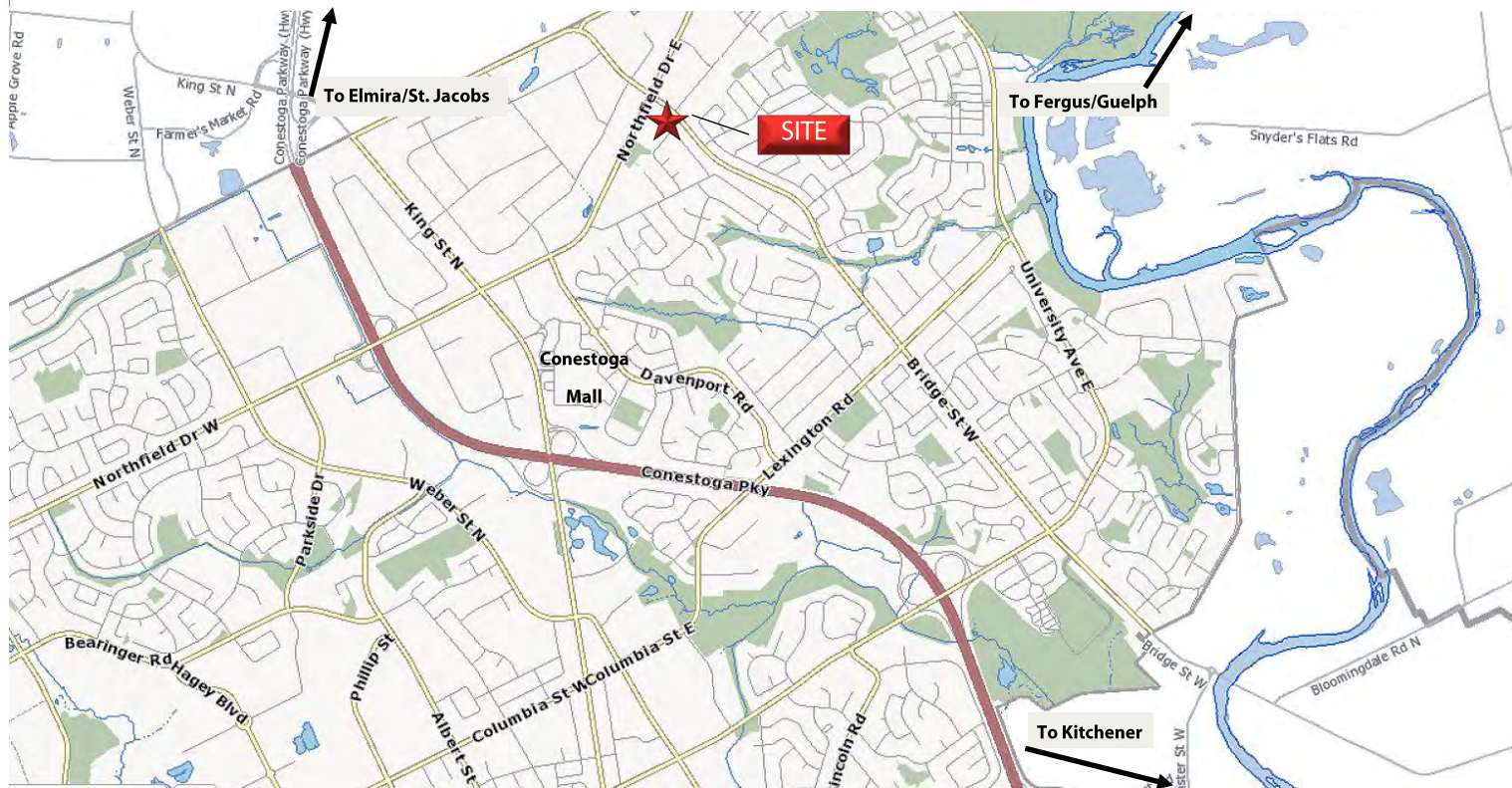


FOR LEASE
PREMIUM RETAIL SPACE
255 NORTHFIELD DRIVE EAST, WATERLOO



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Area Amenities Include:

MATT DICKSON
 SALES REPRESENTATIVE
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 519-742-7000 x 104

MICHAEL CONRAD
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PAD SITE 1 **Leased**



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Inline Rentable Areas:

Starting from 1,248 Sq Ft

Inline Lease Rates:

\$27.00/sq ft - \$30.00/sq ft

Pad Site Rentable Areas:

Starting from 1,000 Sq Ft

Pad Site Lease Rates:

\$32.00/sq ft - \$35.00/sq ft



Unit	Size	Lease Rate
Pad Site 2B	1,000 sq ft	\$35.00/sq ft net
Pad Site 2C	1,250 sq ft	\$32.00/sq ft net
Pad Site 2D	1,500 sq ft	\$32.00/sq ft net
A101	2,340 sq ft	\$30.00/sq ft net
A102	1,959 sq ft	\$27.00/sq ft net
A103	1,718 sq ft	\$27.00/sq ft net
A104	1,499 sq ft	\$27.00/sq ft net
A105	1,248 sq ft	\$27.00/sq ft net

Additional Rent
\$12.50/sq ft + Utilities

Zoning
C3-10

Comments

Great location on the corner of Northfield Drive East and Bridge Street. High visibility at a major intersection. Zoning permits many uses. Ideal for convenience, medical, personal care & restaurant. Abundance of surface parking. Access from Northfield Drive and Bridge Street. Property surrounded by existing residential neighborhood and established commercial business parks. Some immediate possession available