLK ST W, GUELPH, ON | FOR SUBLEASE

PROPERTY PHOTOS



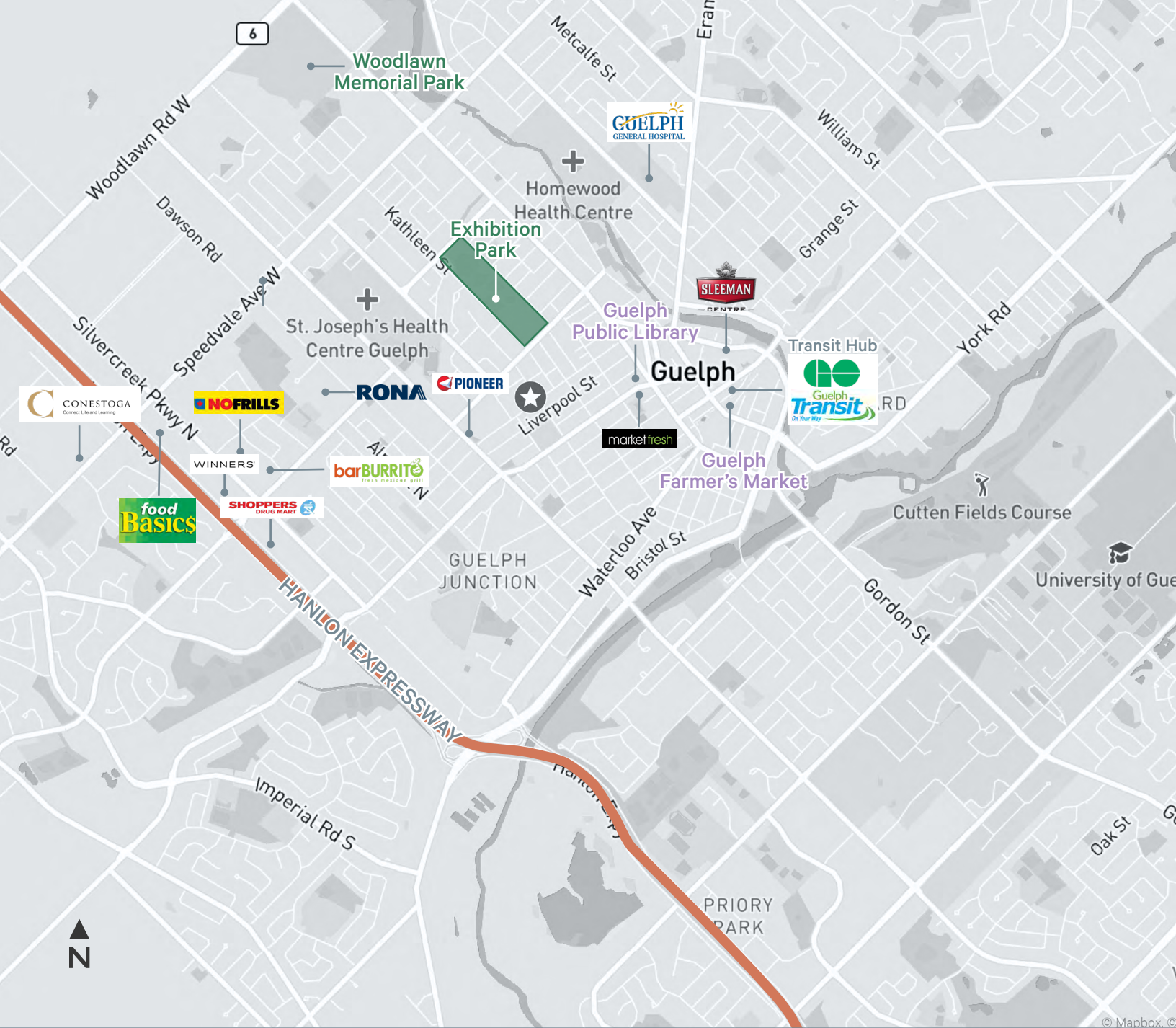
155 SUFFOLK ST W, GUELPH, ON | FOR SUBLEASE

FLOOR PLAN



 2F 1,600 FT.  2C 1,451 FT.

Available sq. ft. is estimated, to be measured and certified.



AREA OVERVIEW

LOCATION	DRIVE TIME
HWY 7	±6 Min 2.9 KM
HWY 401	±16 Min 14.8 KM
KITCHENER	±43 MIN 24.7 KM
WATERLOO	±41 Min 30.1 KM
CAMBRIDGE	±39 Min 23.4 KM
TORONTO	±1 Hr 44 Min 108 KM
PEARSON INTL AIRPORT	±58 Min 81.7 KM



155 SUFFOLK STREET W

GUELPH, ON

1,451 SQ. FT.
SPACE FOR SUBLEASE



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