100 REGINA STREET S, UNIT 350B, WATERLOO

FOR LEASE

UPTOWN OFFICE SPACE

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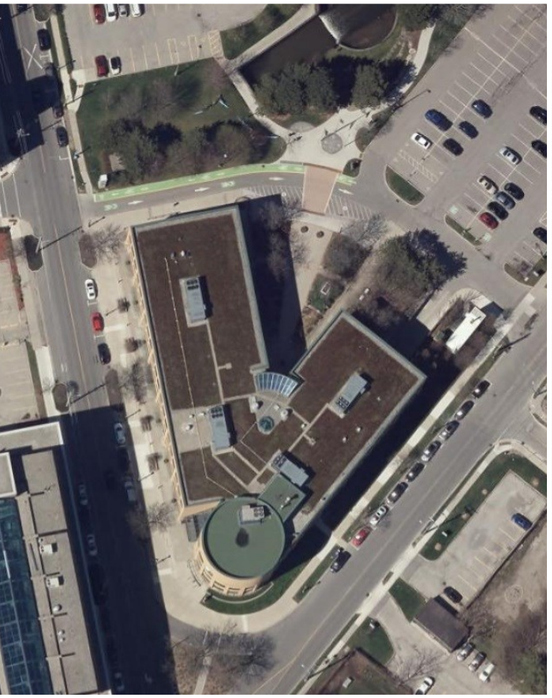

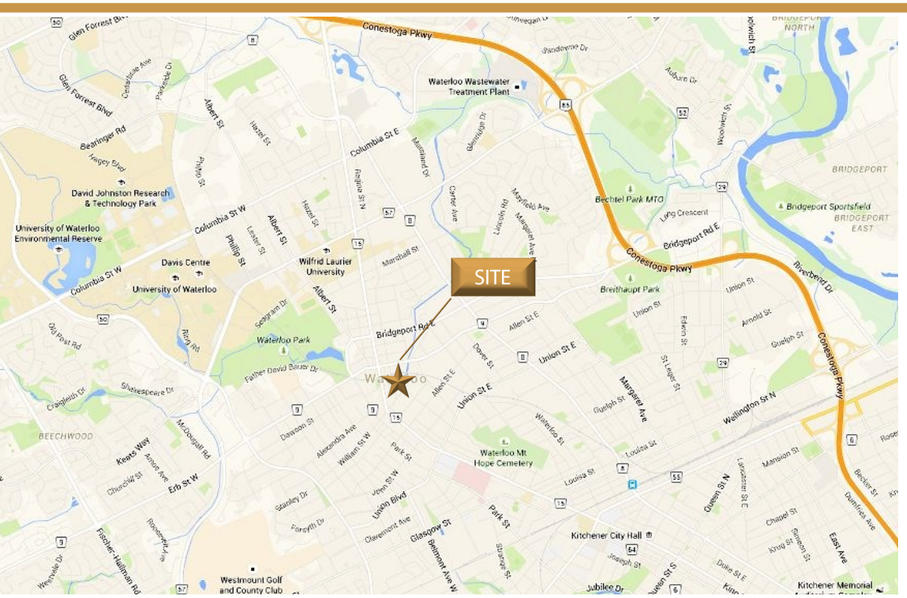

MICHAEL CONRAD
SALES REPRESENTATIVE
MIKE@COUPALMARKOU.COM
519-742-7000 X 105

MATTHEW DICKSON
SALES REPRESENTATIVE
MATT@COUPALMARKOU.COM
519-742-7000 X 104

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

Coupal Markou
Commercial Real Estate Inc., Brokerage
www.coupalmarkou.com

UNIT SIZE

~~UNIT 350A - 1,383* SQ FT~~
UNIT 350B - 1,693* SQ FT
**SIZES ARE APPROXIMATE*

LEASE RATE

UNIT A or B - $14.95/SQ FT NET

ADDITIONAL RENT

$14.70/SQ FT
Includes Utilities

ZONING

U1-81

FEATURES:

- Prime Waterloo location at the corner of Regina Street South & William Street East
- Third Floor space with elevator access and common washrooms
- Space consists of large private offices, meeting rooms and large windows for an abundance of natural light
- Access to cafeteria and meeting rooms, and atrium
- Fully Air Conditioned
- Additional Rent includes utilities and in suite cleaning
- Multi-tenanted Building in the heart of the uptown core with excellent exposure with more than 15,000 people, steps from King St and ION Light Rail Transit Stations
- Parking: - Ample 2-hour free parking on-site for clients/volunteers
  - Permit parking on-site - $100.00/ month
  - Underground parking - additional charge& dependent on availability
  - City owned parking garage across from the City Centre - additional charge
- 3 year term maximum

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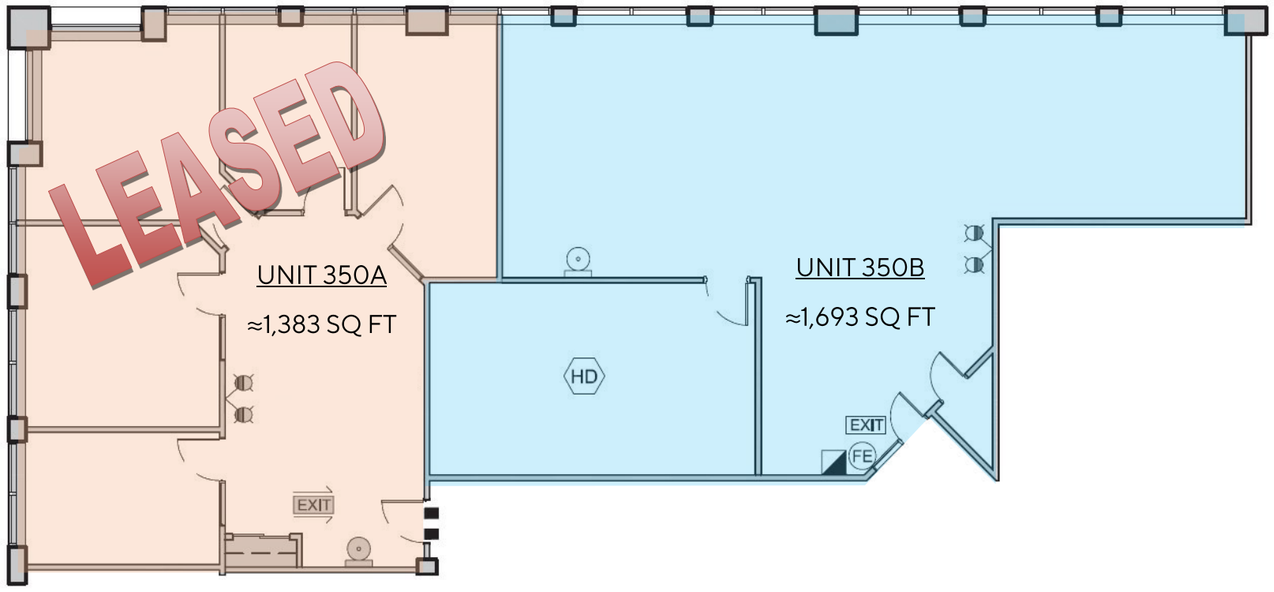
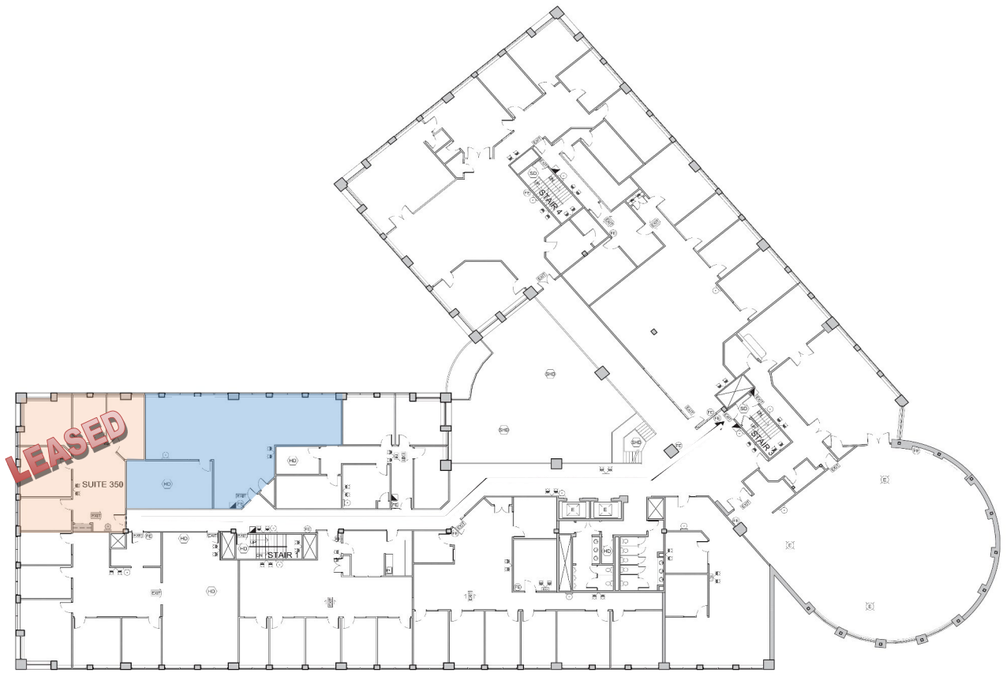


KEY MAP



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Building/Site Amenities

- 600 kw generator – completely restores power to the building in 20 seconds in the event of a hydro blackout
- Heating - high efficiency Viessmann boilers
- Cooling - high efficiency Iron Ross HVAC system
- Energy efficient lighting
- Interior and exterior security cameras – 32 in total
- Security guard on-site during daytime hours
- All exterior doors are installed with card access control system to allow 24-7 access to building
- Card access system installed on all tenant doors
- Directory pylon sign on Regina Street at no charge other than signage expense
- Fibre Access available in building
- Free WIFI available in building
- Abundance of Natural Light
- Close proximity to Public Transit and LRT