

FOR LEASE

140

MEDICAL/OFFICE SPACE

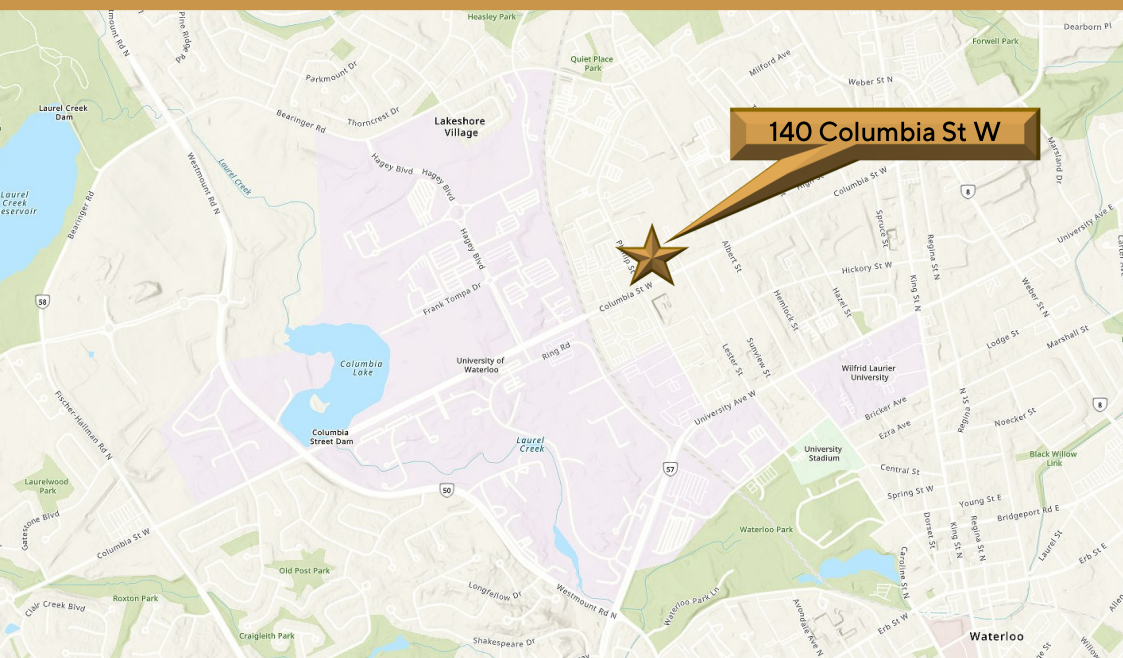
COLUMBIA STREET WEST, WATERLOO

FOR LEASE

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MEDICAL/OFFICE SPACE

COLUMBIA STREET WEST, WATERLOO



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#### AVAILABILITY

201A - 2,500 sq ft  
201B - 1,500 sq ft  
203 - 4,630 sq ft  
301A - 2,760 sq ft

#### LEASE RATE

\$14.95/sq ft Net

#### ADDITIONAL RENT

\$11.17/sq ft

*Plus Utilities*

#### ZONING

E2-40

#### POSSESSION

NEGOTIABLE

#### FEATURES

- \* Great location on Columbia Street W, near Phillip Street
- \* Newly Improved Medical Retail/Office Building in Waterloo
- \* Various configurations of shell office space available on the second floor
- \* Ready and waiting for your finishes
- \* Building equipped with significant infrastructure upgrades and large bright windows throughout
- \* Easy access to public transit and 10 minute walk to/from nearest LRT stop
- \* Close to U of W and an abundance of amenities

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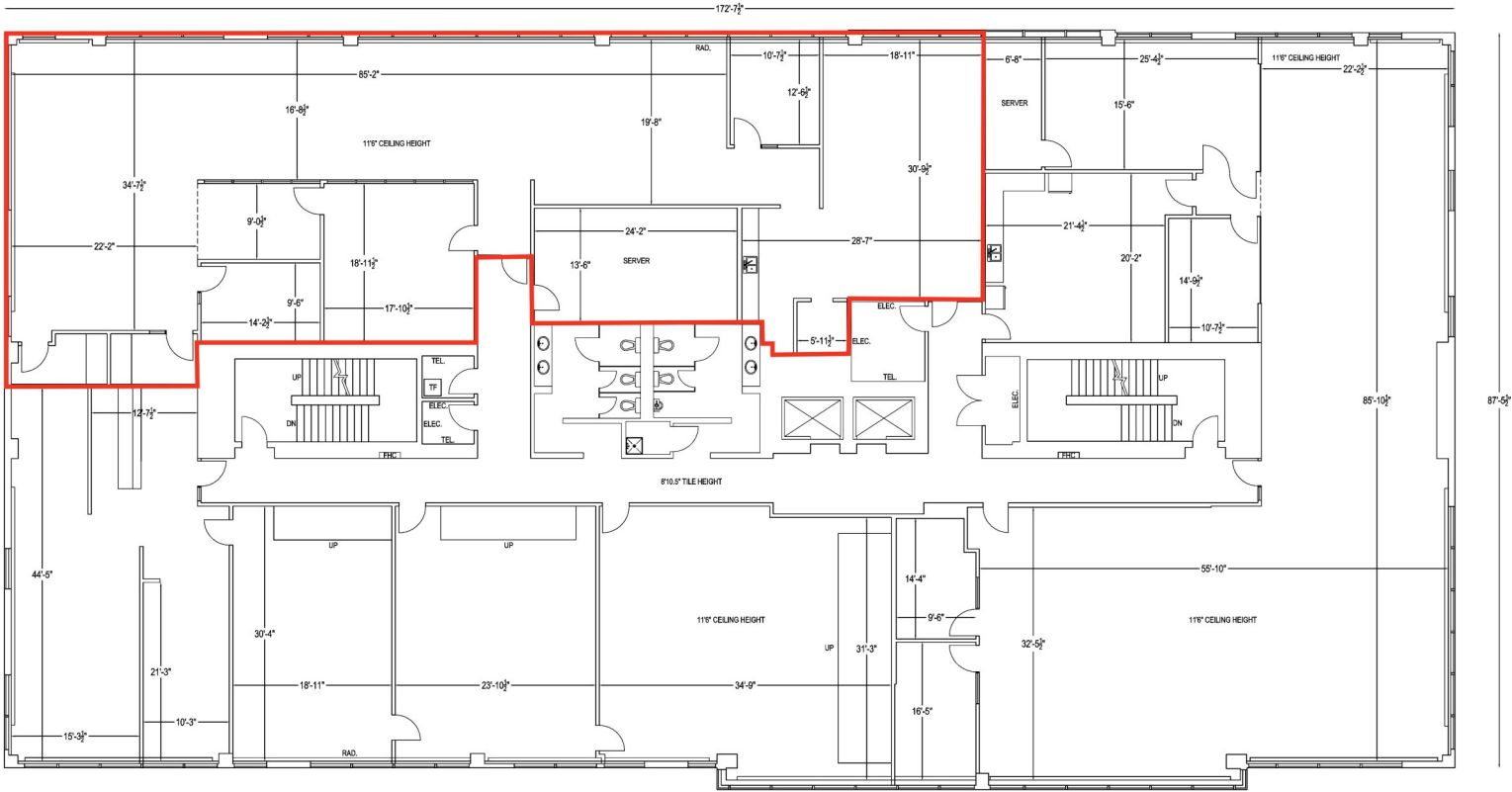
COLUMBIA STREET WEST, WATERLOO

MEDICAL/OFFICE SPACE



201A - 2,500 sq ft  
201B - 1,500 sq ft  
203 - 4,630 sq ft

Second Floor Office Space



301A - 2,760 sq ft

Third Floor Office Space

