



SURREY STREET MEDICAL COMPLEX

Delivering Medical Services to
Downtown Guelph for Over 30 Years



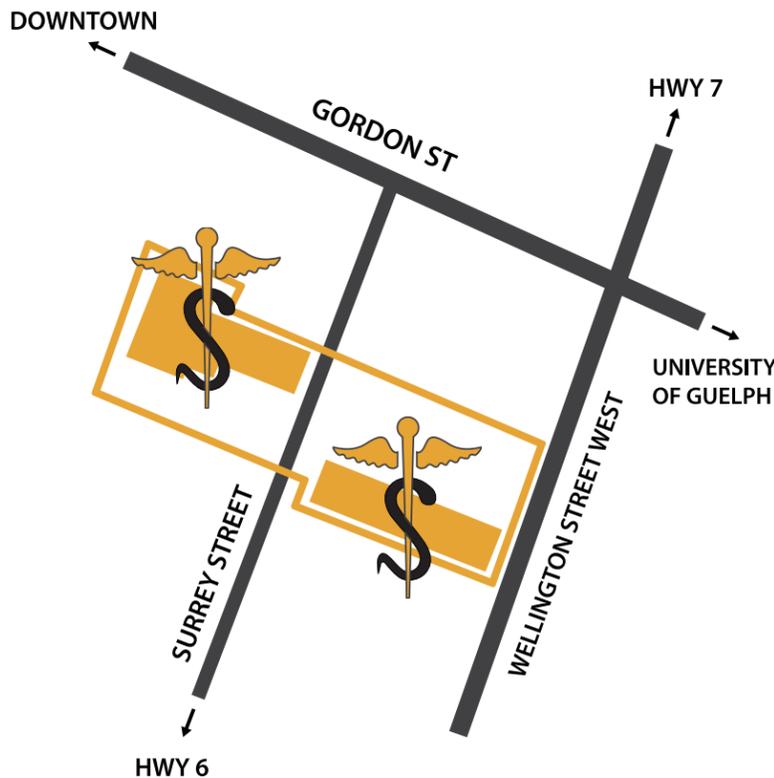
Guelph Region's Most Central And Accessible Medical Centre

Located In beautiful downtown Guelph, Surrey Street Medical proudly serves a community of 131,000 residents and 29,000 University students. Our services and specialists draw patients from three surrounding counties, bringing the potential population reach of our facility to 520,000 people.

Our current tenants offer a full range of complimentary practices, from laboratory services and a Remicade Infusion clinic to pharmacy, physiotherapy, and naturopathic

practices. Gastroenterologists, endocrinologists, family physicians, and a maternal health specialist call Surrey Street home along with administrative offices.

As our community grows, so do the needs of our residents and Surrey Street Medical is expanding to meet those demands. We can offer prospective tenants a wide range of suite layouts and lease options designed to accommodate individual practice needs. Let us build you a custom office for your growing practice.



45,000
Combined square footage of both buildings

100
FREE parking spots for staff & patients

7
Bus routes within walking distance

1.6
Acres of land at Surrey Street Medical Complex

34,000
Downtown residents within walking distance

62,000
People who work or live downtown

GUELPH DOWNTOWN Is Growing

- **1,000** New Residents have moved to downtown Guelph in the last 2 years.
- **2,000** More people are expected to call downtown home in the next 2 years.
- **4,000-6,000** Additional people are expected to move downtown in the next 5-7 years.
- The Ontario 'Places To Grow' strategy anticipates the population of Guelph/Wellington County to grow by an additional **125,000** over the next 30 years. (www.guelph.ca/plans-and-strategies/growth-management-strategy)

BUILDING BETTER MEDICAL INFRASTRUCTURE FOR GUELPH

Current times have shown us that Guelph as a community needs access, more than ever, to a medical centre located where the population is most dense; downtown and close to the University. Having a congregation of our region's best medical practitioners within walking distance of the tens of thousands who live and work in the Royal City's historic city centre, means our precious resources can be both shared and accessed more readily and at a lower cost to the healthcare system.

We house a comprehensive list of general and specialist practitioners in addition to complimentary healthcare services and administrative support. We are also equipped with a ready to occupy x-ray suite and with interest from the Ministry of Health, LHIN and their local medical partners, we aim to provide a downtown day surgery within the next 5 years. Surrey Street Medical - Integrated Healthcare for our community.

IMPROVING DOWNTOWN MEDICAL ACCESS

Access & Accessibility

Surrey Medical's vision is to provide Guelph with the largest, most adaptable Medical Centre in the heart of the downtown core. Access and accessibility are key and we've got it covered.

Public transit routes are already in place and serve a broad number of residents in Guelph and the surrounding area.



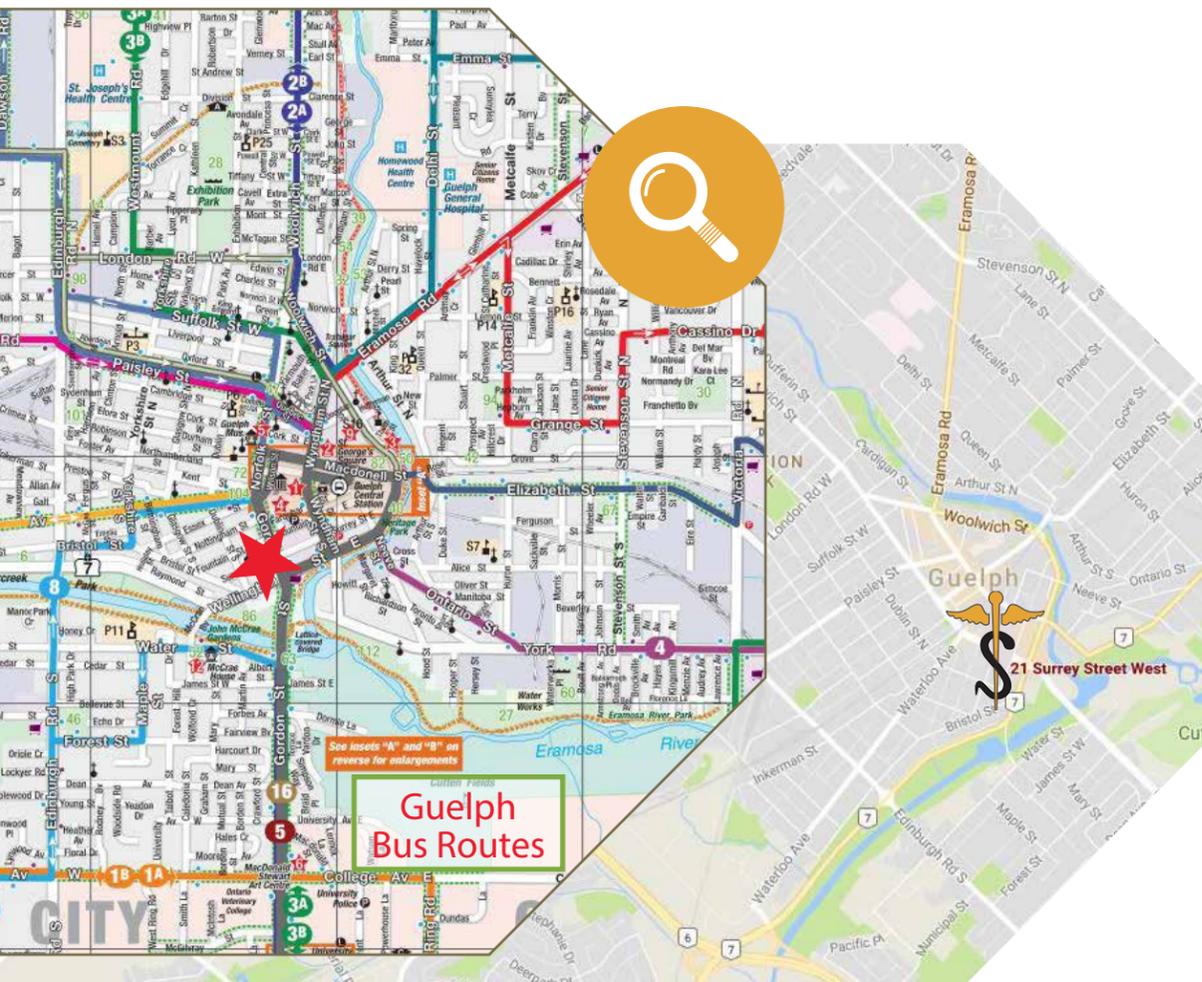
Easy access on public transit with 7 routes within walking distance.



FREE parking for those coming from outside the downtown core. Ideal for patients unable to drive to other centres on the outskirts of the city.



2 km walking distance to the University of Guelph.



Welcome To Downtown Our Special Leasing Offer

We are very excited to be opening 25 Wellington in 2021 and we are offering a limited time offer for any new tenants relocating to Surrey Street Medical.

- **3 Months** Net Rent Free
- **\$10/Sq Ft** Leasehold Improvement Allowance
- **Annual Steam Cleaning** For Your Suite

100 Free Parking Spots

2 Community CarShare Vehicles

A membership based car sharing solution where customers pay hourly for the use of shared vehicles with dedicated parking spots around the region, two of which will be at Surrey Street Medical Complex.



Flexible Office Layouts & Leasing Options

- We believe in building spaces that meet the needs of our tenants and, in turn, their patients.
- We're committed to investing in Surrey Street Medical to ensure functional spaces for our tenants .
- We offer a variety of leasing arrangements to suit the varied needs of Guelph's medical community.

Surrey Multi Doc

As medical offices change, so to is Surrey Street Medical. We are adapting our spaces to offer several excellent options for leased space between 1,500-7,500 sq ft for several doctors to open, or relocate a practice.

Surrey Street Medical offers newly designed spaces that meet the evolving needs of the modern medical office - connected, functional, made to share and designed with you.

For practices relocating to Surrey Street Medical, we offer extensive leasehold allowances including our Welcome to Downtown offer to ensure that when you relocate to Surrey Street Medical, the space you move into meets your needs and your budget.

Surrey Hot Docs

Our version of hot desks, these shared office spaces that allow for more flexible working schedules. With an office, two exam rooms, and a reception area available for regular scheduled daily rentals, **Surrey Hot Docs** is perfect for retiring family physicians looking to reduce the numbers of days per week that they practice, or specialists coming from another city several days per month.

We are actively seeking dermatology, rheumatology, allergens/immunology, mental health and, of course, family practice.

Surrey can accommodate office needs ranging from full time physicians starting their career to the more infrequent needs of retiring doctors and specialists.

What Are We Looking For?

Our goal is to fill gaps in Guelph's current medical service delivery. Through a series of strategic planning meetings with community based health professionals and agencies, we have identified several under-serviced fields of practice. We are actively seeking new doctors and practices to join our facility in the areas of dermatology, rheumatology, allergens/immunology, mental health and, of course, family practice, to enhance medical access and improve the availability of specialists in downtown Guelph

We also welcome physicians and group practices interested in acquiring space for the delivery of community based surgical and ambulatory clinics to complement the current services offered. Extensive leasehold agreements are available to acquire the right doctors and specialists for the centre and for practices relocating from other medical facilities. All existing spaces at 21 Surrey Street can be renovated.



Contact Us To Arrange A Site Visit Or
No Obligation Lease Proposal

MONTIK
PLANNING AND DEVELOPMENT

Michael von Teichman
416-817-3337
Mike@GrandviewPMA.com

Melissa Nevills
519-858-9858
info@surreystreetmedical.com

Grandview Property Management
178 St George Street
Toronto ON M5R 2M7