

12 DUPONT STREET WEST, WATERLOO

FOR LEASE

UPTOWN WATERLOO OFFICE SPACE



#### UNIT SIZE

Unit 2 - 650 Sq ft  
Unit 2B - 300 Sq ft

#### GROSS LEASE RATE

Unit 2 - \$1,600/Month  
Unit 2B - \$850/Month

#### ZONING

U1-81

#### POSSESSION

IMMEDIATE

#### FEATURES:

- \* Located on the Corner of Dupont Street West, Dorset Street and Albert Street
- \* Main floor office space in the heart of Uptown Waterloo
- \* Neighbouring properties include: Waterloo park, PI Institute, public library, and Marsland Centre
- \* Rate is monthly gross rate (utilities included)
- \* LRT stop and multiple bus routes just steps away

MICHAEL CONRAD  
SALES REPRESENTATIVE  
[MIKE@COUPALMARKOU.COM](mailto:MIKE@COUPALMARKOU.COM)  
519-742-7000 x 105

MATTHEW DICKSON  
SALES REPRESENTATIVE  
[MATT@COUPALMARKOU.COM](mailto:MATT@COUPALMARKOU.COM)  
519-742-7000 x 104

COUPAL MARKOU COMMERCIAL REAL ESTATE INC.

150 KING STREET SOUTH  
WATERLOO, ON N2J 1P6  
OFFICE → 519-742-7000  
FAX → 519-742-7070



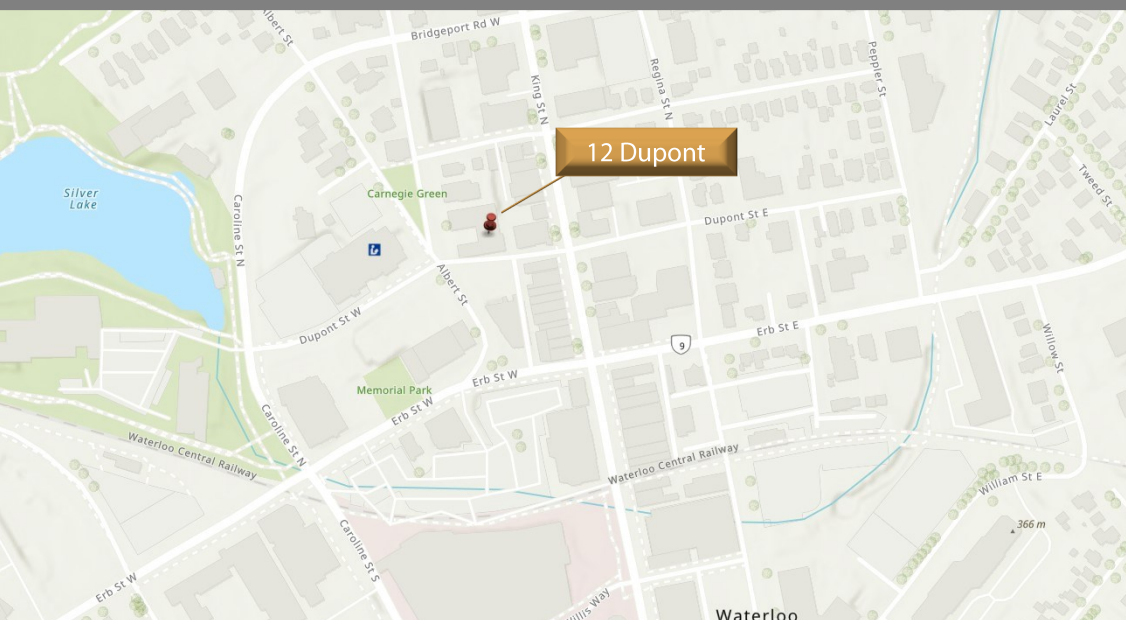
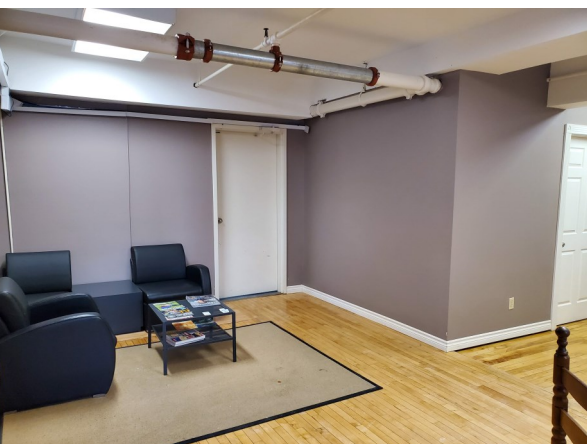
[www.coupalmarkou.com](http://www.coupalmarkou.com)



# 12 DUPONT STREET WEST, WATERLOO

## FOR LEASE

# UPTOWN WATERLOO OFFICE SPACE



MICHAEL CONRAD  
SALES REPRESENTATIVE  
[MIKE@COUPALMARKOU.COM](mailto:MIKE@COUPALMARKOU.COM)  
519-742-7000 x 105

MATTHEW DICKSON  
SALES REPRESENTATIVE  
[MATT@COUPALMARKOU.COM](mailto: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



[www.coupalmarkou.com](http://www.coupalmarkou.com)

This disclaimer shall apply to Coupal Markou Commercial Real Estate Inc., Brokerage, to include all employees and independent contractors. The information set out herein is for advertising purposes, and any images, assumptions, estimates and property details have been obtained from sources deemed to be reliable. No warranty or representation is made as to its accuracy, correctness and completeness of the information, being subject to errors, omissions, conditions, prior sale / lease, withdrawal or other changes without notice. The recipient of the information should conduct its own inquiries and investigations prior to placing any reliance upon the information. MLS