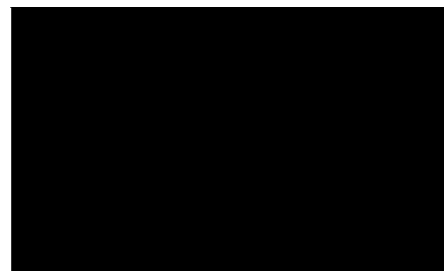


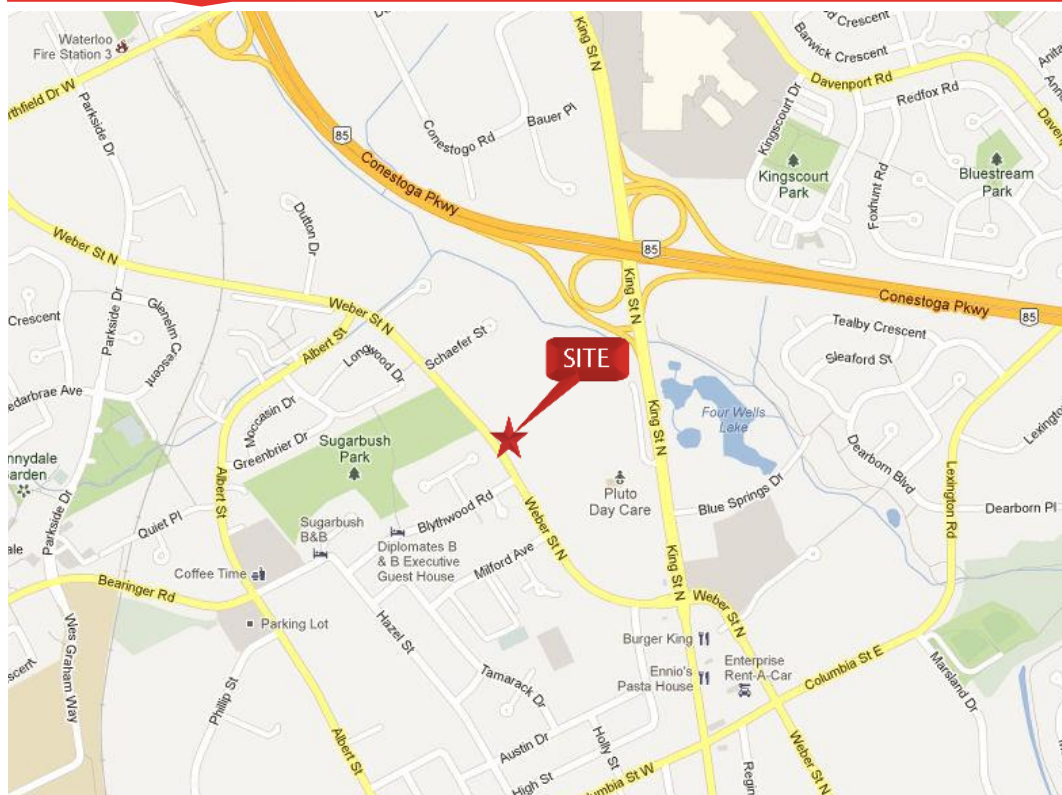
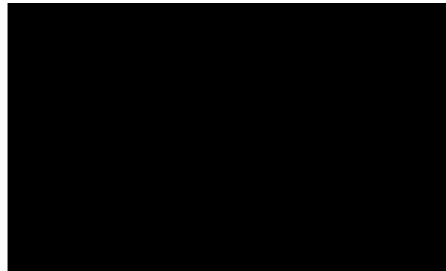
FOR LEASE
PROFESSIONAL OFFICE SPACE
470 WEBER STREET N, UNIT 205B, WATERLOO



Map Location -LRT Route



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UNIT SIZE
1,470 SQ FT

LEASE RATE
\$14.50/SQ FT NET

ADDITIONAL RENT
\$12.00/SQ FT UTLS INC.

ZONING
E1-27

POSSESSION
IMMEDIATE

- * *Very Professional Signature Office Building in North Waterloo*
- * *Impressive lobby, free on site parking, main floor unit*
- * *Lots of windows on 2 sides (interior and exterior)*
- * *Great corporate image*
- * *Parklike setting*
- * *Landlord on site*
- * *3 private offices, general office, kitchenette, reception area, boardroom*
- * *Ideal for many office/engineering/tech users*
- * *Immediate occupancy*

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