

FOR LEASE

140

MEDICAL/RETAIL SPACE
COLUMBIA STREET WEST, WATERLOO



AVAILABILITY

101A - 2,188 sq ft
101 - 4,376 sq ft
102 - 1,726 sq ft

LEASE RATE

\$25.00/sq ft Net

ADDITIONAL RENT

\$12.16/sq ft
Plus Utilities

ZONING

E2-40

POSSESSION

NEGOTIABLE

FEATURES

- * Great location on Columbia Street W, near Phillip Street
- * Newly Improved Medical Retail/Office Building in Waterloo
- * Various configurations of shell office space available on the main floor
- * Ready and waiting for your finishes
- * Building equipped with significant infrastructure upgrades and large bright windows throughout
- * Easy access to public transit and 10 minute walk to/from nearest LRT stop
- * Close to U of W and an abundance of amenities

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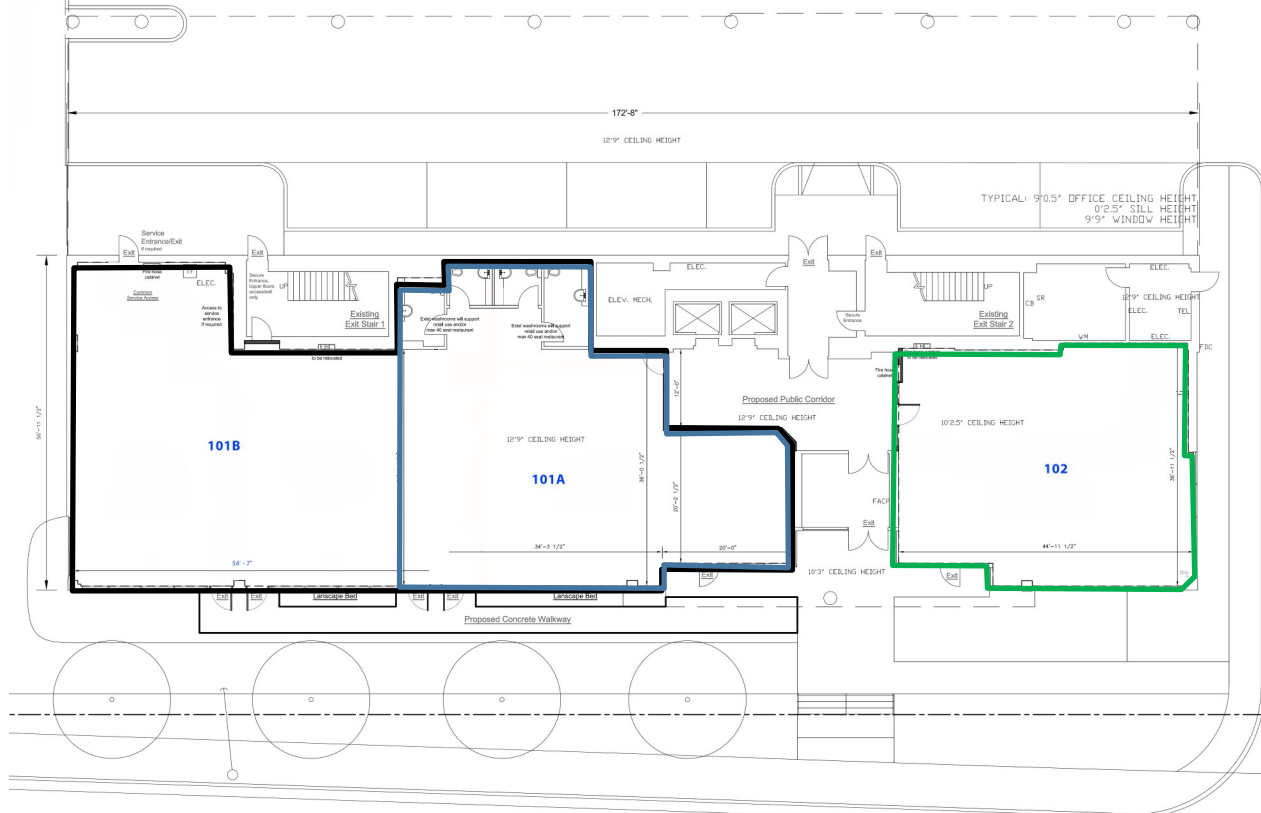
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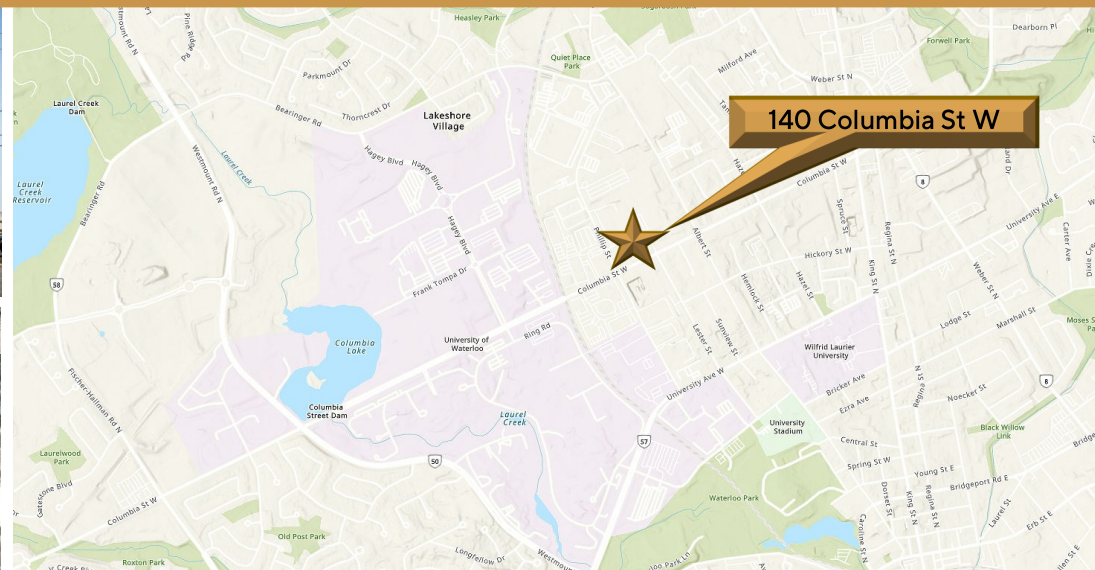
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Main Floor Retail Space

- 101A - 2,188 sq ft
- 101B - 2,188 sq ft
- 101 - 4,376 sq ft
- 102 - 1,726 sq ft



*Drawings are rough estimates of unit sizes N.T.S.



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