

255 KING STREET NORTH WATERLOO

A PLACE WHERE BUSINESSES COME TO THRIVE

What's Nearby

Restaurants:	
Subway/Freshii	.01km
Coffee:	
Starbucks	.1km
Bars:	
Pasha Resto Lounge	.07km
Groceries:	
Farah Market Express	.2km
Parks:	
Veteran's Green	.3km
Schools:	
Wilfrid Laurier University	.4km
Entertainment:	
Pin-Up Arcade Bar	.2km
Errands:	
BMO Bank of Montreal	.05km

Commute to **Downtown Waterloo**

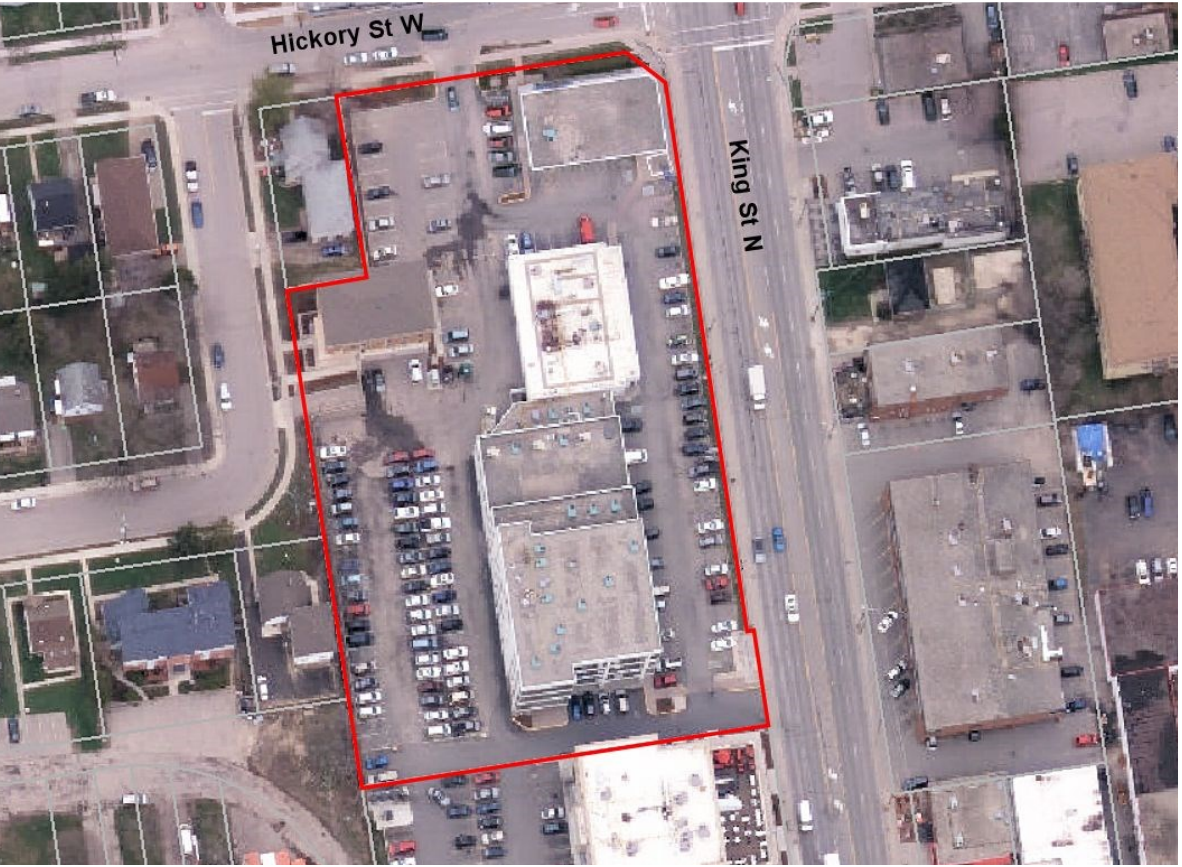
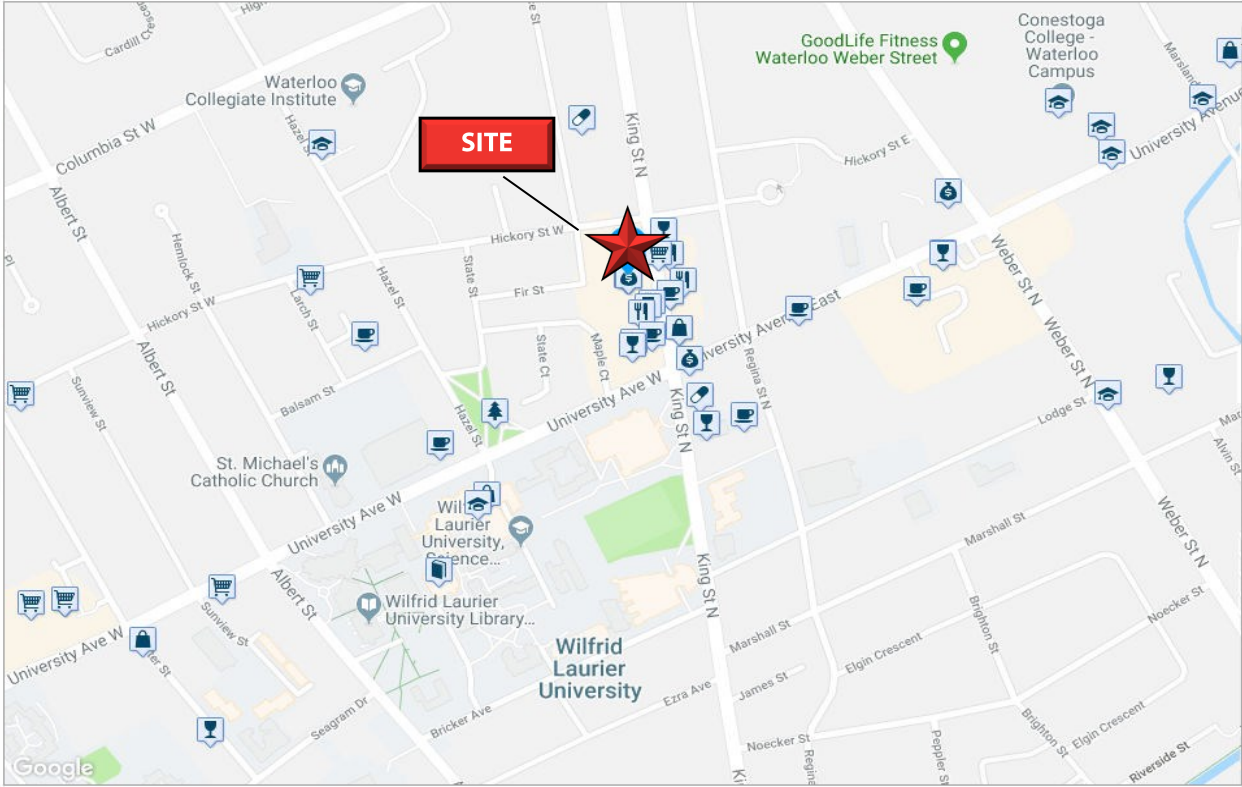
🚗 3 min 🚌 11 min 🚲 6 min

🚶 22 min

Walk Score
81
Very Walkable
Most errands can be accomplished on foot.

Transit Score
66
Good Transit
Many nearby public transportation options.

Bike Score
60
Bikeable



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LEASING OPPORTUNITY |

PROFESSIONAL OFFICE SPACE AT THE CORNER OF KING AND UNIVERSITY
255 KING STREET NORTH, WATERLOO



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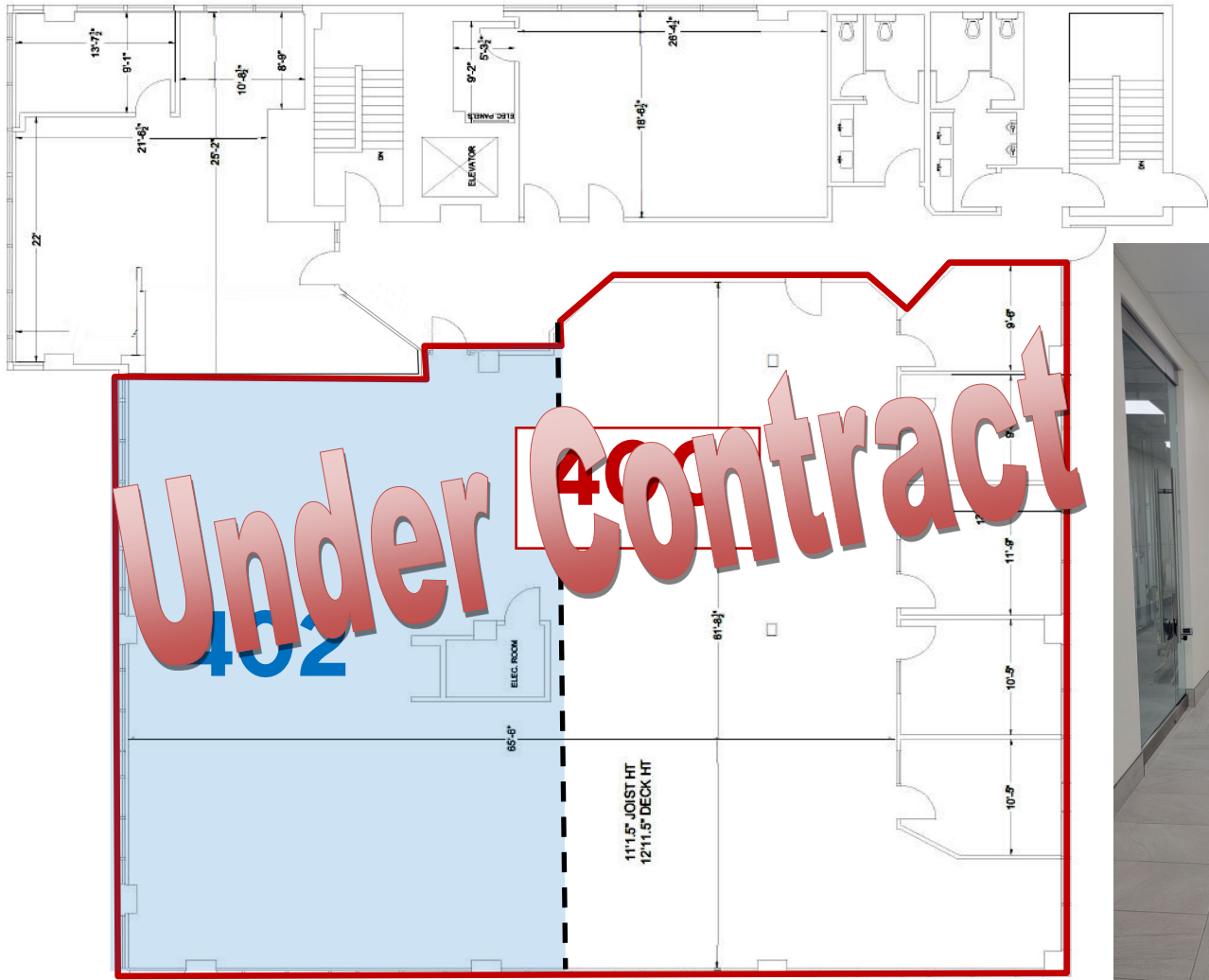
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PROFESSIONAL OFFICE SPACE

HIGHLY SOUGHT AFTER CONTEMPORARY BUILDING



AVAILABILITY

201 - 1,813 SQ FT

402 - **Under Contract**

400 - **Under Contract**

LEASE RATE

201 - \$17.95/SQ FT NET

ADDITIONAL RENT

\$15.50/SQ FT

UTILITIES INCLUDED

ZONING

C1-81

POSSESSION

IMMEDIATE

- * Located on King Street North, near University Ave in Waterloo
- * Onsite controlled access parking included
- * Newly appointed lobby, common areas and washrooms
- * Large floor to ceiling windows with panoramic views
- * Controlled after hours access
- * Zoning allows for many uses
- * Located directly on bus route and near LRT route
- * Minutes from Hwy #85 and access to Hwy #401
- * Walking distance to Uptown Waterloo (less than 1km)
- * Walking score of 81/100

BUILDING FEATURES

- Clean and bright entrance and lobby
- Energy efficient elevator and lighting
- Independently controlled HVAC
- Main floor restaurants, many vendors to choose from
- Premium finishes
- Fibre available throughout
- Modern construction and contemporary design
- Gated/secure parking included
- On-site Parking enforcement
- Professionally managed

