



# 90

# STARWOOD DRIVE GUELPH :: *ONTARIO*

OFFICE/RETAIL SPACE FOR LEASE



# CBRE

# THE GRAND TRIOS

Brand new office / retail units located in Guelph's latest luxury apartment development, *The Grand Trios*.

Located in the Grange Hill East community, the development offers 4 commercial units for lease ranging in size from 989 sq. ft. to 1,939 sq. ft., ideal for small professional service or retail tenants. The units offer great exposure and a professional look. The development consists of 405 modern apartment units spanning 3 towers with a shared podium and 6 townhouse units. Adequate spaces allocated for commercial parking.

## UNIT DETAILS

OFFICE/RETAIL	Unit 2: ±1,075 Unit 3: ±1,939 Unit 4: ±989
LOT SIZE	6.47 Acres
FRONTAGE	777.66 Ft.
ZONING	R.4B-16
LEASE RATE	\$18 Per Sq. Ft. Net
ADDITIONAL RENT	\$10 Per Sq. Ft.
COMMENTS	Within close proximity to public transit and highway

Zoning By-Law



**90** STARWOOD DRIVE  
GUELPH :: ONTARIO  
OFFICE/RETAIL SPACE FOR LEASE

LUXURY APARTMENT BUILDING



**CBRE**



**TOP 10 IN AMERICAS**  
FOR FOREIGN DIRECT INVESTMENT

Source:  
fDi intelligence, 2017



**4<sup>TH</sup> BEST LARGE CITY**  
TO START A BUSINESS IN CANADA

Source:  
Canadian Federation of Independent Business, 2016



**BEST CITY**  
TO BUY REAL ESTATE IN CANADA

Source:  
MoneySense, 2017



**2<sup>ND</sup> FOR**  
TALENT

Source:  
Martin Prosperity Institute, 2015

**90 STARWOOD DRIVE**  
**GUELPH :: ONTARIO**  
OFFICE/RETAIL SPACE FOR LEASE

LUXURY APARTMENT BUILDING



**CBRE**

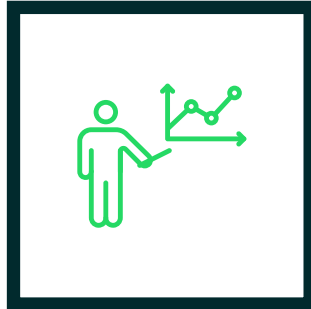
# KEY STATISTICS



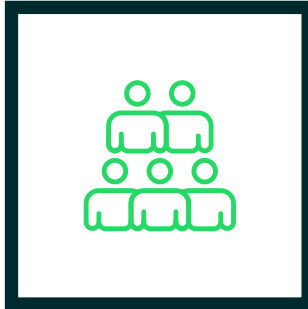
**9 Universities**  
and 2 Colleges



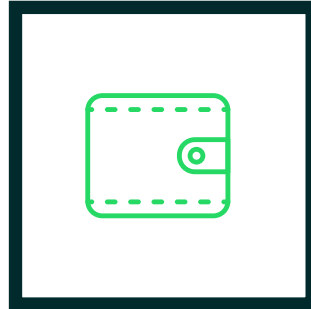
**9,000,000**  
population within 1 hour drive



**40%**  
population growth  
over next 20 years



**100,000**  
approximate population density per  
km<sup>2</sup> (greatest in Canada)



**\$108,169**  
Average household income  
(2020 Kitchener Region)



**\$690,000**  
Average home price  
(March 2021)



**61,000+**  
Life science related companies  
(Ontario)\*



**Canada's  
central hub  
for innovation**



**47**  
Hospitals, including  
12 research hospitals



**253,355**  
combined enrollment of  
Undergraduate students  
and 61,718 Graduates



**90 STARWOOD DRIVE**  
**GUELPH :: ONTARIO**  
OFFICE/RETAIL SPACE FOR LEASE

LUXURY APARTMENT BUILDING



**CBRE**

# AREA MAP



**90** STARWOOD DRIVE  
GUELPH :: ONTARIO  
OFFICE/RETAIL SPACE FOR LEASE

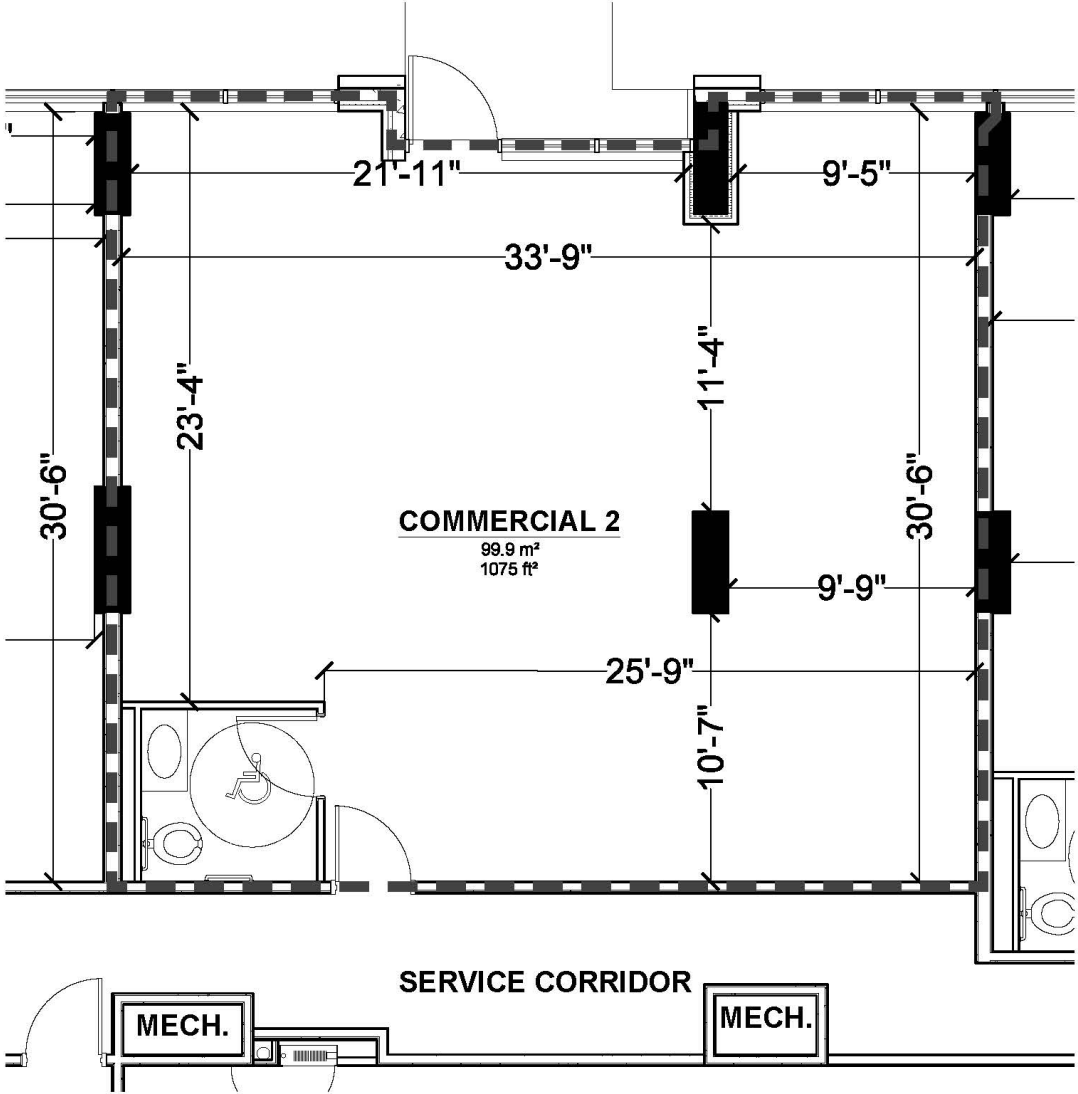
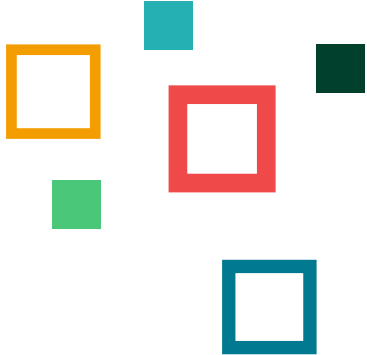
LUXURY APARTMENT BUILDING



**CBRE**

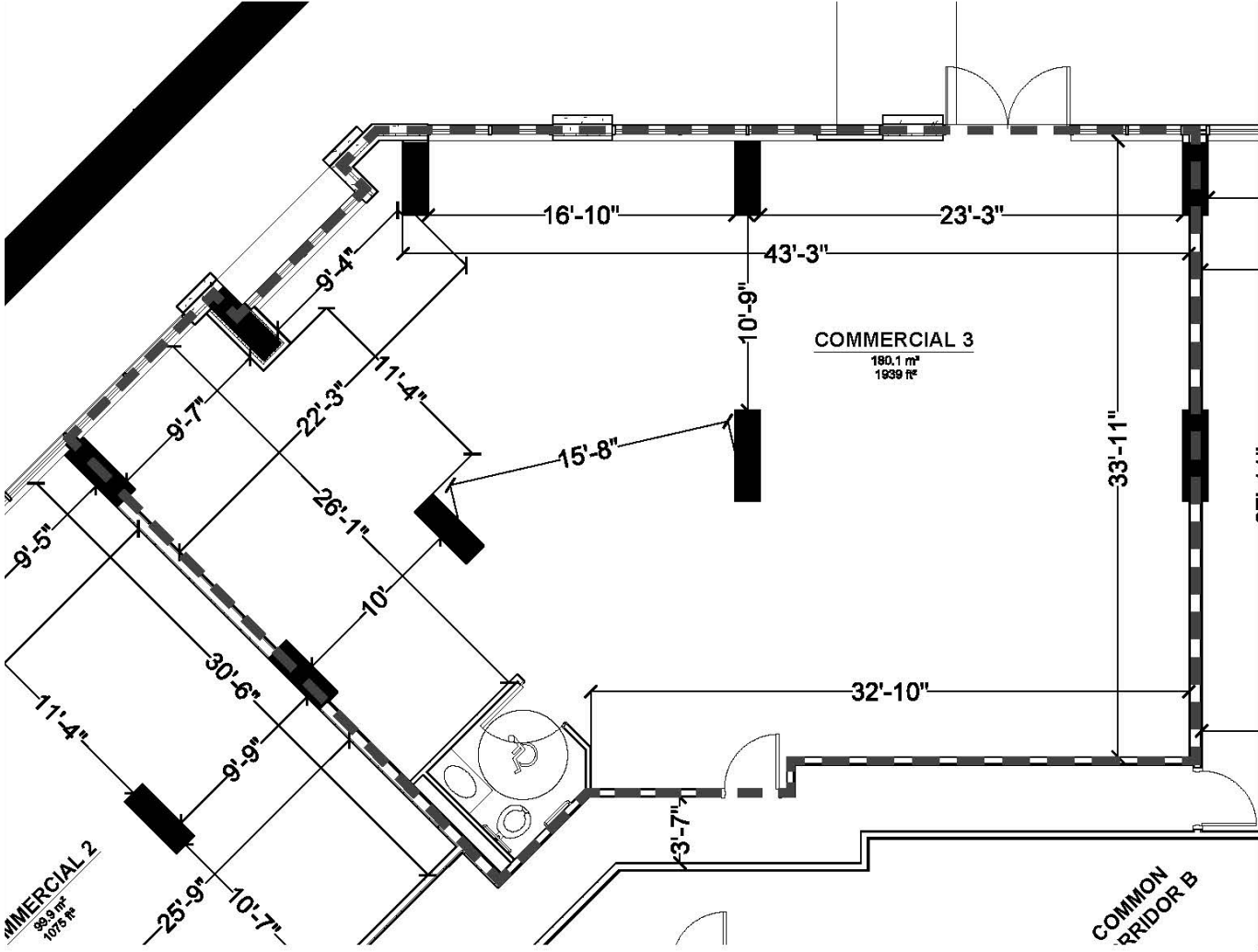
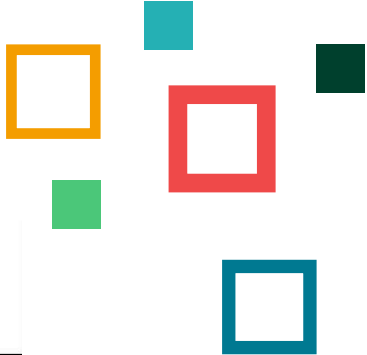
# FLOOR PLAN

UNIT 2: ±1,075 SQ. FT.



# FLOOR PLAN

UNIT 3: ±1,939 SQ. FT.



**90** STARWOOD DRIVE  
GUELPH :: ONTARIO  
OFFICE/RETAIL SPACE FOR LEASE

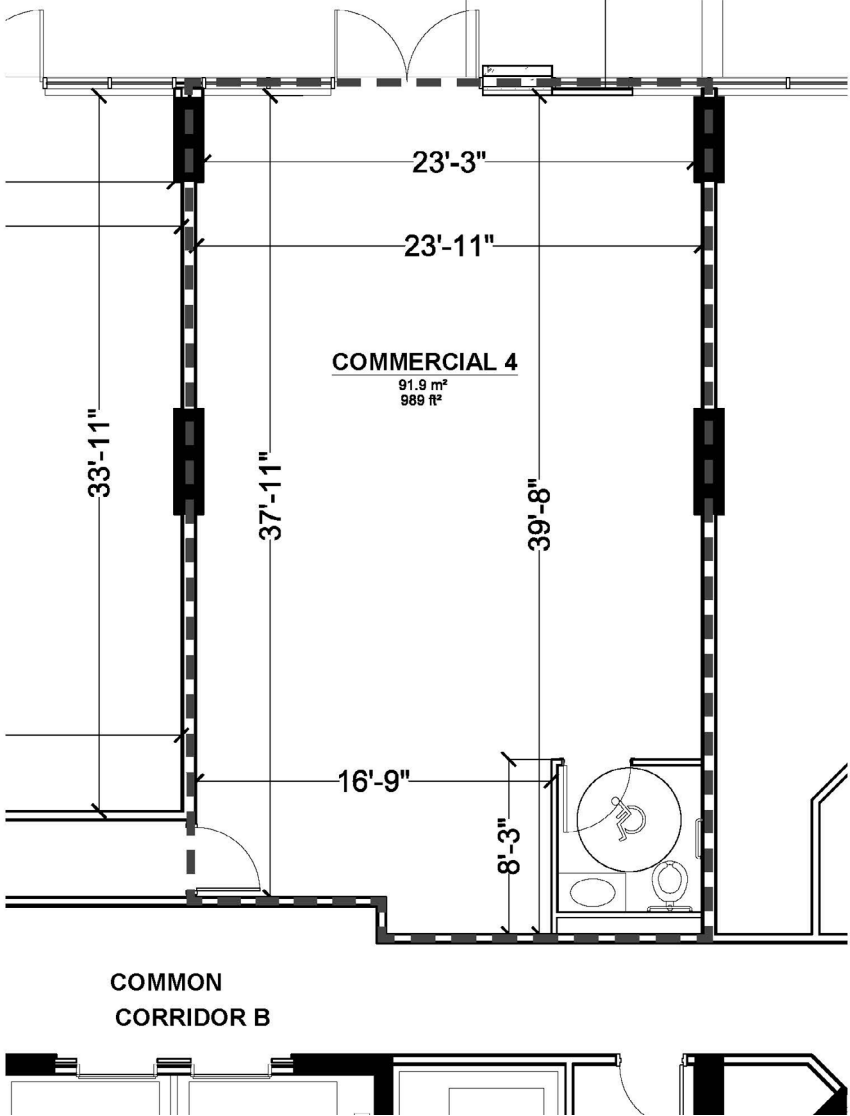
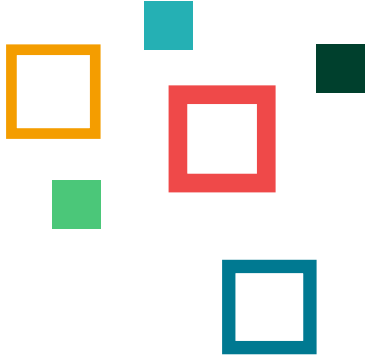
LUXURY APARTMENT BUILDING



**CBRE**

# FLOOR PLAN

UNIT 4: ±989 SQ. FT.



**90** STARWOOD DRIVE  
GUELPH :: ONTARIO  
OFFICE/RETAIL SPACE FOR LEASE

LUXURY APARTMENT BUILDING



**CBRE**



**DEAN MARIANI\***

Senior Sales Associate

+1 (519) 340-2308

dean.mariani@cbre.com



**TODD COONEY\*\*, SIOR**

Senior Vice President, Broker

+1 (519) 340-2315

todd.cooney@cbre.com



**JESSICA KOULEAS\***

Sales Representative

+1 (519) 340-2328

jessica.kouleas@cbre.com

CBRE Limited, Real Estate Brokerage  
72 Victoria Street S | Suite 200 | Kitchener, ON | N2G 4Y9 |

[www.cbre.ca](http://www.cbre.ca)

\*Sales Representative, \*\*Broker



**CBRE**

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.