



# PROFESSIONAL MEDICAL SPACE AVAILABLE FOR LEASE

## 649 SCOTTSDALE DRIVE GUELPH | ON.

KEITH SCHAPPERT

Sales Representative

O: 519.743.5211 x 3030

C: 226 791 4230

[kschappert@coldwellbankerpbr.com](mailto:kschappert@coldwellbankerpbr.com)

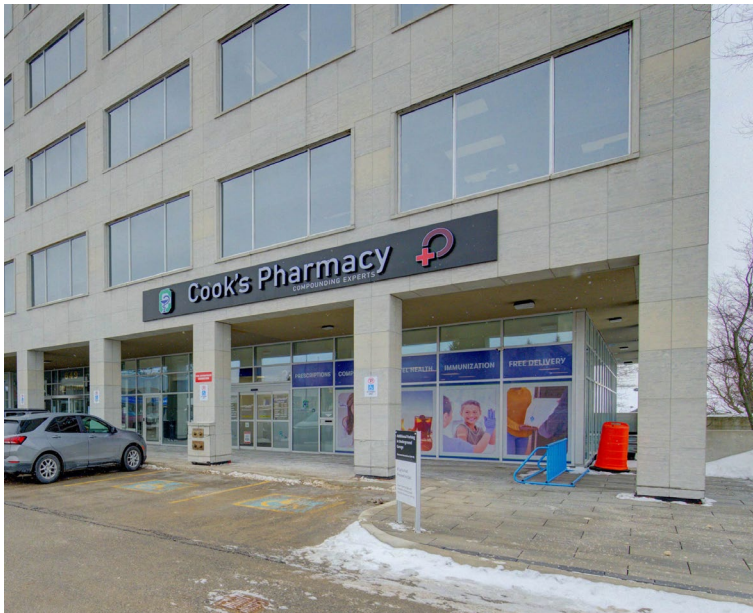


**COLDWELL BANKER  
COMMERCIAL**

**PETER BENNINGER  
REALTY, BROKERAGE**

# FOR LEASE

SCOTTSDALE MEDICAL CENTRE  
649 SCOTTSDALE DRIVE  
GUELPH, ON.



## OFFERING SUMMARY

|                    |   |
|--------------------|---|
| <b>TOWER</b>       | <b>LEASE RATE (PSF):\$18.95   TMI \$20.95</b> |
|                    | UNIT 101 – 650 SF                             |
|                    | UNIT 204 – 3,375 SF                           |
|                    | UNIT 301 – 1,500 SF                           |
|                    | UNIT 401 – 5,249 SF                           |
| <b>RETAIL</b>      | <b>LEASE RATE (PSF):\$20.00   TMI \$15.88</b> |
|                    | UNIT 2B – 912 SF                              |
|                    | UNIT 6 – 1,755 SF                             |
| <b>LOWER LEVEL</b> | <b>LEASE RATE (PSF):\$15.00   TMI \$20.52</b> |
|                    | UNIT LL2 – 2,749 SF                           |

## PROPERTY HIGHLIGHTS

- First-class medical and professional office space available at Scottsdale Medical Centre
- Modern, well-designed layouts suitable for a broad range of healthcare and professional users
- Established, complementary medical tenant mix including: Family Physicians, Physiotherapy, Medical Imaging, Pharmacy, Dental, Cardiology, Laboratory Services
- Purpose-built medical environment that supports patient convenience and clinical efficiency
- Strategically located with excellent access to major roadways
- Close proximity to nearby retail, services, and daily amenities
- Convenient access to public transit
- Professional setting with strong referral potential and on-site synergies

KEITH SCHAPPERT

Sales Representative

O: 519.743.5211 x 3030

C: 226 791 4230

kschappert@coldwellbankerpbr.com



**COLDWELL BANKER  
COMMERCIAL**

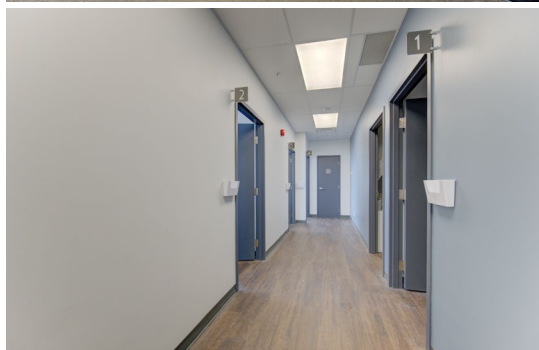
PETER BENNINGER  
REALTY, BROKERAGE

# FOR LEASE

SCOTTSDALE MEDICAL CENTRE  
649 SCOTTSDALE DRIVE  
GUELPH, ON.



View Additional  
Photos



KEITH SCHAPPERT

Sales Representative

O: 519.743.5211 x 3030

C: 226 791 4230

kschappert@coldwellbankerpbr.com



**COLDWELL BANKER  
COMMERCIAL**

PETER BENNINGER  
REALTY, BROKERAGE

# FOR LEASE

SCOTTSDALE MEDICAL CENTRE  
649 SCOTTSDALE DRIVE  
GUELPH, ON.



**649 SCOTTSDALE DRIVE, GUELPH, ON | PROFESSIONAL & MEDICAL OFFICE DESTINATION**  
A well-established professional centre in the heart of Guelph's south end, offering excellent accessibility, visibility, and surrounding amenities.

## LOCATION HIGHLIGHTS

- **Prime South Guelph Address:** Located just off Stone Road West with immediate access to Hanlon Parkway (Hwy 6) and quick connections to Highway 401.
- **Recognized Medical & Professional Hub:** Home to a strong mix of medical, dental, physiotherapy, laboratory, and professional service tenants, creating built-in synergy and consistent daily traffic.
- **Exceptional Accessibility:** Minutes to Stone Road Mall, restaurants, banks, and fitness centres  
Convenient public transit access, Easy regional access for clients and staff
- **Ample On-Site Parking:** Surface and underground parking available, ensuring convenience for patients, clients, and employees.
- **Surrounding Amenities:** Situated in a walkable commercial node with nearby retail, dining, and services — ideal for both tenants and visitors.
- **Ideal For:** • Medical • Health & Wellness • Professional Offices • Financial Services • Clinics  
• Service-Oriented Retail

KEITH SCHAPPERT

Sales Representative

O: 519.743.5211 x 3030

C: 226 791 4230

kschappert@coldwellbankerpbr.com



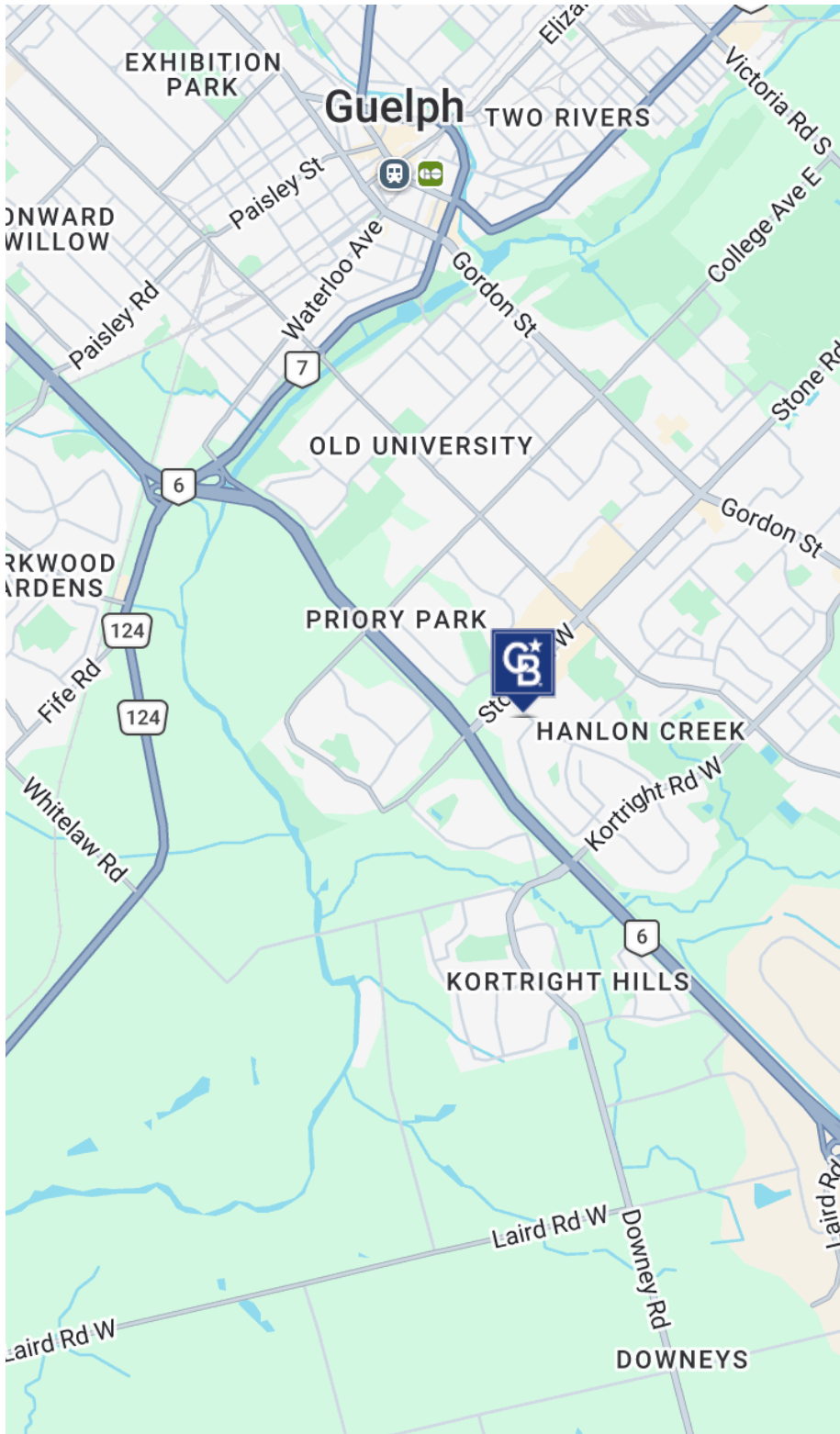
**COLDWELL BANKER  
COMMERCIAL**

PETER BENNINGER  
REALTY, BROKERAGE

# FOR LEASE

## SCOTTSDALE MEDICAL CENTRE

649 SCOTTSDALE DRIVE  
GUELPH, ON.



649 SCOTTSDALE DRIVE is strategically positioned in the South Guelph commercial corridor, offering excellent visibility and accessibility within one of the city's most dynamic growth areas. The property sits just off Stone Road, providing easy connections to local retail, services, and major transportation routes including the Hanlon Parkway and Highway 401, facilitating convenient access across Guelph and to surrounding communities.

This location benefits from a well-established mix of amenities nearby, with shopping, dining, fitness and service options within minutes – including restaurants, gyms and everyday conveniences. The Stone Road Mall and multiple retail plazas are close by, supporting both tenant and patient needs.

The surrounding area is also home to a range of complementary services, making it attractive for healthcare professionals and patients alike. Immediate neighbours include medical and professional tenants, such as Guelph Family Health Team, Parkview Medical Clinic, and Scottsdale Medical Centre, as well as local conveniences like Pizza Hut.

Proximity to the University of Guelph and Downtown Guelph further enhances the appeal of this location, making it attractive for both long-term residents and transient populations. Public transit options and ample on-site parking support accessibility for staff and patients alike.

Overall, 649 Scottsdale Drive combines a central South Guelph address, strong local amenities, and excellent transportation links – making it an ideal location for medical and professional tenants seeking connectivity, convenience, and community presence.

KEITH SCHAPPERT

Sales Representative

O: 519.743.5211 x 3030

C: 226 791 4230

kschappert@coldwellbankerpbr.com



**COLDWELL BANKER  
COMMERCIAL**

PETER BENNINGER  
REALTY, BROKERAGE