



Elevations and floor plans are for marketing purposes and will be finalized specific to tenants' needs

Welcome to

SURREY STREET MEDICAL COMPLEX



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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 services 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 services. Gastroenterologists, endocrinologists, family physicians, and a pediatrician call

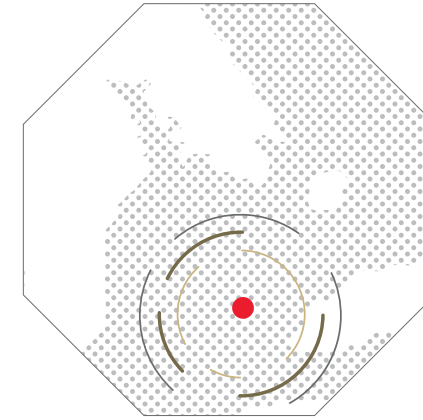
Surrey Street home along with the administrative offices of the Heart and Stroke Foundation and the Community Mental Health Association.

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. Our staff are on-site to attend to the operational needs of the building and we continue to invest in facility upgrades to enhance visitor experience.



- 
45,000
 Combined square footage of both buildings
- 
150
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
- 
62,000
 People who work or live downtown

GUELPH 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)

Room To Grow

Combined, both properties will offer 45,000 sq ft of medical office space, giving downtown Guelph a much needed premier Medical Complex in the core of the city.

In anticipation of future growth, we have consulted with the city regarding the possible

construction of additional square footage and a multistory parking structure.

Should a tenant or tenants need additional space over the existing square footage at 21 Surrey Street West and 25 Wellington Street, we are able to expand to meet both current and future needs.



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.



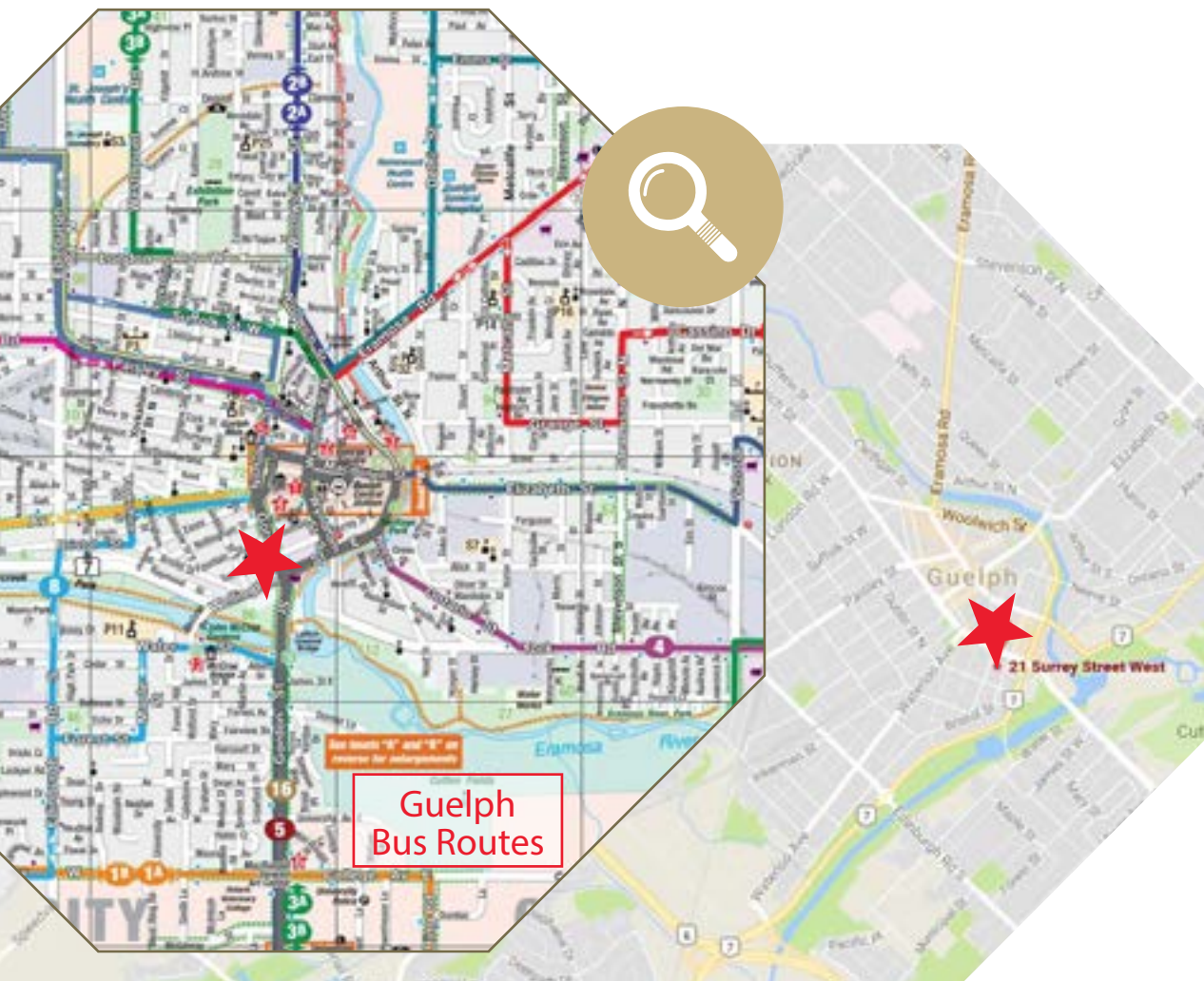
Easy access on public transit with 7 routes within walking distance.



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.



Guelph Bus Routes

150 Free Parking Spots

Parking to be built to meet the needs of tenants and patients.

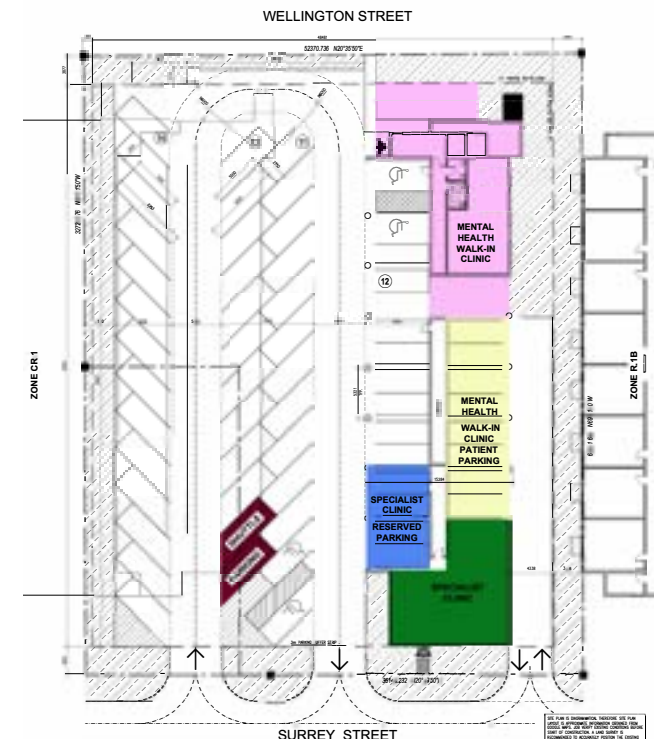


25 Wellington Street Additional Office Space & Parking
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2 Community CarShare Vehicles

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.

JOIN IT BOOK IT DRIVE IT
www.communitycarshare.ca
Toll Free 1-855-742-7399



25 Wellington Street
Angled parking
Proposed Site Plan

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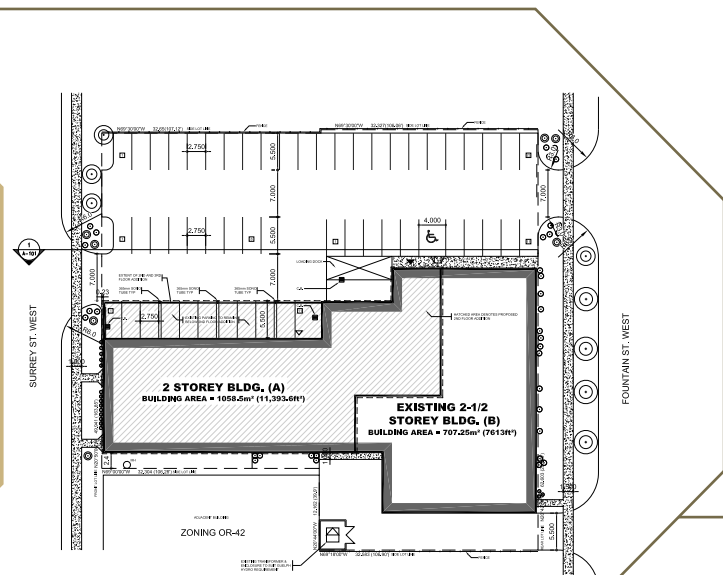
What Are We Looking For?

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-served 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.

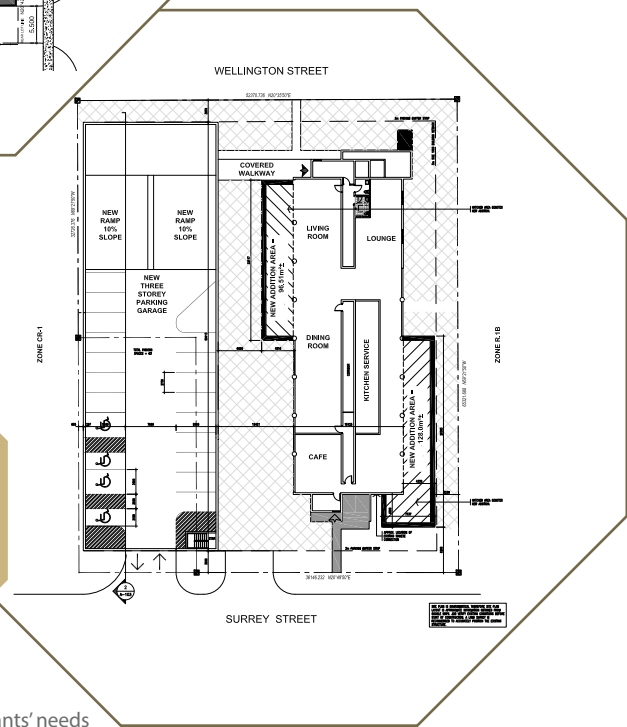
We also welcome physicians and group practices interested in acquiring space for the delivery of community based surgical and ambulatory clinics to complement the current services offered.

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.

21 Surrey Street Sample Site Plan



25 Wellington Street Sample Site Plan



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Possible Office Layouts

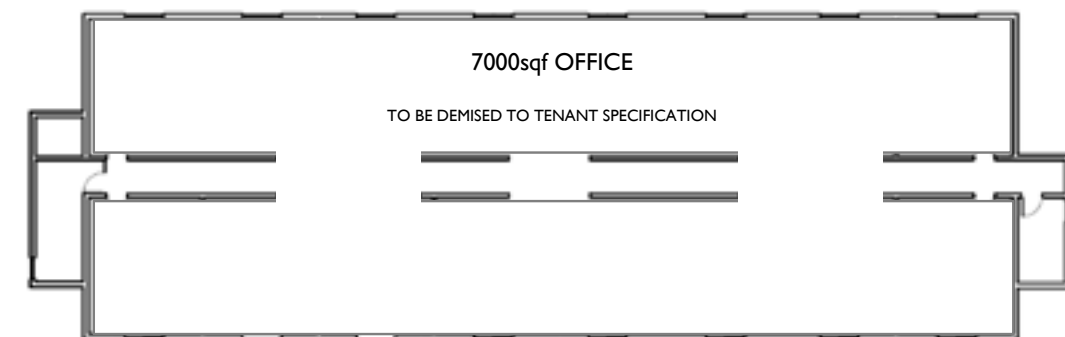
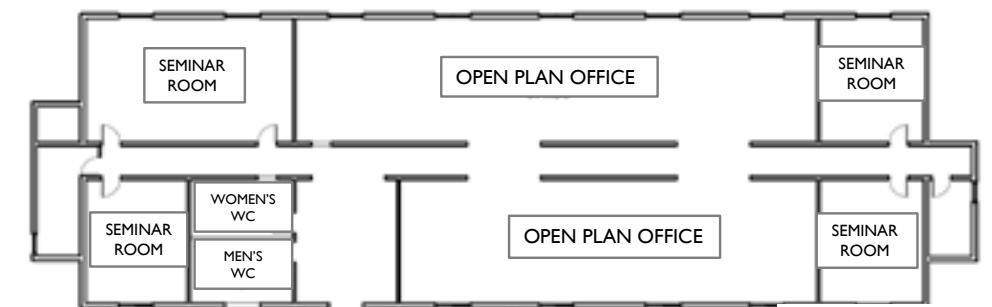
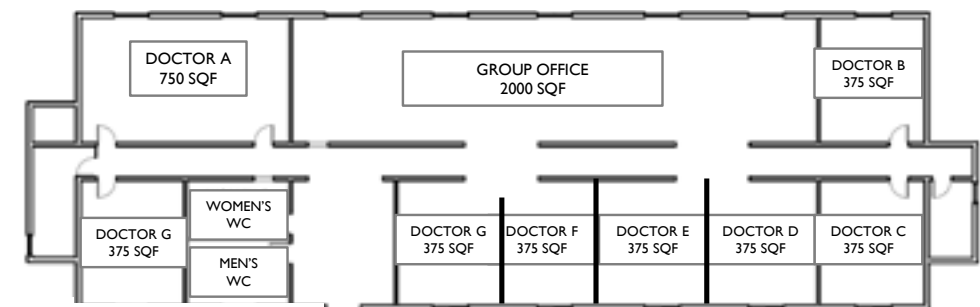
We believe in building spaces that meet the needs of our tenants and, in turn, their patients. We are committed to investing capital in the Medical Complex and ensuring that a variety of design options are available for shared office spaces that allow for more flexible working schedules.

With an office, two exam rooms, and a reception area available for regularly scheduled daily rentals, we can offer a Guelph hub for specialists coming from another city several days per month. We can also offer office space to family physicians looking to reduce the number of days per week they practice.

Our setup will allow physicians to maintain their current patient roster as well as the full complement of a medical office, while reducing the office overhead associated with a fully leased office space.

Shared office space, offering lockable desk and file storage along with exam room rental, will help expand both the variety of practitioners calling Surrey Street Medical Complex home as well as the services available to meet patient needs.

Space from 375 Sq Ft up to 7,000 Sq Ft available per floor
Sample Layouts



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