

LEASING OPPORTUNITY

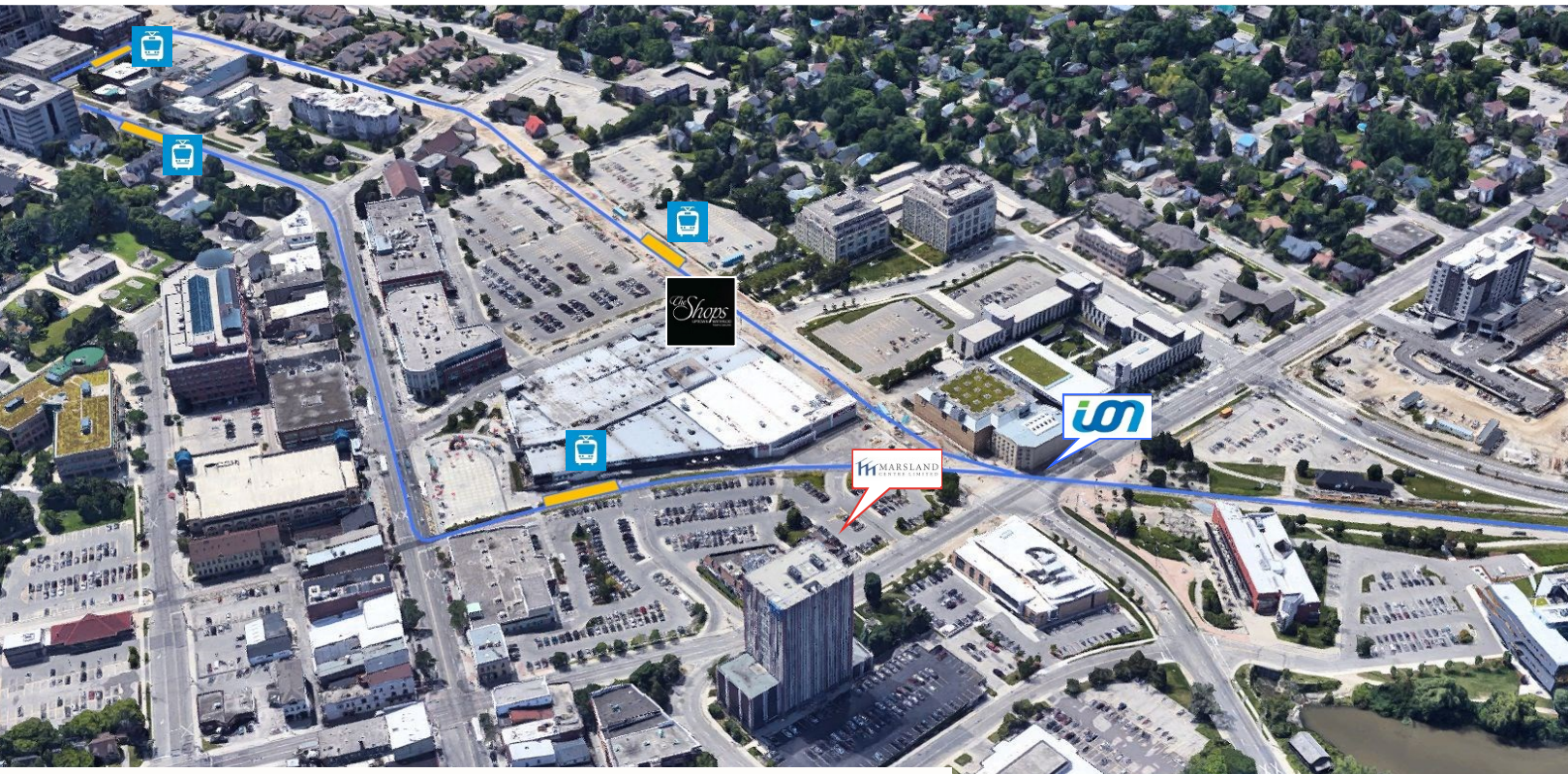
FIRST CLASS OFFICE SPACE

20 ERB STREET WEST, UNIT 1102 WATERLOO

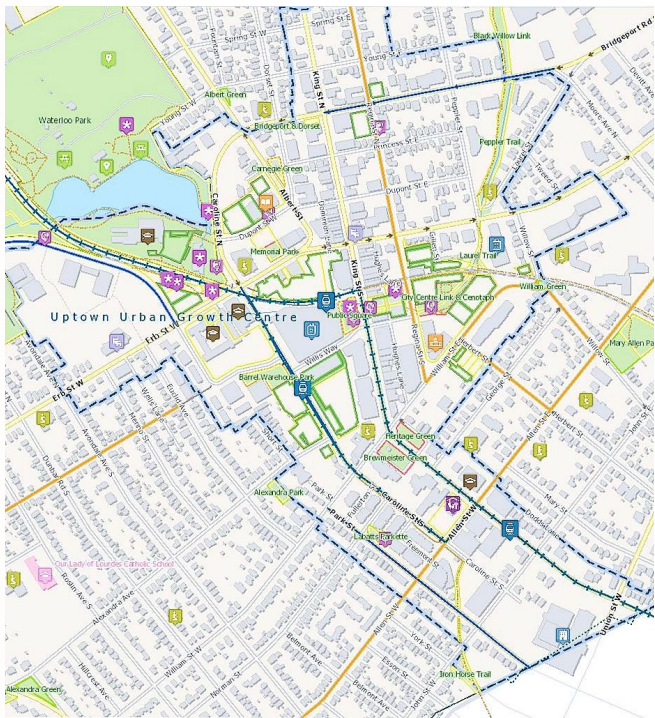
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Uptown Waterloo Urban Growth Centre



AVAILABILITY

1102 - 1,235 SQ FT

LEASE RATE

\$16.50/ SQ FT NET

ADDITIONAL RENT

\$18.70/SQ FT (EST. 2023)
UTILITIES & JANITORIAL INC.

ZONING

U1-81

POSSESSION

FLEXIBLE

FEATURES

Parking options: Rates inc. HST

- * Upper level @ \$136.50 per month
- * Lower level @ \$157.50 per month
- * Dupont lot @ \$138.79 per month

IT Infrastructure:

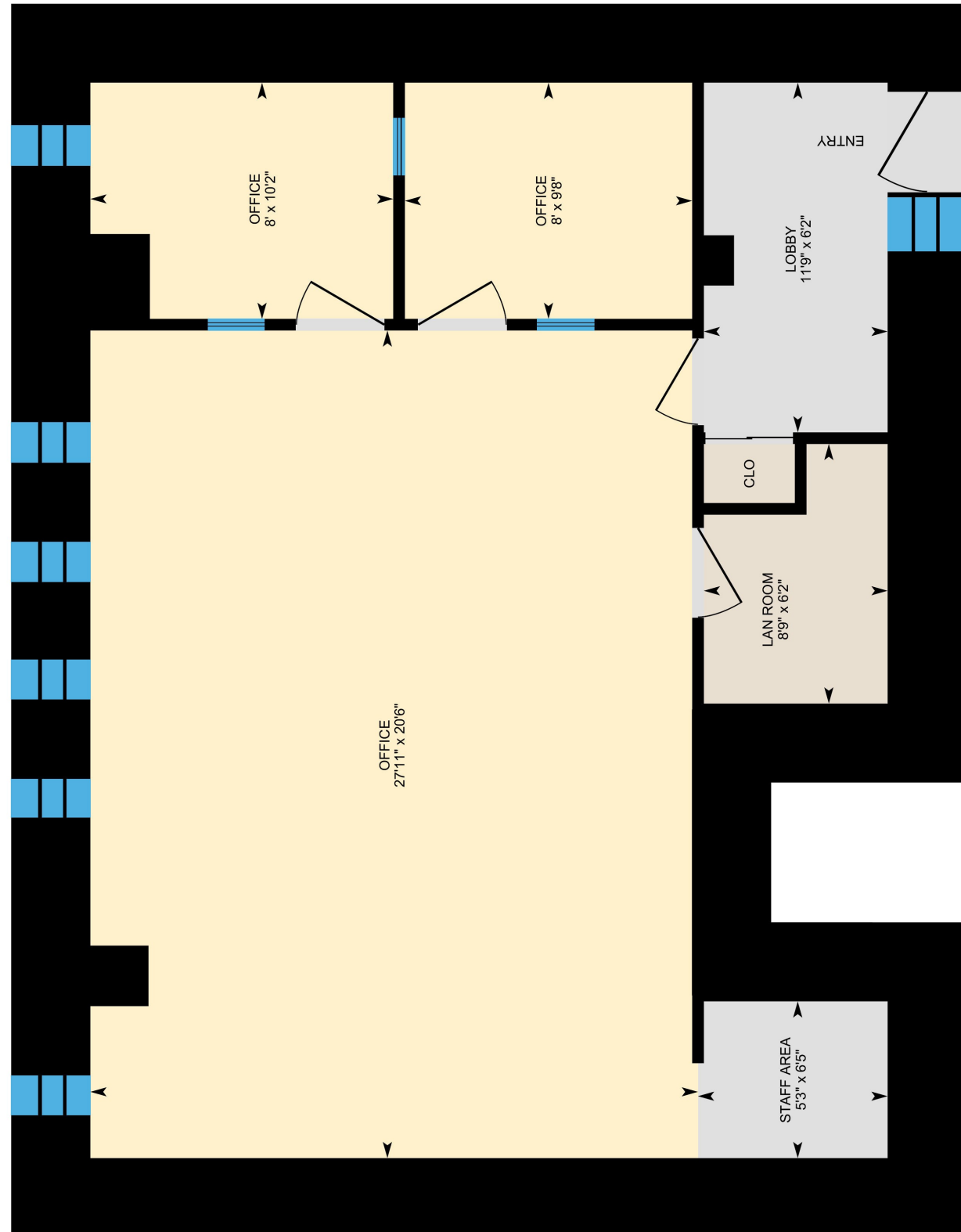
- * Located on fibre route; Bell Canada and AT&T have fibre switches in the building

Features:

- * On site bistro
- * Existing professional office, good quality improvements in place with good mix of professional tenants on-site
- * 3 high-speed elevators servicing all floors
- * Across the street (Erb Street West) from Waterloo Town Square and across the street from the Waterloo Public Library (Dupont Street)
- * Building located within 1 block of new LRT route and stop
- * 2 generators on-site – 50kw and 150 kw

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Virtual
Tour:

