

13 Water St N, Cambridge, Ontario

SPACE
FOR LEASE



MED
Space
MEDICAL REAL ESTATE

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CUBECOM
FULL SERVICE REALTY

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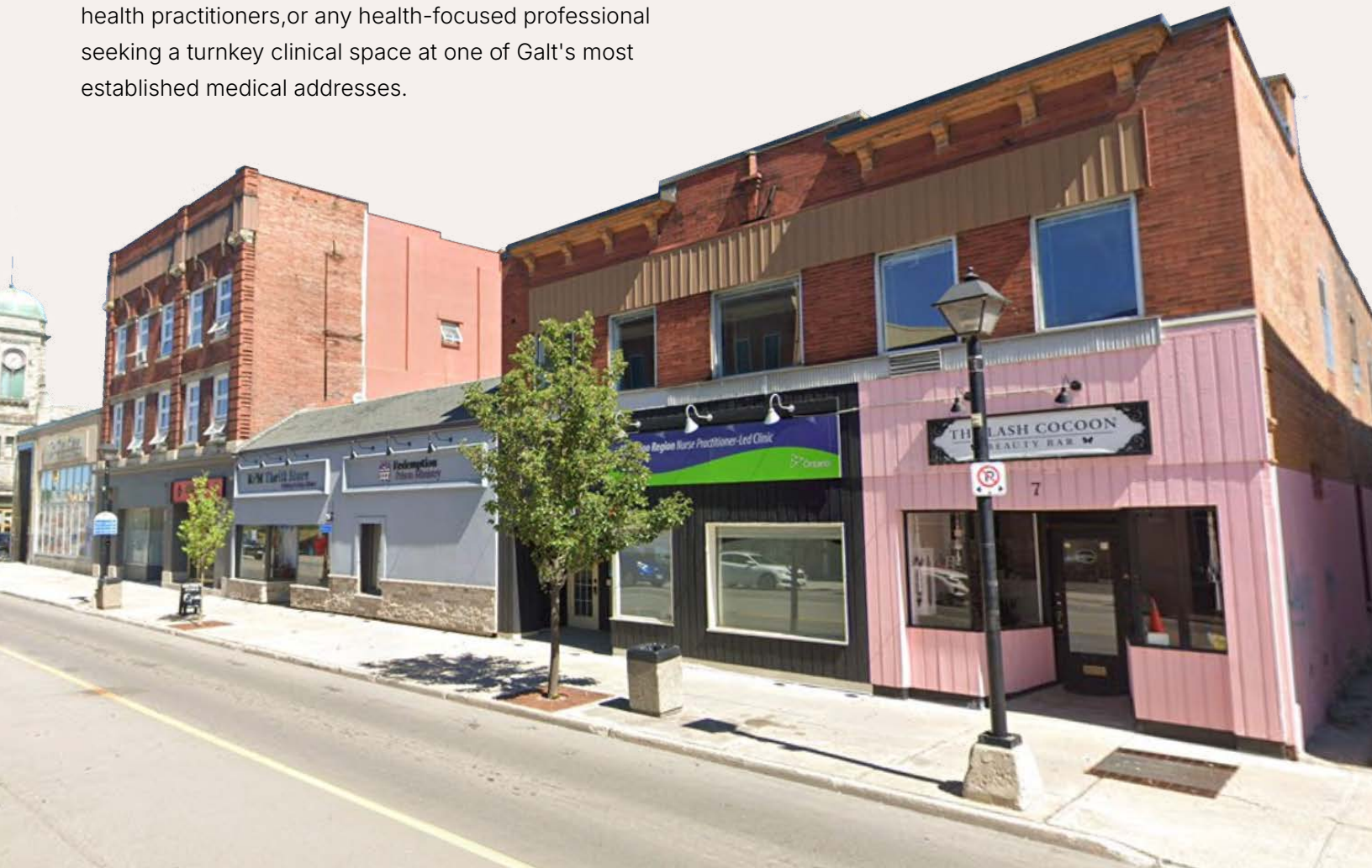
13 Water St N, Cambridge, Ontario

Anchored in the heart of historic downtown Galt, 13 Water Street North offers approximately 3,550 SF of established, turnkey healthcare space on one of Cambridge's most walkable streets — steps from Old City Hall, the Cambridge Farmers' Market, the Gaslight District, and the Grand River, with a 99/100 Walk Score.

Currently operating as a Nurse Practitioner-Led Clinic, the space sits within a recognized downtown healthcare cluster alongside Galt Health and just 3 km from Cambridge Memorial Hospital. Ideally suited for family physicians, specialists, diagnostic providers, and allied health practitioners, or any health-focused professional seeking a turnkey clinical space at one of Galt's most established medical addresses.

LISTING DETAILS

TYPE OF LISTING:	FOR LEASE
SF AVAILABLE:	APPROXIMATELY 3,550 SF
NET RENT:	CONTACT LISTING AGENT
ADDITIONAL RENT:	\$5.75/SF



Highlights



PRIME MEDICAL LOCATION

Positioned in the heart of historic Downtown Galt, this established medical space benefits from strong visibility, walkability, and proximity to Cambridge Memorial Hospital and surrounding healthcare services.



STRONG MEDICAL CO-TENANCY

Located within a recognized healthcare cluster alongside family physicians, specialists, diagnostic providers, physiotherapy, chiropractic, and allied health practitioners.



ACCESSIBILITY & PARKING

Conveniently accessible by major roadways and public transit, with immediate parking options that support ease of access for both patients and staff.



THRIVING DOWNTOWN COMMUNITY

Surrounded by local shops, restaurants, the Cambridge Farmers' Market, and the Grand River, the property is located within a vibrant and growing community.

Demographic



POPULATION

1 KM - 8,245
3KM - 60,507
5KM - 94,131



AVG. HOUSEHOLD INCOME

1KM - \$78,878
3KM - \$91,974
5KM - \$99,241



MEDIAN AGE

1KM - 42.4
3KM - 39.6
5KM - 39.3



DAYTIME POPULATION

1KM - 9,652
3KM - 45,607
5KM - 81,801

A Premier
Medical
Professional
Destination In
*The Heart Of
Cambridge*



Regional Healthcare Network



LEGEND

- 1 Cambridge Memorial Hospital
- 2 Galt Health
- 3 GRSM
- 4 Chartwell
- 5 Noor Wellness
- 6 Main Street Clinic
- 7 Canadian Mental Association
- 8 Langs
- 9 Grandview Medical Centre

Galt Health



GRAND RIVER HOSPITAL



CAMBRIDGE MEMORIAL HOSPITAL



Langs
Community Health. Wellness.

Area Overview



MILL RACE PARK



THE BLACK BADGER PUB



13
Water St N,
Cambridge,
Ontario



CAMBRIDGE FARMERS' MARKET



OLD CITY HALL



CAMBRIDGE CENTRE FOR THE ARTS



CENTENNIAL PARK



CAMBRIDGE PUBLIC LIBRARY



THE GASLIGHT DISTRICT



CAMBRIDGE BUS TERMINAL



GALT LITTLE THEATRE

Floorplan


CLICK HERE
FOR VIRTUAL
TOUR



WAITING AREA



EXAM ROOM/ OFFICE



EXAM ROOM/ OFFICE



STAFF AREA



WAITING AREA

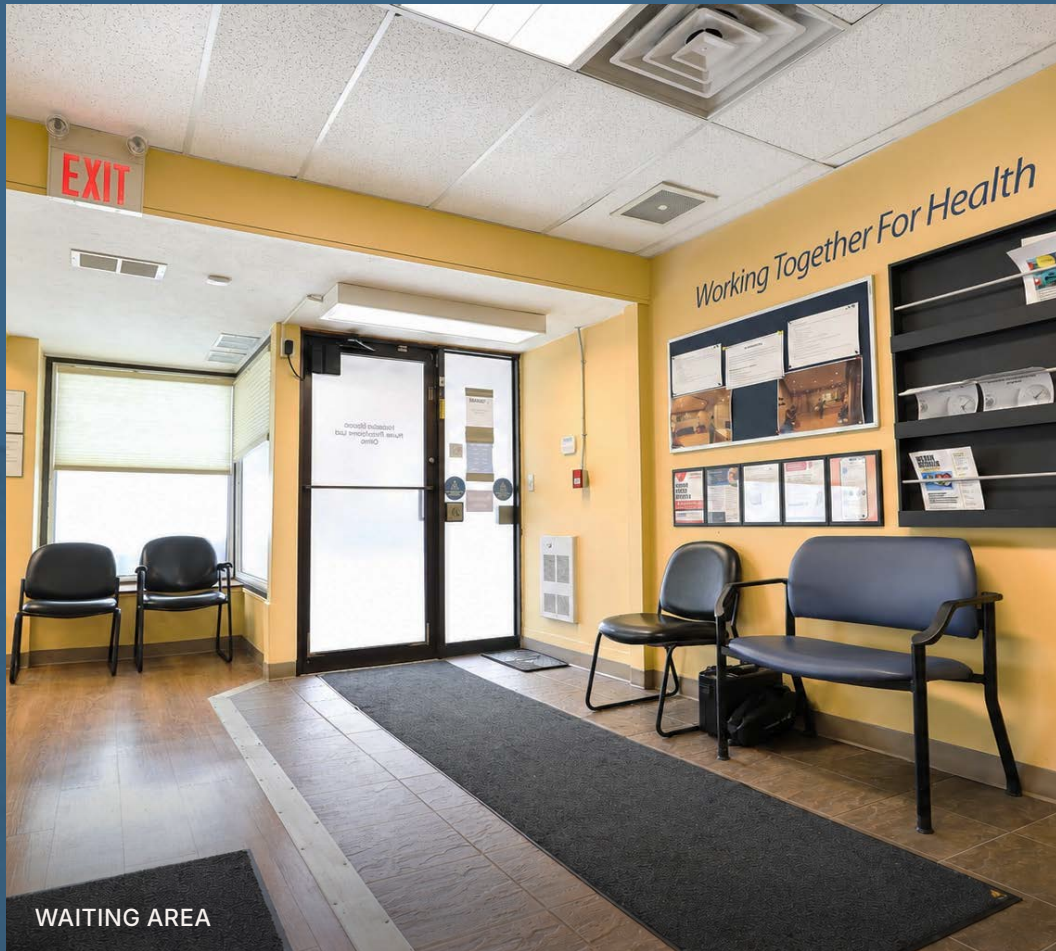


EXAM ROOM/ OFFICE

Fully accessible
double-doors leading
into parking lot



WAITING AREA



WAITING AREA



WAITING/RECEPTION AREA



EXAM ROOM/OFFICE



EXAM ROOM/OFFICE



EXAM ROOM/OFFICE



STAFF AREA



STREET VIEW



DENTAL ART CLINIC



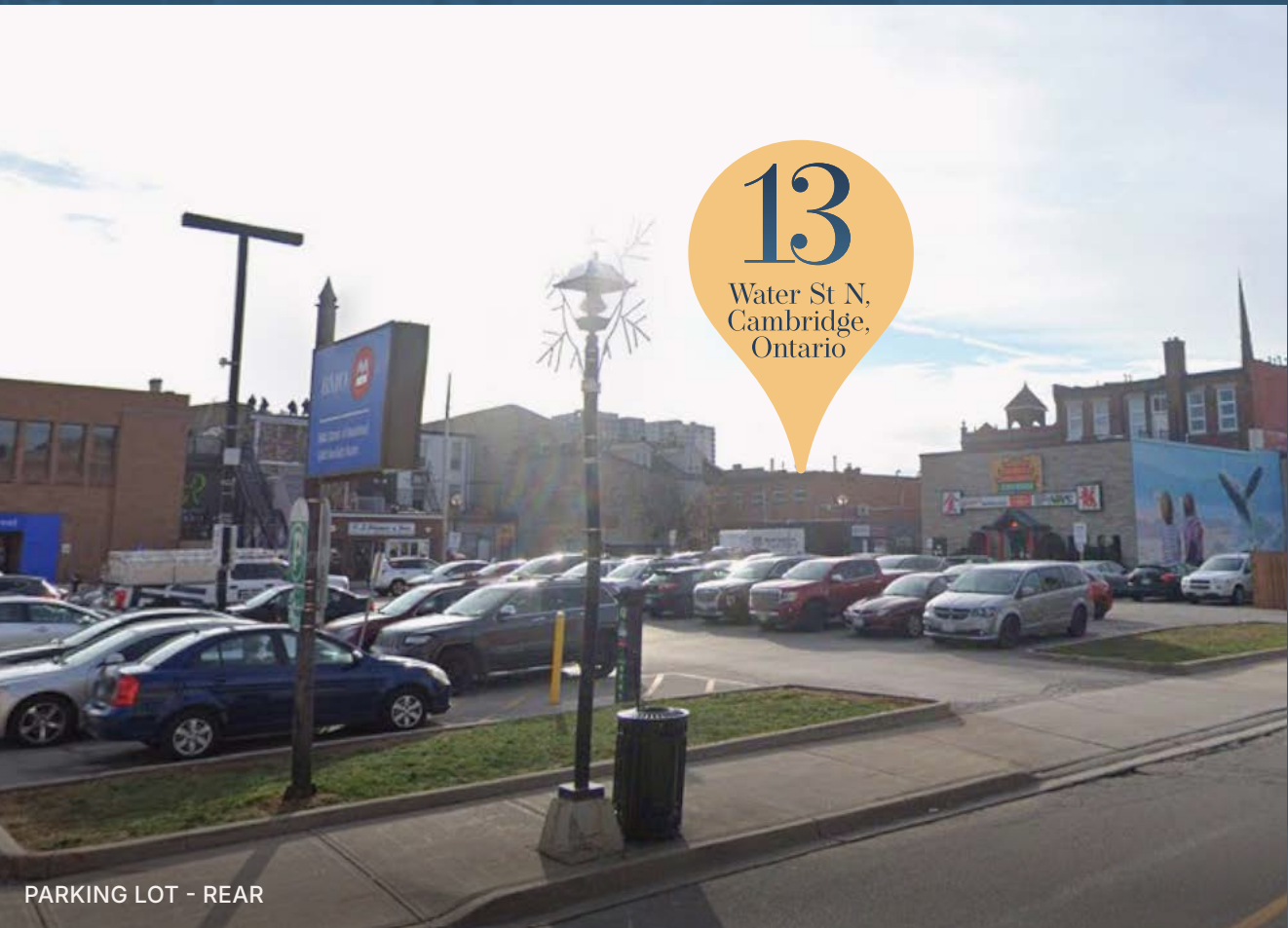
TRI CITY PHYSIOTHERAPY & REHAB



FYIDOCtors



STREET VIEW



PARKING LOT - REAR



Your Real Estate Partner in Healthcare & Life Sciences

MedSpace Canada is a full-service real estate advisory firm dedicated to healthcare and health innovation. We specialize in guiding healthcare professionals, landlords, hospitals, clinics, and health innovators through every stage of their real estate journey—from leasing and purchasing to custom-built solutions. With deep industry expertise and a proactive, client-first approach, we help our partners secure spaces that support their growth, operations, and long-term success. We deliver strategic insight, market access, and hands-on support to bring your vision to life.

WWW.MEDSPACECANADA.COM

Medical Real Estate Advisory Team



**NATALIA
LUKANKINA**

Real Estate Salesperson

Natalia has extensive experience reviewing and negotiating commercial leases, navigating tenant and landlord rights, and managing long-term lease structures across multi-location portfolios. This foundation allows her to identify risk, structure favorable terms, and protect clients throughout the transaction process. At MedSpace Canada, Natalia applies this leasing-led perspective to healthcare and medical real estate, representing healthcare operators, landlords leasing to medical users, and medical-professional investors.

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**SCOTT
RASMUSSEN, MSc.**
*President**

Scott is a seasoned real estate leader with deep expertise in facilities that support healthcare and health innovation. His career has been dedicated to the intersection of healthcare, science, and innovation with real estate development, leasing, operations, and management.

Scott brings extensive experience across the real estate spectrum, including brokerage, landlord representation, and institutional leadership.

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**SHAFIN
JADAVJI, CPA, CA, CBV**
*Vice President, Client Services***

As the Founder and Broker of Record at Cubecom, he leads a team of 15 professionals who assist our clients find, design and construct their medical clinics so they can focus on what they do best, patient care.

Shafin's business and finance acumen allows him to negotiate with lenders on your behalf to ensure you are getting the best deal terms and service offering that the lender can provide.

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Our Services



Brokerage & Advisory

- Lease advisory, negotiations and renewals.
- Relocations and expansions.
- Property acquisition / disposition for owned clinics.
- Investment property strategy.



Lease Portfolio Management

- Comprehensive lease review of all leases + lease summary reports of all key terms.
- Monitoring portfolio for expires and options.
- Manage lease renewals, new leases, extensive, etc.



Design & Construction

- Branding & concept development.
- Schematic design.
- Space planning & feasibility studies.
- Design development & construction management.
- Visualization & renderings
- Styling & decor services.



Complex Transactions

- We are experts in managing complex transactions on behalf of healthcare professionals, hospitals, property owners, developers and innovators.
- Long-term planning aligned with the technical, financial, and operational goals of healthcare providers.

Who We Serve



Healthcare Professionals

MedSpace Canada helps healthcare professionals lease or own clinic spaces, offering expert guidance to grow their practice and build long-term wealth.



Hospitals

Our team understands the complexities of institutional needs and delivers strategic support to optimize space, streamline development, and manage internal and external lease portfolios.



Landlords

We partner with landlords to transform commercial real estate—from design to construction, including relocations, expansions, and portfolio management.



Health Innovators

Supporting life science, biotech and medtech companies with tailored real estate strategies—helping them secure the right spaces to innovate and expand.

*Medspace empowers healthcare professionals, hospitals,
property owners & innovators to make smart
real estate decisions*



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Contact me to Book a Tour



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