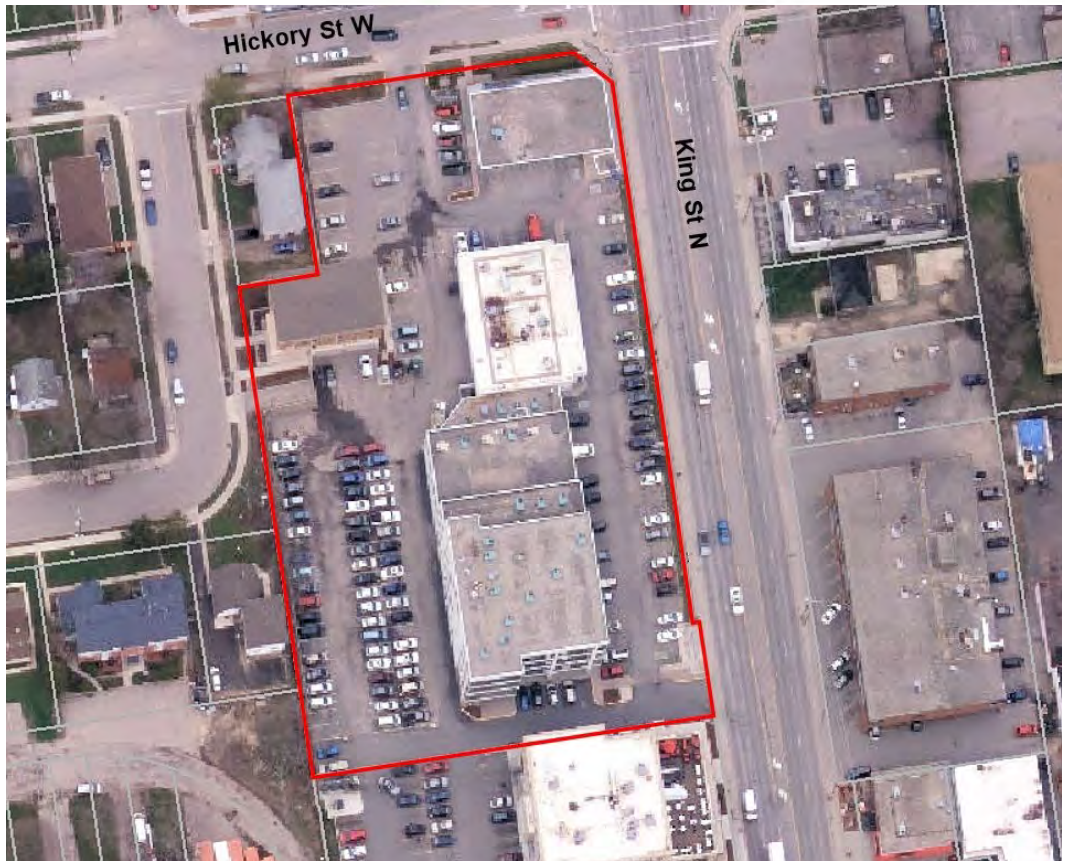
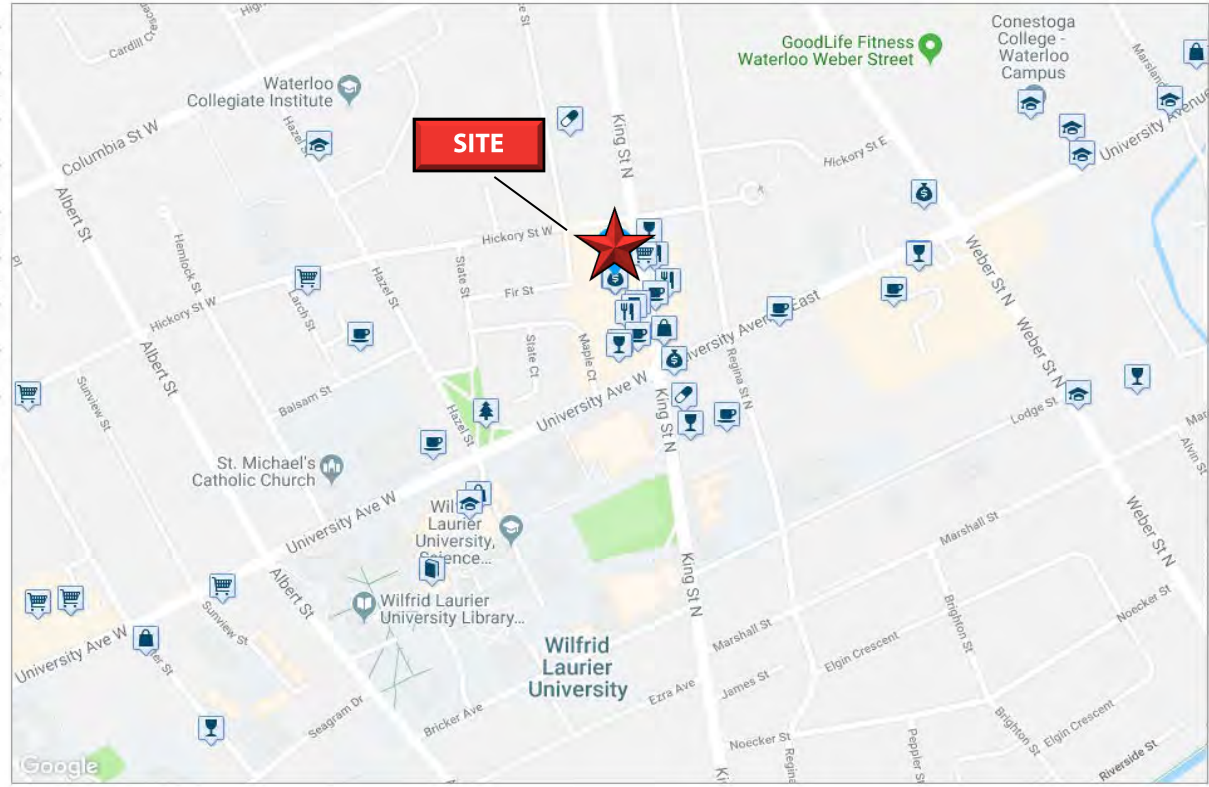


A PLACE WHERE BUSINESSES COME TO THRIVE

- What's Nearby**
- Restaurants:** Smoke's Poutinerie Waterloo .03km
 - Coffee:** Chatime Waterloo (King) .03km
 - Bars:** Morty's Pub .08km
 - Groceries:** Neighbours Market .07km
 - Parks:** Veteran's Garden .3km
 - Schools:** Wilfrid Laurier University .4km
 - Shopping:** 7-Eleven Canada, Inc. .1km
 - Entertainment:** Kitchener Waterloo Chamber... 1.1km
 - Errands:** BMO Bank Of Montreal .05km
- Commute to **Downtown Waterloo**
- 3 min (car)
 - 11 min (bus)
 - 6 min (bicycle)
 - 22 min (walk)
- 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
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WATERLOO, ON N2J 1P6
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FAX 519-742-7070



LEASING OPPORTUNITY |

PROFESSIONAL OFFICE SPACE AT THE CORNER OF KING AND UNIVERSITY

255 KING STREET NORTH, WATERLOO



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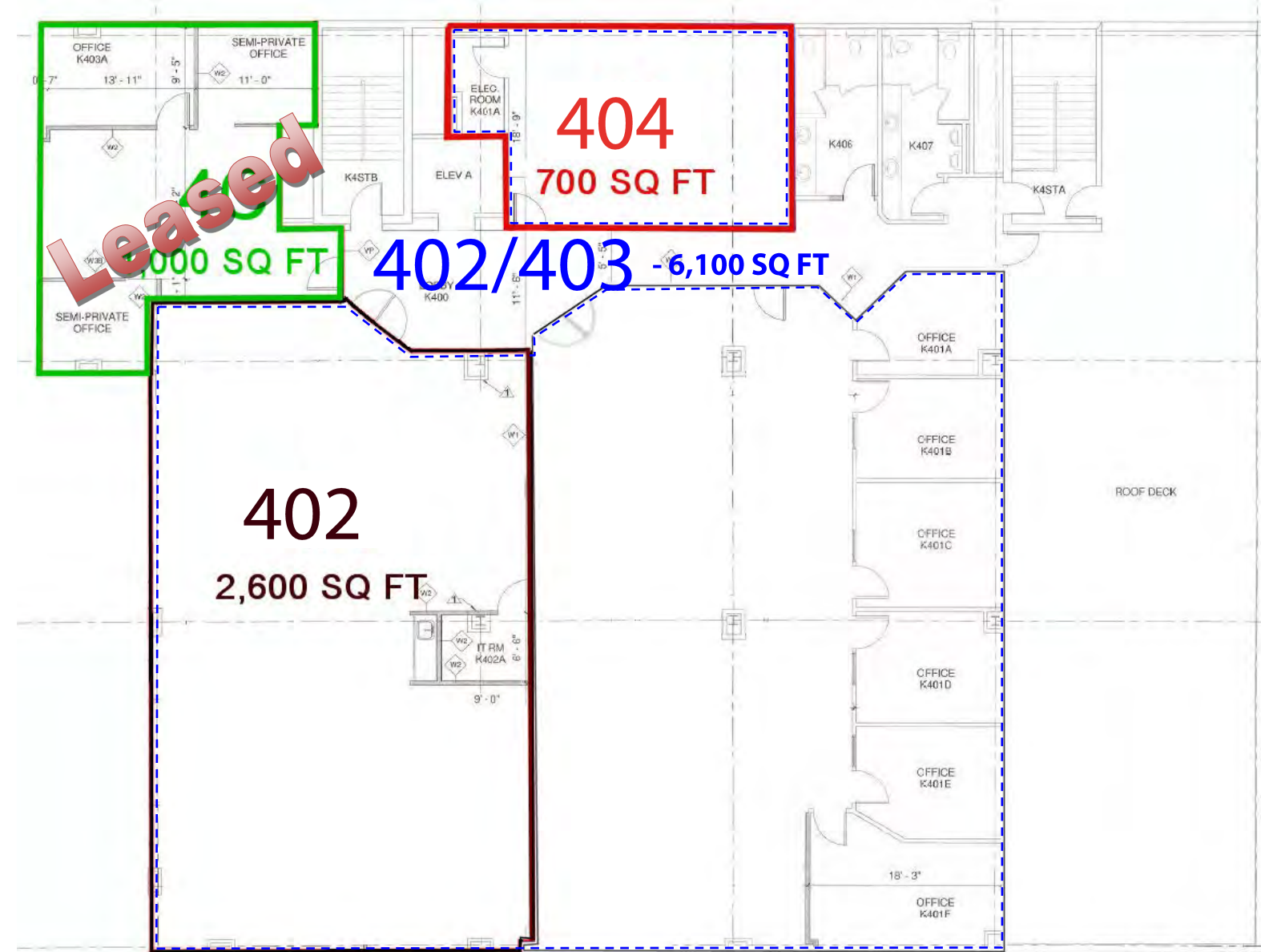
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PROFESSIONAL OFFICE SPACE

HIGHLY SOUGHT AFTER CONTEMPORARY BUILDING



AVAILABILITY

402 - 2,600 SQ FT
 404 - 700 SQ FT
 402/403 - 6,100 SQ FT

LEASE RATE

402/403 - \$15.95/SQ FT NET
 404 - \$17.95/SQ FT NET

ADDITIONAL RENT

\$14.00/SQ FT
 UTILITIES IN ADDITION

ZONING

C1-81

POSSESSION

IMMEDIATE

- * Recently renovated office space in the University District across from Wilfrid Laurier on King Street North
- * 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: office, personal services, medical and more
- * 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

