



FOR LEASE

255

WOODLAWN ROAD WEST

GUELPH, ON

Jassy Hundal

Senior Sales Representative
+1 416 620 2826
jassy.hundal@colliers.com

Will Kissick

Sales Representative
+1 519 904 2202
will.kissick@colliers.com

Colliers



THE PROPERTY

Salient Facts Units 108

Lease Rate \$25.00 PSF

Additional Rent \$11.85 PSF

Availability December 1, 2025

Salient Facts Units 201 & 210

Lease Rate \$12.13 PSF

Additional Rent \$8.18 PSF

Availability Immediate

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



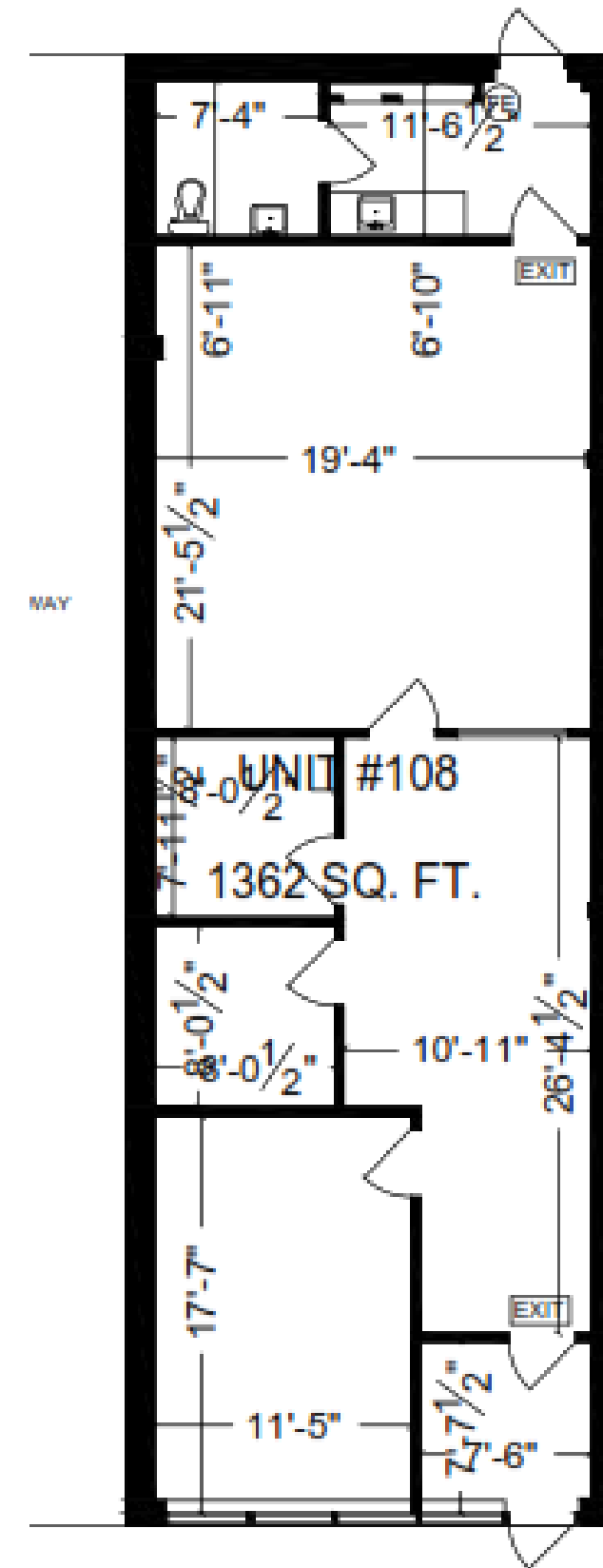
Ample
parking



UNIT 108

Unit Highlights

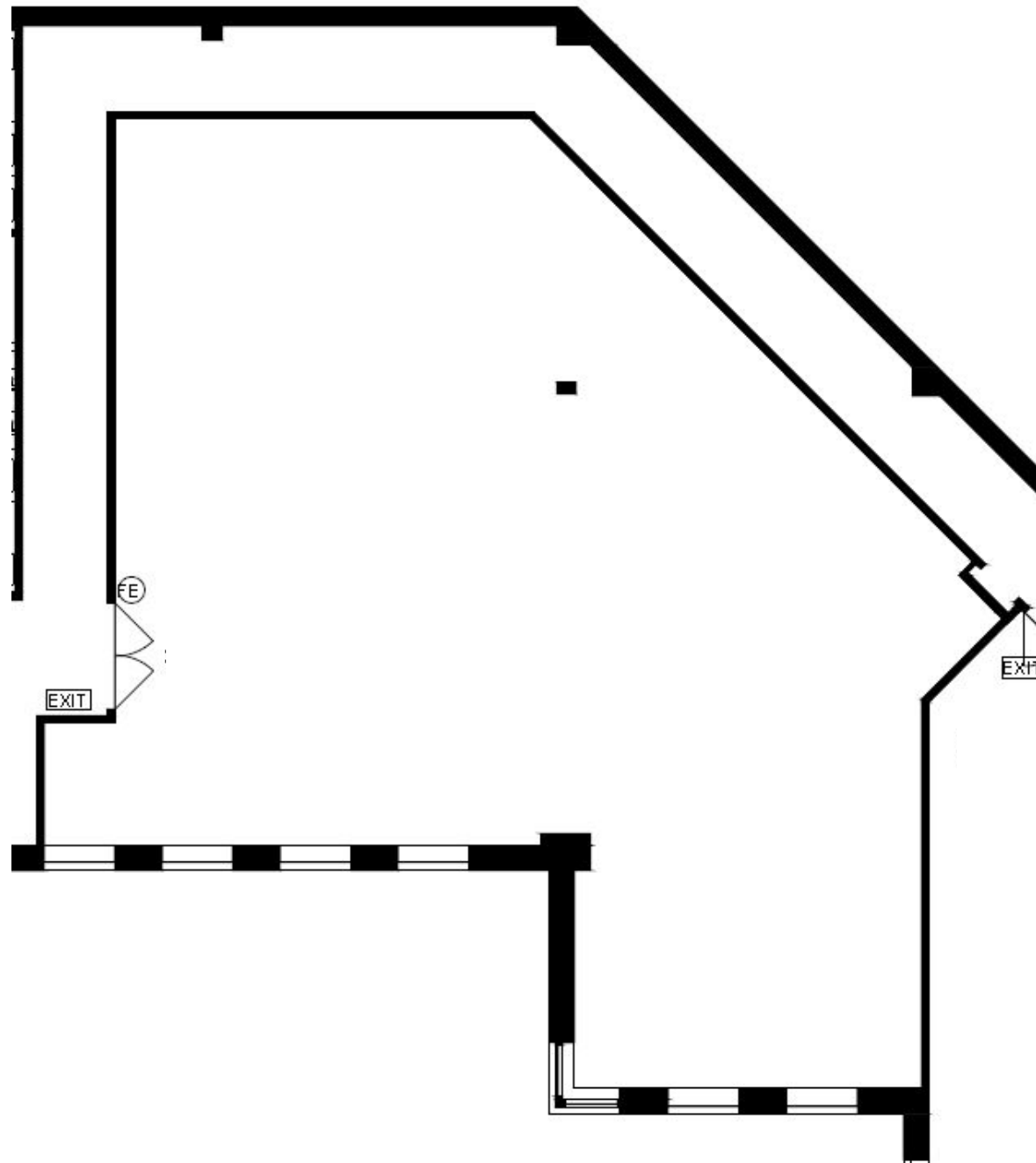
- Available Space: 1,362 SF
- Built Out
- Retail Space



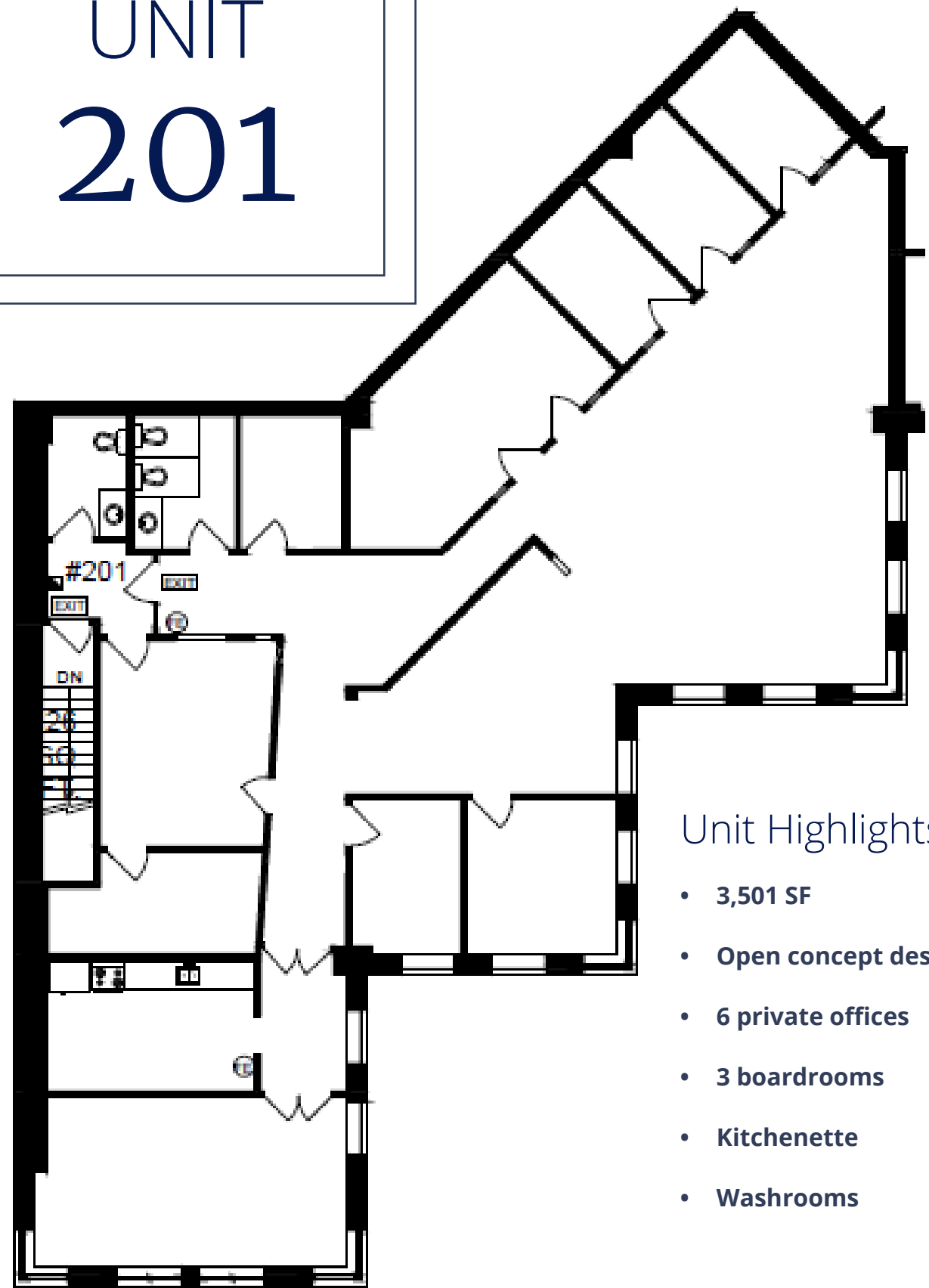
UNIT 210

Unit Highlights

- 1,983 SF
- Open concept space
- Build-to-suit
- Kitchenette



UNIT 201



Unit Highlights

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

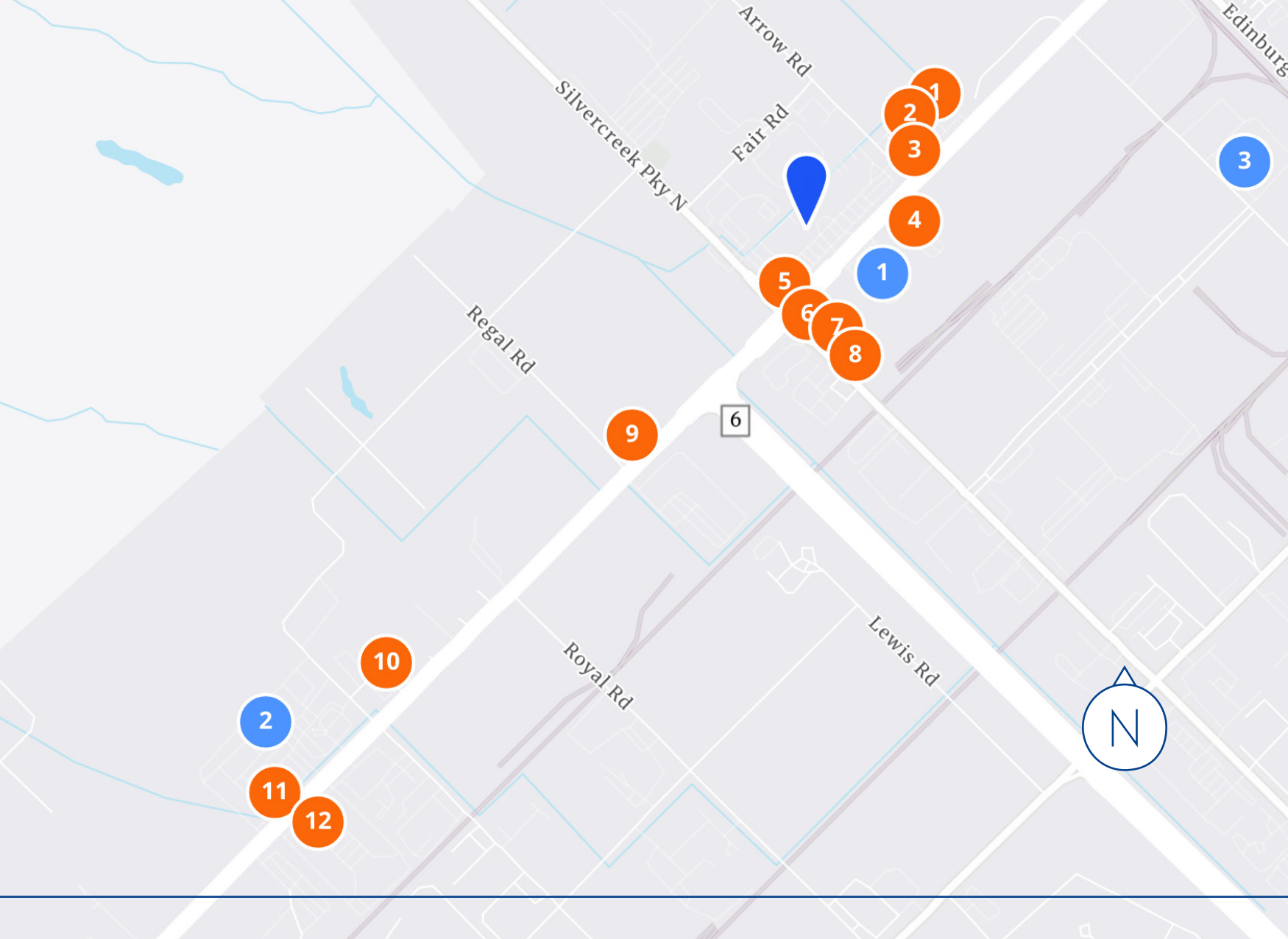
AMENITIES

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





255 WOODLAWN ROAD W, GUELPH, ON

Jassy Hundal

Senior Sales Representative
+1 416 620 2826
jassy.hundal@colliers.com

Will Kissick

Sales Representative
+1 519 904 2202
will.kissick@colliers.com



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage.