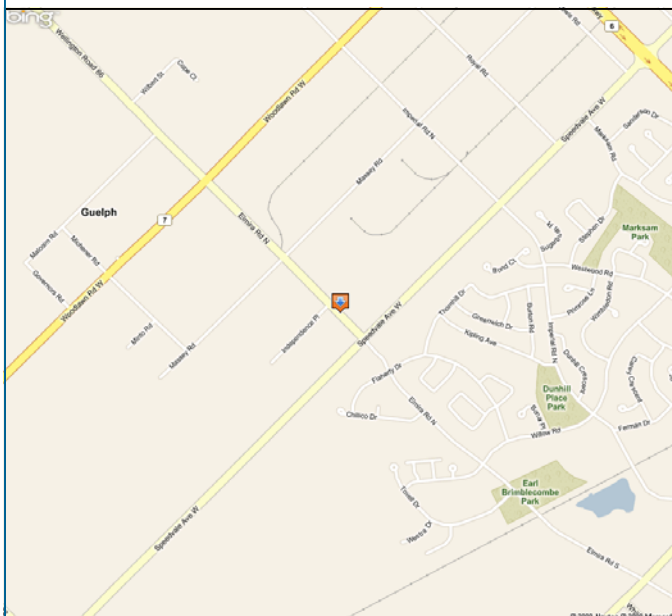


FOR LEASE

MELRAN MALL

PROFESSIONAL OFFICE SPACE

355 ELMIRA ROAD NORTH, GUELPH, ONTARIO



OPPORTUNITY:

To lease professional office space in a prime complex, located in Guelph's North-West Industrial area.

Space Available:

Unit #140: +/- 1,200 SF

Heating/

Cooling: Roof-top HVAC

Zoning: B.3-5

Lease: Landlord's Standard

Minimum Rent: \$8.00/Sq.Ft. Net

Additional Rent: \$4.50/SF (Estimate)

MICHAEL MERKER, CCIM

Broker of Record

Tel: 519.824.9900 x22

Fax: 519.824.2471

Email: mmerker@parkcapital.ca



COMMERCIAL

www.parkcapital.ca

Serving Local & Offshore Investors

FOR LEASE

MELRAN MALL

PROFESSIONAL OFFICE SPACE

355 ELMIRA ROAD NORTH, GUELPH, ONTARIO

MICHAEL MERKER, CCIM

Broker of Record

Tel: 519.824.9900 x22

Fax: 519.824.2471

Email: mmerker@parkcapital.ca

PARK CAPITAL INC.

Brokerage

76 Dawson Road

P.O. Box 923

Guelph, Ontario N1H 6M6

Tel: 519.824.9900

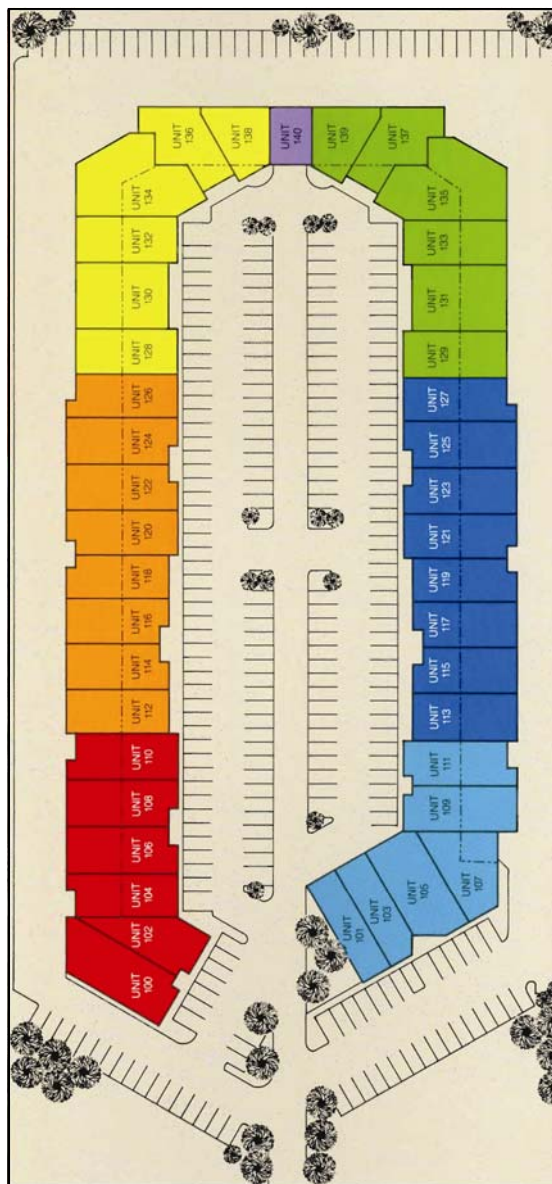
Fax: 519.824.2471

Web: www.parkcapital.ca

Email: info@parkcapital.ca



The information contained herein is for advertising and general information purposes only. Park Capital Inc. and its agents have relied upon the owner and other sources for the information provided in this material and although we believe it to be substantially accurate, it is all subject to verification by the prospective purchaser or tenant and his/her/its respective legal, tax and other advisors. Park Capital Inc. and its agents assume no liability for the accuracy or use of this information in any manner by anyone and reliance upon or use of this information by anyone is solely at his/her/its own risk. Park Capital Inc. and its agents reserve the right to change prices, terms and other conditions or withdraw the property from sale and/or lease without notice. This material does not constitute an offer for sale or lease. Park Capital Inc., Brokerage.



COMMERCIAL

www.parkcapital.ca

Serving Local & Offshore Investors