

465

FOR LEASE

MULTI-TENANTED RETAIL/OFFICE PLAZA

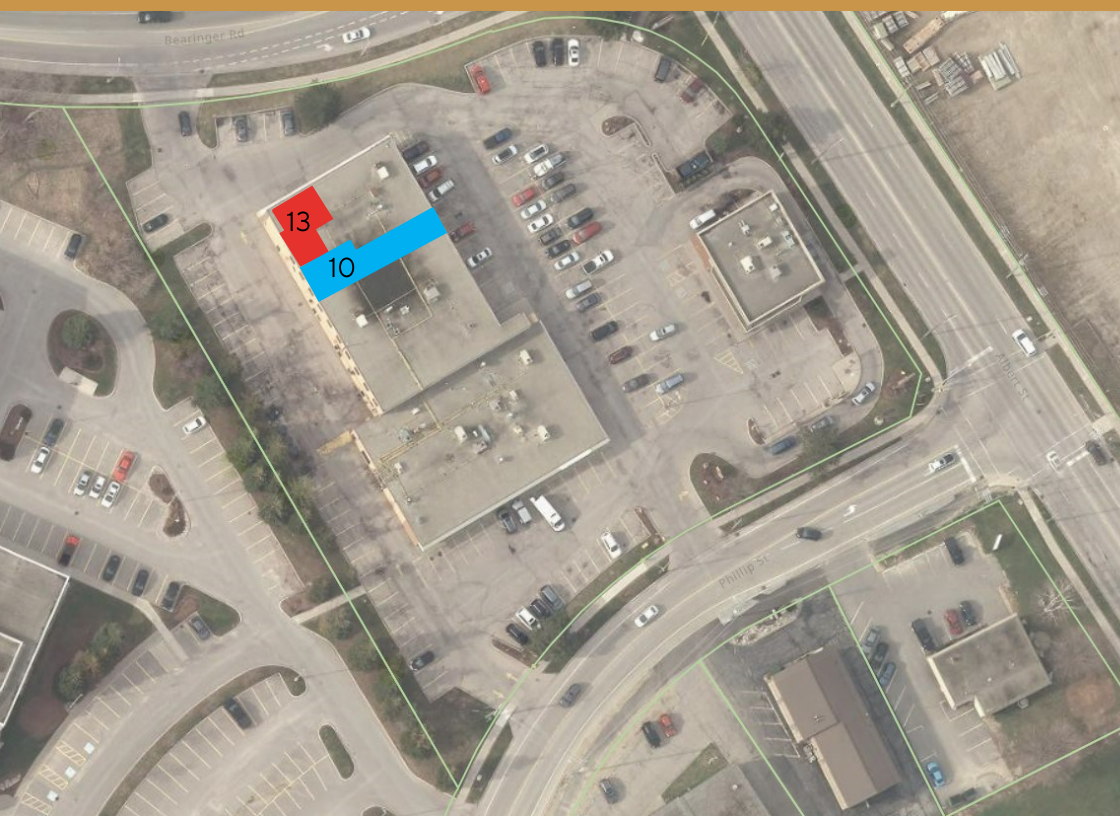
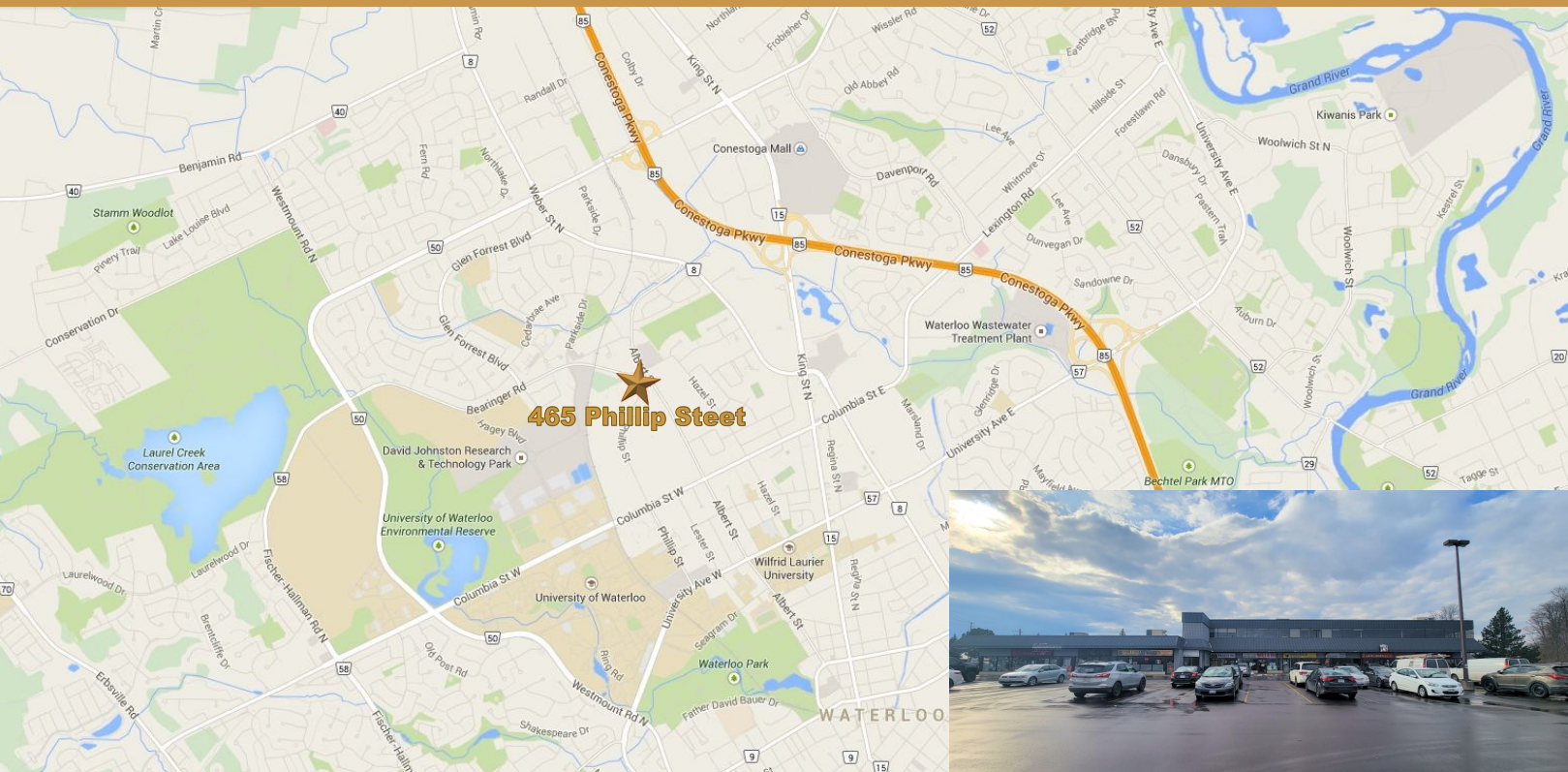
PHILLIP STREET, WATERLOO

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MATT DICKSON
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519-742-7000 x 104

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



AVAILABILITY

Unit 10 - 1,318 sq ft
Unit 13 - 1,992 sq ft

LEASE RATE

Unit 10 - \$28.00/sq ft net
Unit 13 - \$24.95/sq ft net

ADDITIONAL RENT

\$17.12/sq ft
plus utilities

ZONING

C2-40

POSSESSION

Immediate

- * Located on the Corner of Phillip St, Bearinger Rd and Albert St in Waterloo
- * Main floor retail space
- * On-site parking and excellent visibility
- * This plaza is nestled nicely in the center of student residences, tech companies and other high traffic retail/office nodes
- * Join Tenants: Tim Hortons, Little Ceasars Pizza, Thirsty's Bar and Grill, Koh-i-Noor Indian, Ming's Chinese, Framing & Art Centre, The Cactus Mexican, Brady's Meat & Deli and many more
- * Great visibility with signage opportunities
- * Fully air conditioned
- * Easily accessible from multiple entrances

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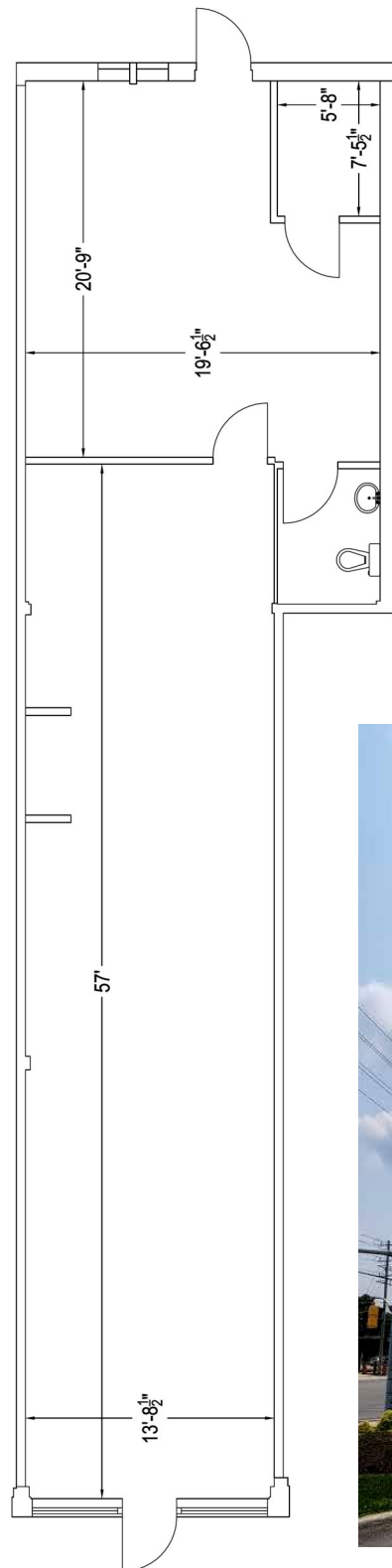
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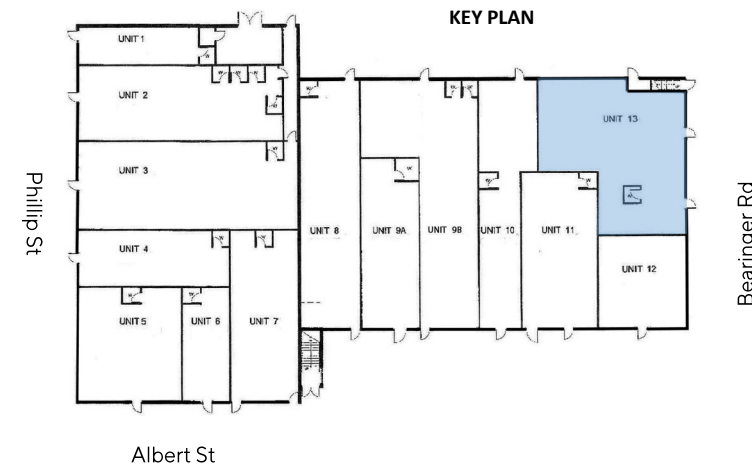
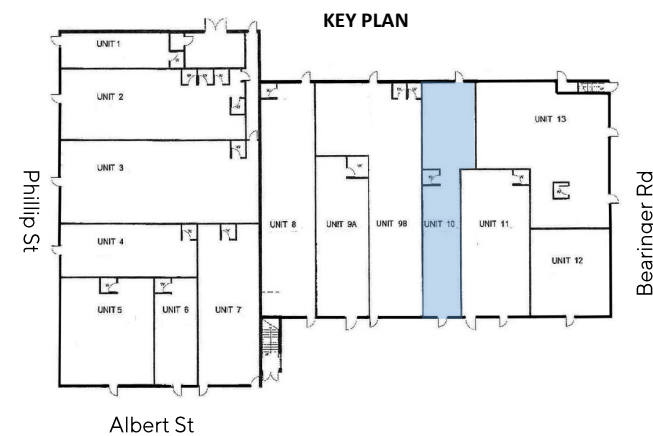
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