

55

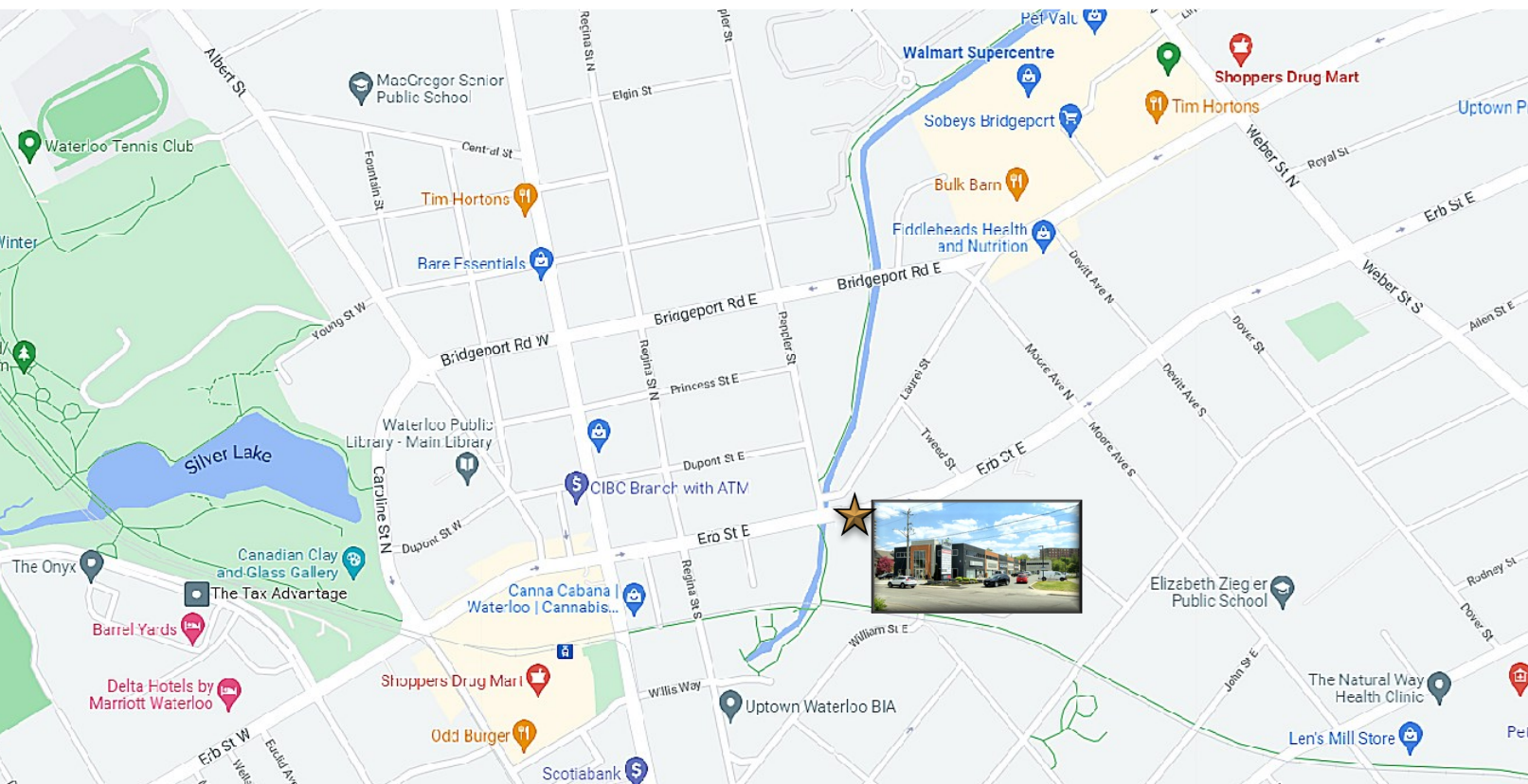
ERB STREET EAST, WATERLOO

# FOR LEASE SECOND FLOOR OFFICE SPACE

55

ERB STREET EAST, WATERLOO

# FOR LEASE SECOND FLOOR OFFICE SPACE



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

MATT 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



## AVAILABILITY

Unit 301 - 1,889 sq ft  
Unit 323 - 1,241sq ft

## LEASE RATE

\$16.95/sq ft net

## ADDITIONAL RENT

\$18.50sq ft/ 2024  
*Includes utilities*

## ZONING

U1-81

## POSSESSION

Immediate

- \* Located on Erb St E, at the intersection of Pepler St, Near Regina St in Uptown Waterloo
- \* Top to bottom plaza renovations completed in 2019; including new furnace, interior finishes, entrances and glass
- \* Exceptional location near amenities, multiple GRT Routes and LRT line
- \* High daily foot/vehicle traffic
- \* Excellent visibility, pay on-site parking
- \* Utilities included in additional rent
- \* U1-81 allows for many uses
- \* Nicely finished with open office concept
- \* Abundance of natural light
- \* 301 - Former spa space with high end finishes

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

MATT 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



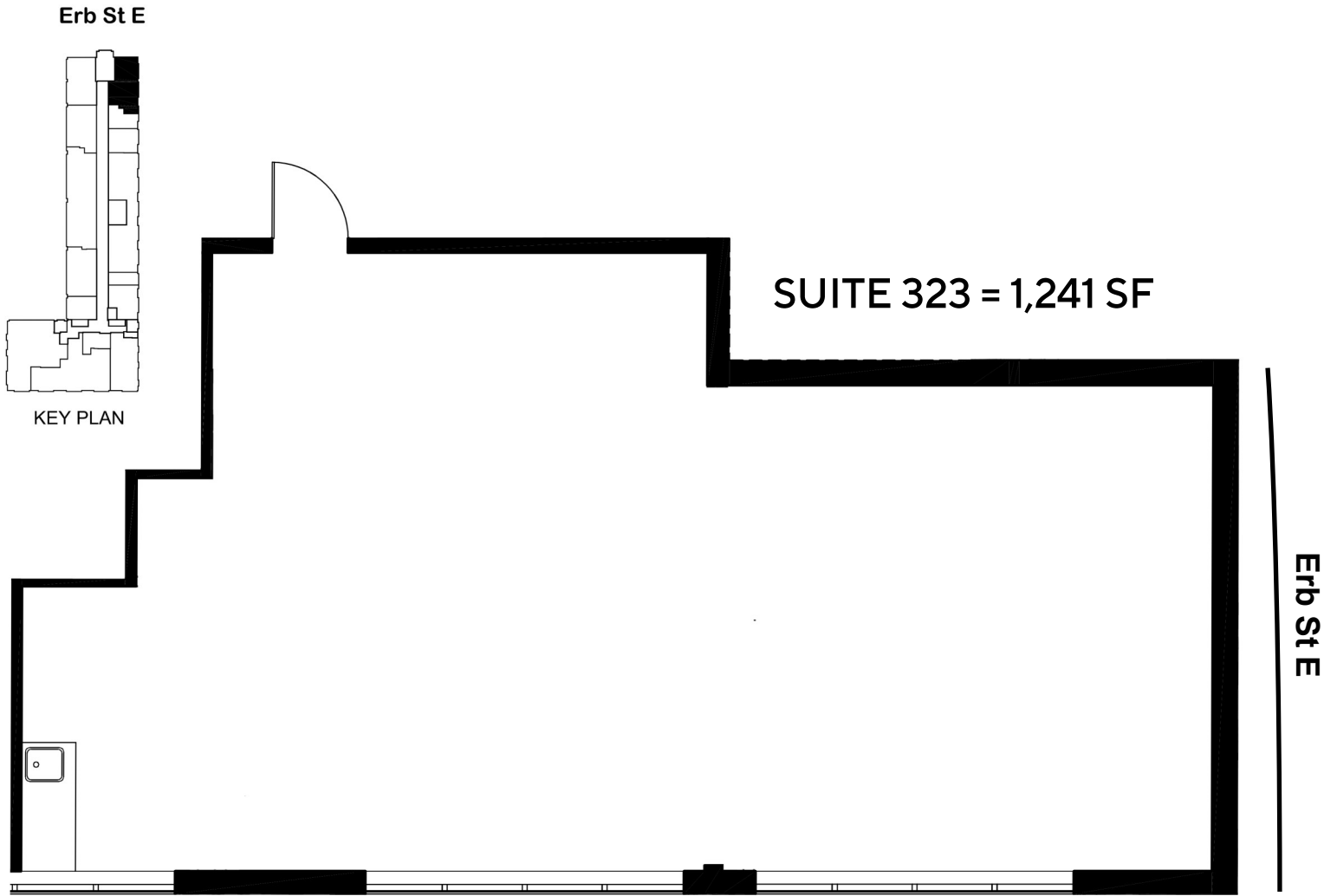
This disclaimer shall apply to Coupal Markou Commercial Real Estate Inc., Brokerage, to include all employees and independent contractors. The information set out herein is for advertising purposes, and any images, assumptions, estimates and property details have been obtained from sources deemed to 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



55

ERB STREET EAST, WATERLOO

FOR LEASE  
SECOND FLOOR OFFICE SPACE



SUITE 301 = 1,889 SF

