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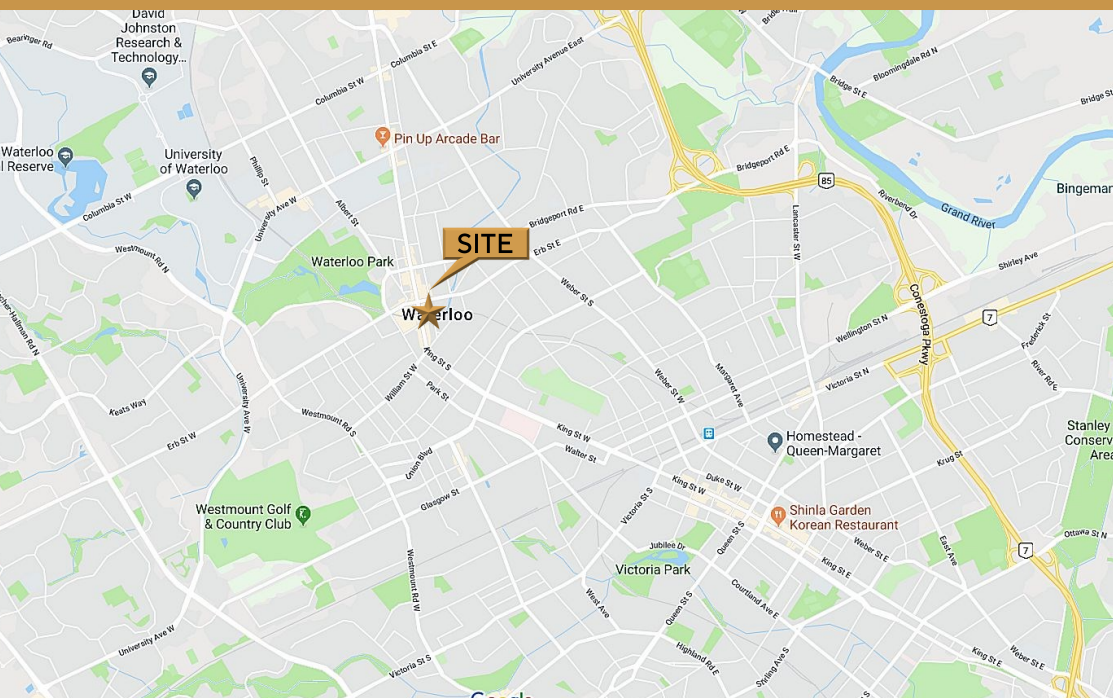
FOR LEASE SECOND FLOOR OFFICE SPACE

KING STREET SOUTH, WATERLOO

22

FOR LEASE SECOND FLOOR OFFICE SPACE

KING STREET SOUTH, WATERLOO



MICHAEL CONRAD X105
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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



www.coupalmarkou.com

AVAILABILITY

#204 - 1,392 Sq Ft

LEASE RATE

\$15.95/sq ft net

ADDITIONAL RENT

\$19.00/sq ft

ZONING

U1-16

POSSESSION

MAY 1, 2024

- * Centrally located on King Street South between Erb Street and Willis Way
- * Steps from Uptown Waterloo North and Southbound Light Rail Transit (LRT) Stations
- * In suite washroom and kitchenette
- * Additional rents include utilities and in-suite cleaning!
- * On-site accessibility lift and elevators
- * Abundance of natural light
- * Building equipped with Internet and high optical Fibre (tenant expense)
- * Amenities in the building include: Wine bar/bistro, Café 22, nail salon, hair studio and more
- * On-site parking (at additional cost) and close to city permit parking lots
- * Join Uptown tenants: Shopify / RBC / BMO / KPMG / TD Bank / Waterloo Region Health Services / Investors / Communitech / Nesbit Burns / Waterloo City Centre / Canaccord Capital and many more

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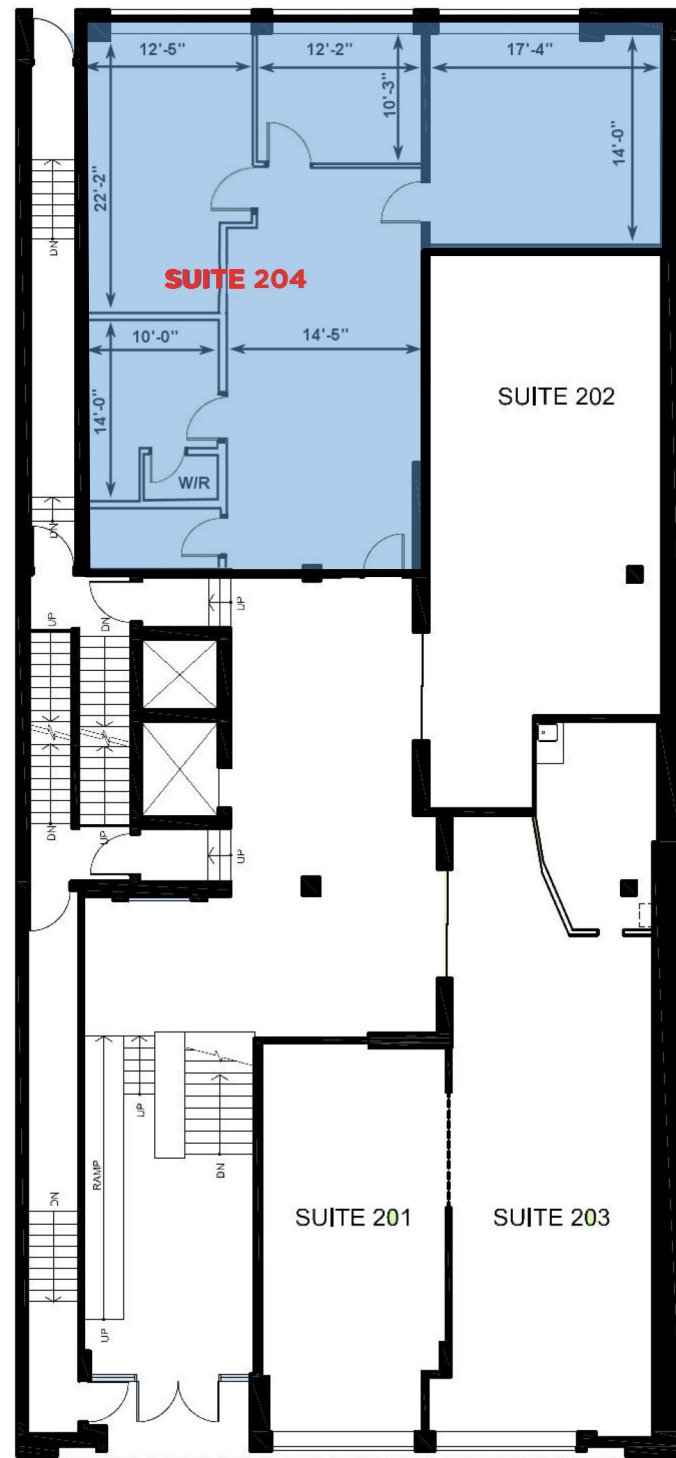
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Regina St S



King St S

