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## FOR LEASE UNIQUE UPTOWN SERVICE RETAIL SPACE REGINA STREET NORTH, UNIT A, WATERLOO



### AVAILABILITY

A - 5,113 sq ft  
A3 - 1,850 sq ft

### LEASE RATE

\$15.00/sq ft Net

### ADDITIONAL RENT

\$9.50/sq ft  
*Plus Utilities*

### ZONING

U1-81

### POSSESSION

immediate

- \* Located on Regina St N, near the corner of Erb and Regina St
- \* 5,113 sq ft of open concept office space in the central core of uptown Waterloo
- \* Walking distance to many amenities, new condos and LRT stop
- \* High ceilings, exposed brick and duct-work
- \* Lots of windows to provide natural light
- \* Unit provides lots of character
- \* Fully air conditioned

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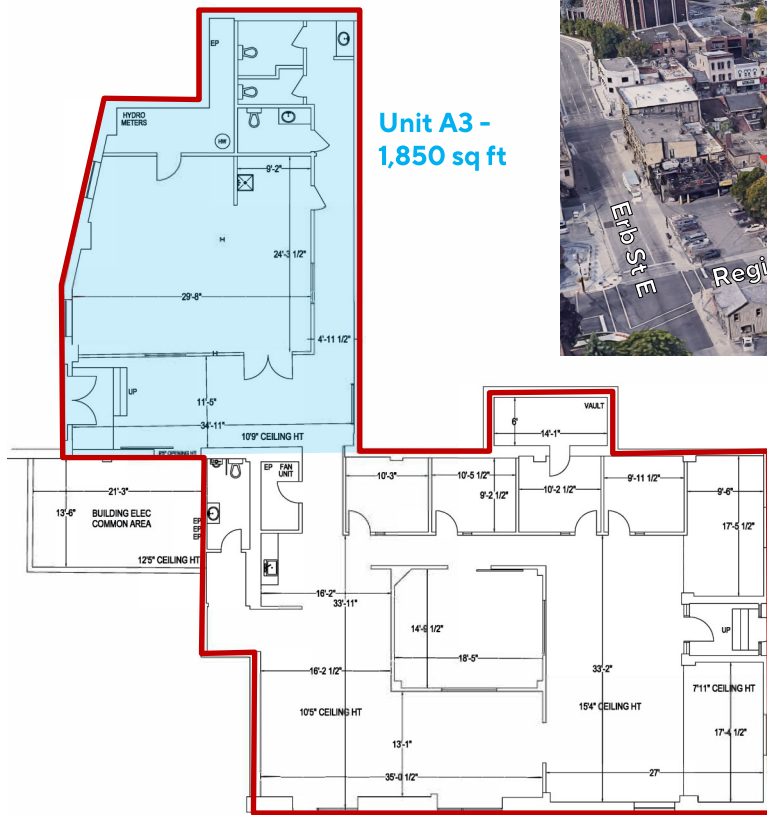
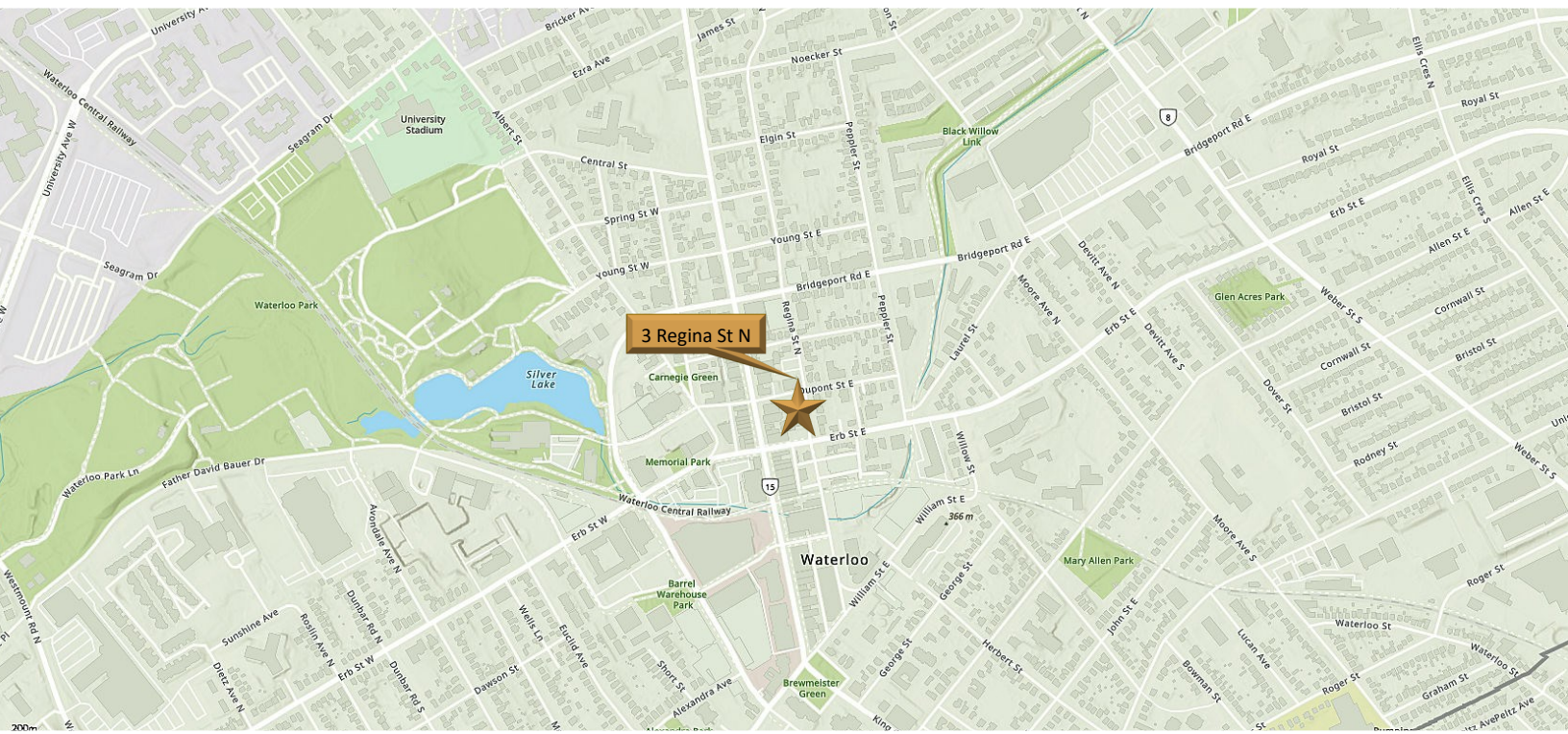
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