

J.D. BARNES
LIMITED
LAND INFORMATION SPECIALISTS

UNITS FOR LEASE

255

WOODLAWN ROAD WEST
GUELPH, ON

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THE PROPERTY

Salient Facts Units

	Lease Rate/PSF	Additional Rent/PSF	Availability
Unit 108	\$25.00	\$11.85	Immediate
Unit 109	\$25.00	\$10.85	60-89 Days
Unit 108 & 109	\$25.00	\$10.85	60-89 Days
Unit 201	\$12.13	\$8.18	Immediate
Unit 207	\$11.00	\$10.85	60-89 Days

Building Details

- Bright and well-maintained interiors
- Ample parking
- Located near major highways
- Proximity to restaurants and transit

Convenient Amenities

- Woodlawn Bowl
- Chucks Roadhouse
- Galaxy Cinemas Guelph

Property Features



Well-served by
public transit



Wheelchair
accessible



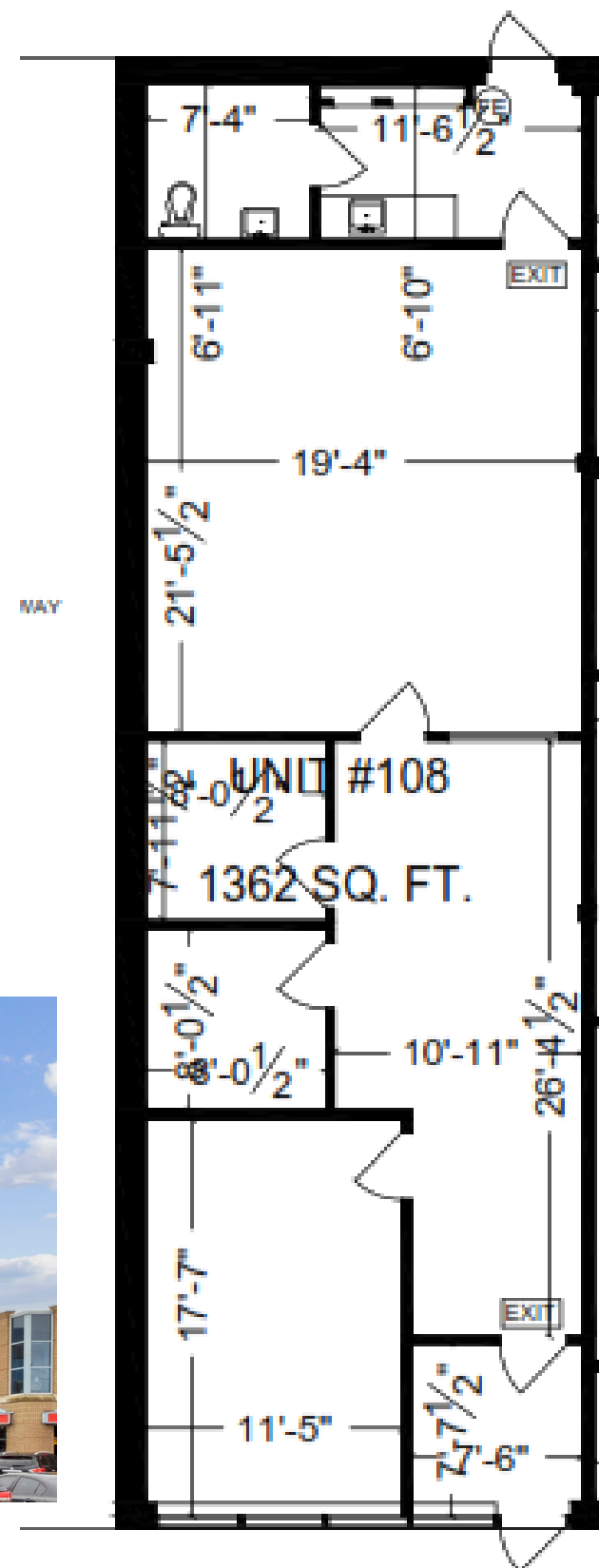
Ample
parking



UNIT 108

Unit Highlights

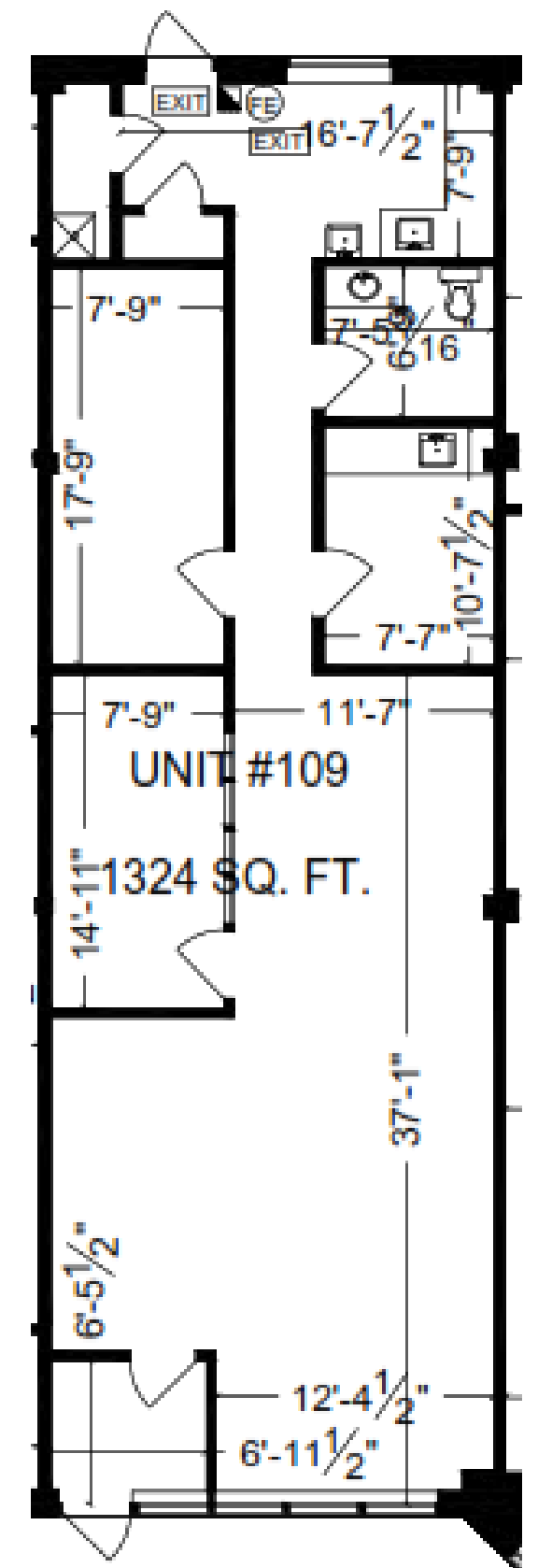
- Available Space: 1,362 SF
- Built Out
- Retail Space



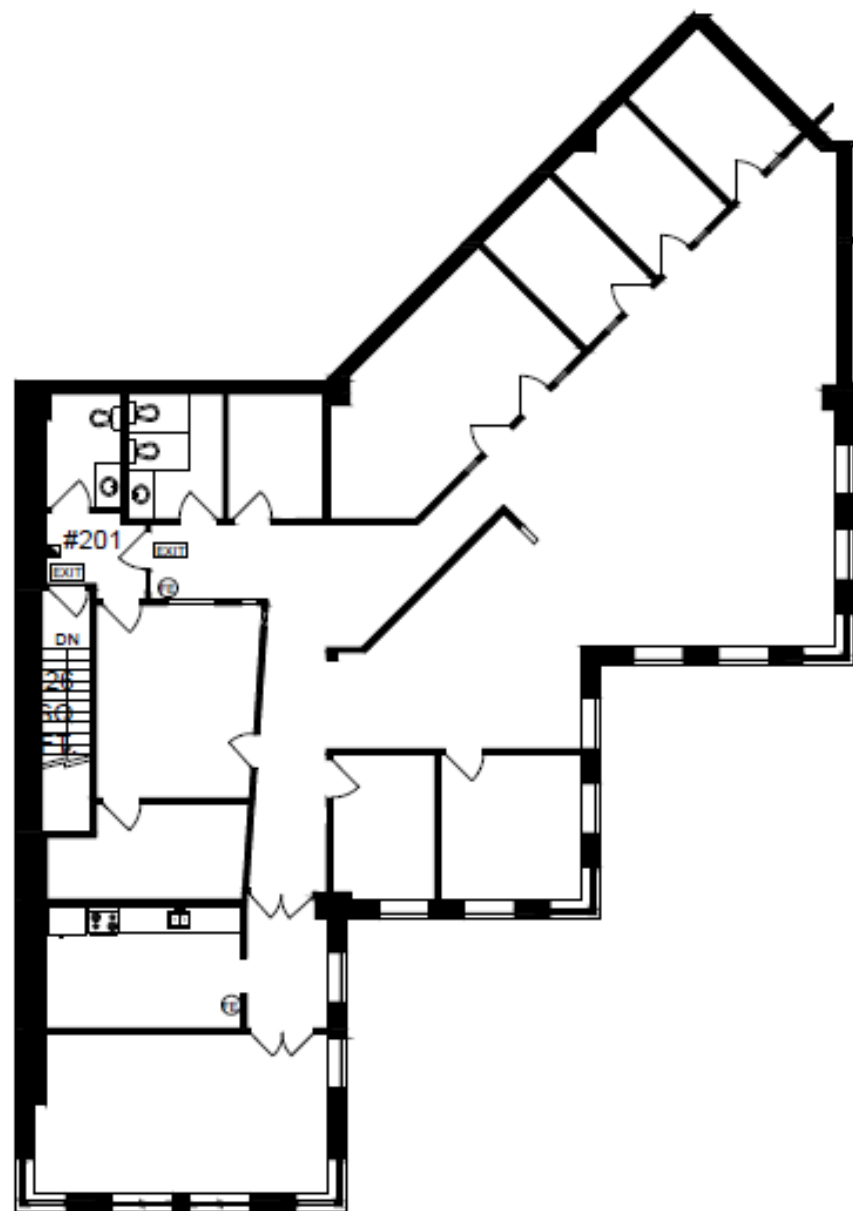
UNIT 109

Unit Highlights

- Available Space: 1,364 SF
- Built Out
- Retail Space



UNIT 201



Unit Highlights

- 3,501 SF
- Open concept design
- 6 private offices
- 3 boardrooms
- Kitchenette
- Washrooms



UNIT 207



Unit Highlights

- 3,744 SF
- Open concept design
- Private offices
- Boardrooms
- Washrooms

LOCATION OVERVIEW

Onward Willow is a vibrant and diverse neighbourhood in Guelph that offers a strong sense of community and accessibility. One of its key benefits is its proximity to essential amenities, including shopping centres, schools, parks, and public transit. Residents enjoy easy access to Woodlawn Road’s commercial strip, which features grocery stores, restaurants, and other services. The area is also well-connected by transit routes, making it convenient for commuting within Guelph or to nearby cities. Its walkability and bike-friendly infrastructure further enhance its appeal for those seeking a more sustainable lifestyle.

Another advantage of living in Onward Willow is the neighbourhood’s inclusive and welcoming atmosphere. It’s known for its cultural diversity and active community organizations that foster engagement and support among residents. Programs offered through local centres promote education, youth development, and social services, contributing to a strong community fabric. Families benefit from nearby schools and recreational facilities, while the presence of green spaces like parks and trails encourages outdoor activities and a healthy lifestyle. Overall, Onward Willow combines urban convenience with a community-oriented environment, making it a desirable place to live for people of all ages.

Demographics (5 KM)



Population
85,780



Population Growth
(2024-2034)
3.0%



Household Income
\$118,992.05

Drive Times

University of Guelph
10 minutes

Guelph General Hospital
10 minutes

Stone Road Mall
12 minutes

Downtown
15 minutes

AMENITIES

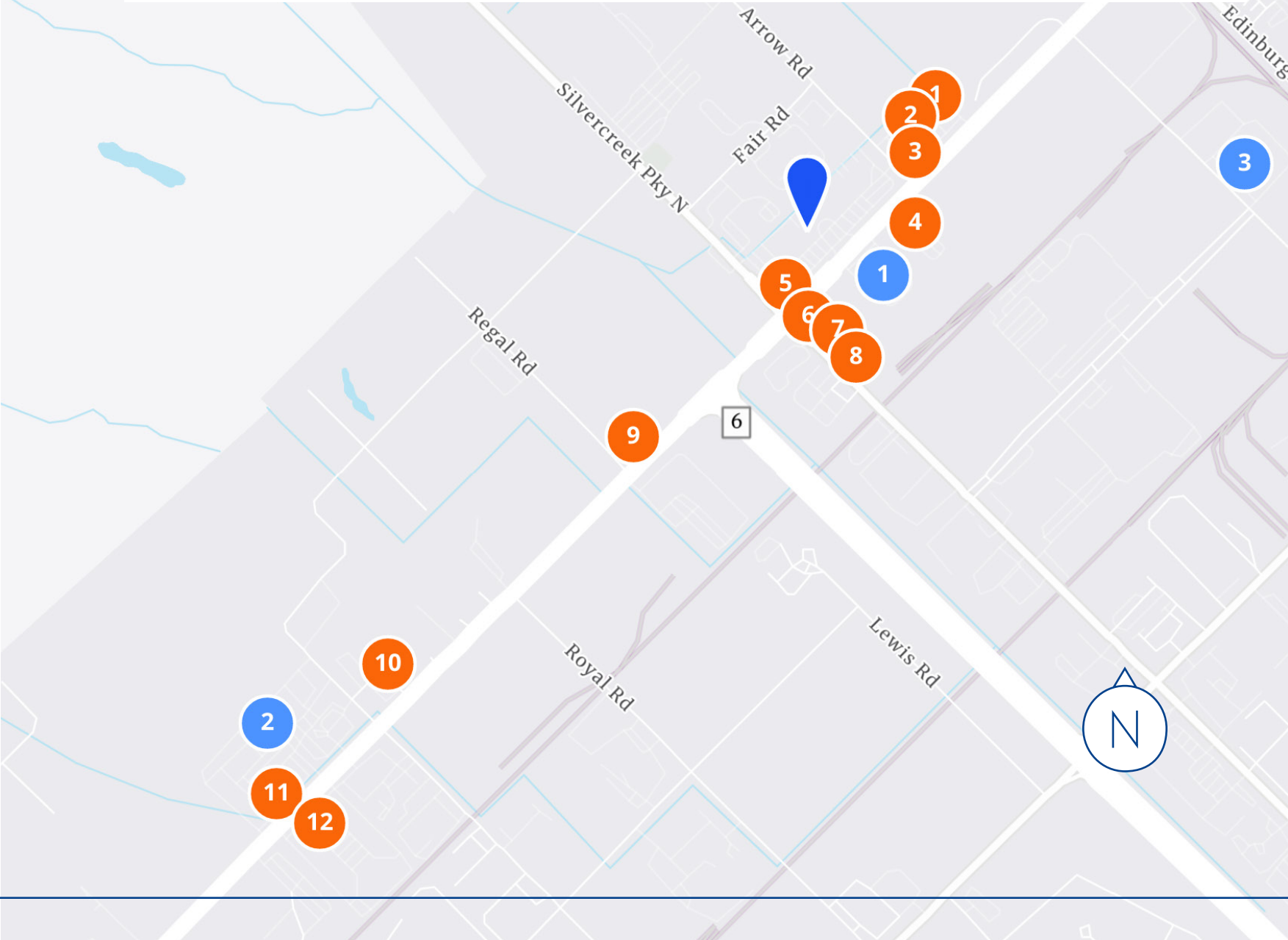
Food & Restaurants

- 1. Coffee Stiles
- 2. Burrito Boyz
- 3. Harvey’s
- 4. Stampede Ranch
- 5. Chuck’s Roadhouse Bar & Grill
- 6. San Fransisco Panini

- 7. Burger Factory
- 8. Lepakshi Authentic South Indian Cuisine N
- 9. Denny’s
- 10. Wendy’s
- 11. A&W Canada
- 12. Subway

Service

- 1. Canada Post Depot
- 2. Galaxy Cinemas Guelph
- 3. TNT Boxing and Fitness Academy





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