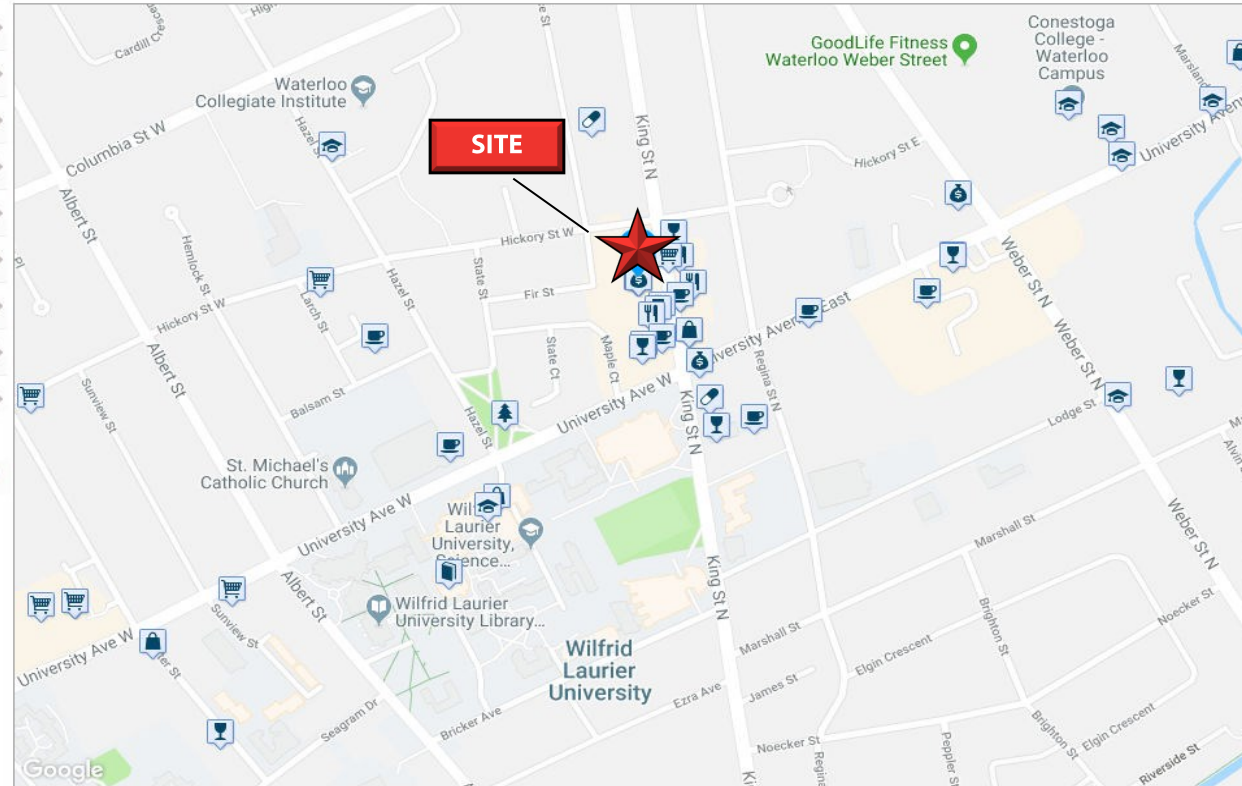


A PLACE WHERE BUSINESSES COME TO THRIVE

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



MICHAEL CONRAD
SALES REPRESENTATIVE
MIKE@COUPALMARKOU.COM
519-742-7000 x 105

MATT DICKSON
SALES REPRESENTATIVE
MATT@COUPALMARKOU.COM
519-742-7000 x 104

COUPAL MARKOU COMMERCIAL REAL ESTATE INC.
150 KING STREET SOUTH
WATERLOO, ON N2J 1P6
OFFICE 519-742-7000
FAX 519-742-7070



LEASING OPPORTUNITY |

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



MATT DICKSON
SALES REPRESENTATIVE
MATT@COUPALMARKOU.COM
519-742-7000 x 104

MICHAEL CONRAD
SALES REPRESENTATIVE
MIKE@COUPALMARKOU.COM
519-742-7000 x 105

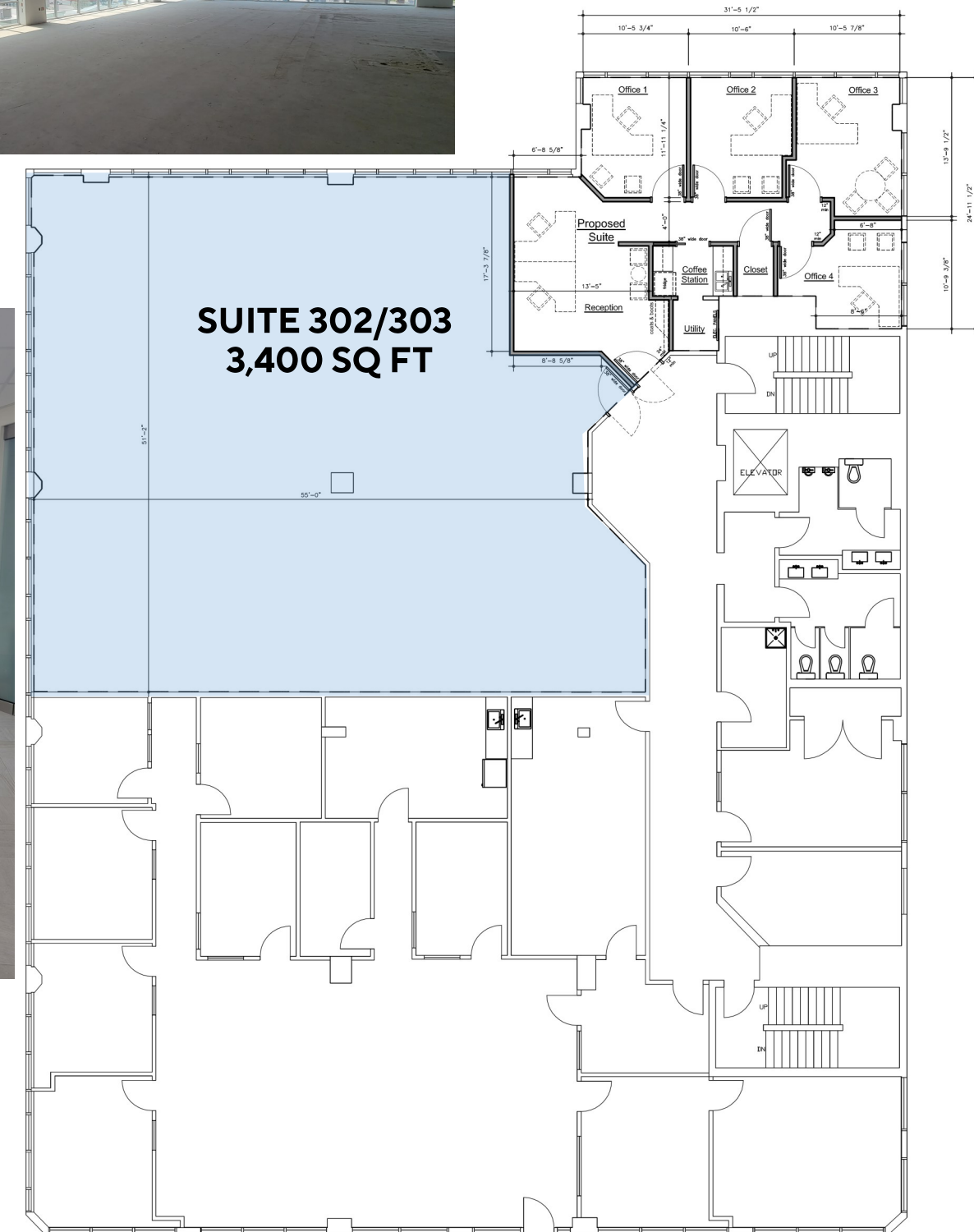
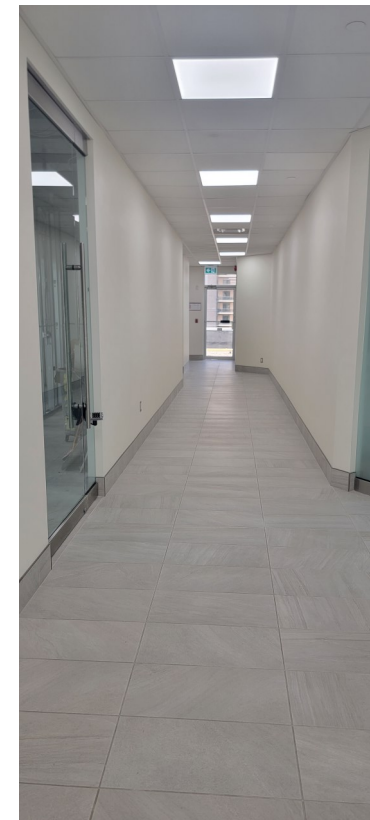
COUPAL MARKOU COMMERCIAL REAL ESTATE INC.
150 KING STREET SOUTH
WATERLOO, ON N2J 1P6
OFFICE 519-742-7000
FAX 519-742-7070



This disclaimer shall apply to Coupal Markou Commercial Real Estate Inc., Brokerage, to include all employees and independent contractors. The information set out herein is for advertising purposes, and any images, assumptions, estimates and property details have been obtained from sources deemed to be reliable. No warranty or representation is made as to its accuracy, correctness and completeness of the information, being subject to errors, omissions, conditions, prior sale / lease, withdrawal or other changes without notice. The recipient of the information should conduct its own inquiries and investigations prior to placing any reliance upon the information. MLS

PROFESSIONAL OFFICE SPACE

HIGHLY SOUGHT AFTER CONTEMPORARY BUILDING



AVAILABILITY

201 - 1,813 SQ FT
 207 - 7,742 SQ FT
 302/303 - 3,400 SQ FT

LEASE RATE

201 - \$17.95/SQ FT NET
 207 - \$16.95/SQ FT NET
 302/303 - \$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