

Make **Uptown** the new home
for your **Business**.

22

KING STREET SOUTH

PENTHOUSE OFFICE SPACE AVAILABLE FOR LEASE IN UPTOWN WATERLOO

Coupal | Markou

22

KING STREET SOUTH, 5TH FLOOR, WATERLOO

AN OPPORTUNITY TO **CREATE YOUR OWN** UNIQUE OFFICE ENVIRONMENT!!

KEY HIGHLIGHTS:

Available Suite Sizes	#501 - 1,128 sq ft
	#502 - 1,862 sq ft
	#504 - 1,890 sq ft
Lease Rate	\$14.00/ Sq Ft Net
Additional Rent	\$19.00/sq ft (est. 2024)
Rent Includes	Utilities, Garbage Removal and In-suite Cleaning
Building Features	Fibre Optics / Internet/ Elevator / Security/ Accessibility Lift / Large windows for scenic views of Uptown Waterloo
Parking	On & Off-site/ Negotiable
Zoning	U1-16
On-site Businesses	Café 22/ Flower shop/ Nail salon / Hair stylist/ Therapy/ Counselling
Area Influences	Light Rail Transit (LRT)/ King St Retail node/ Financial Institutions/ Restaurants/Waterloo City Centre/ University of Waterloo/ Wilfred Laurier University/ Conestoga College/ Manu Life

PROPERTY PHOTOS

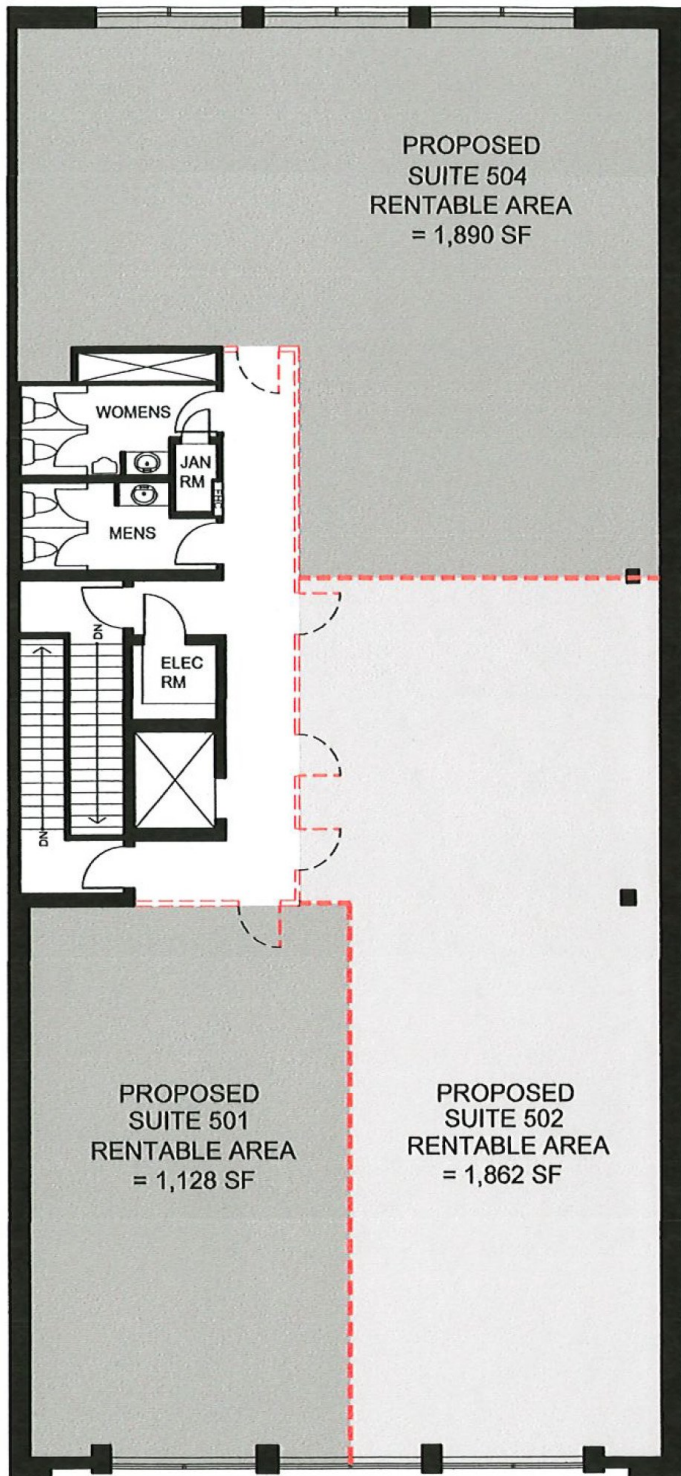


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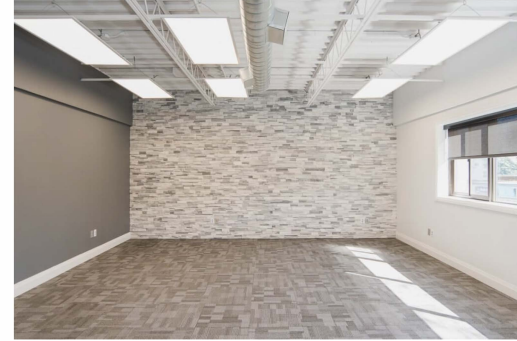
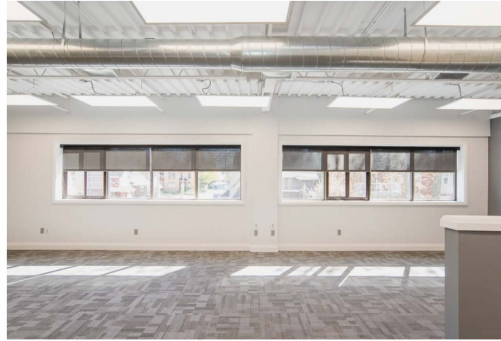
Base Lease Rate Includes: Carpet tile finish, open ceiling finish, closet, new LED lighting landlord standard grade, painting, New electrical throughout, HVAC. Customize your space with additional offices, boardroom, kitchenette etc. *Upgrades subject to additional cost*



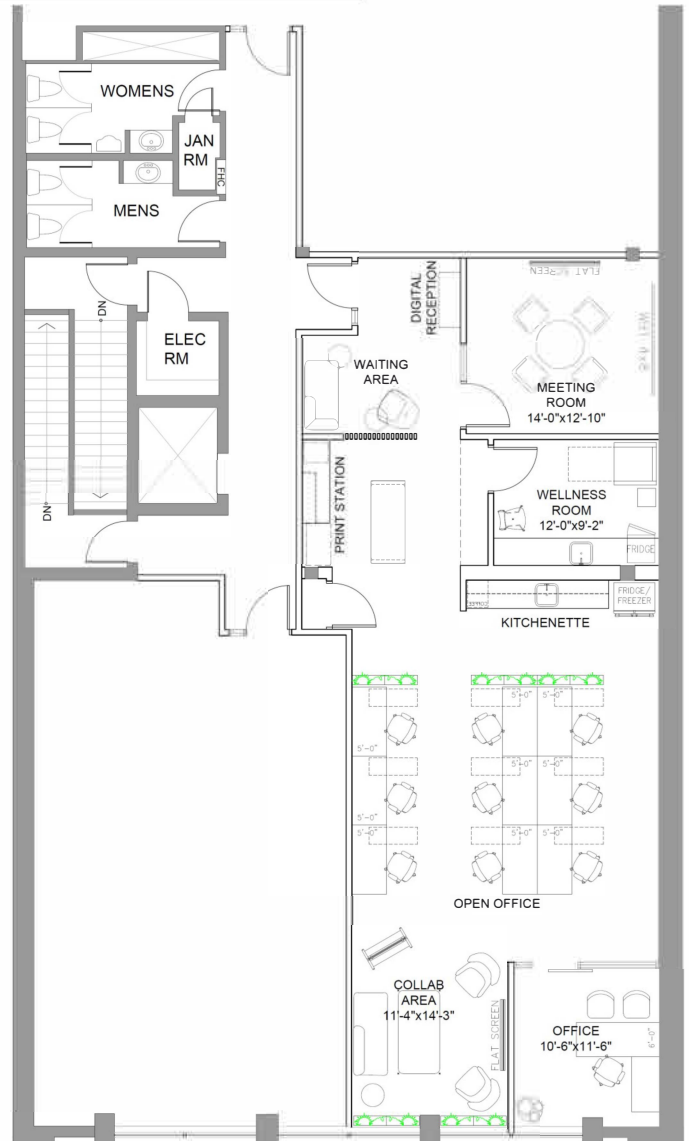
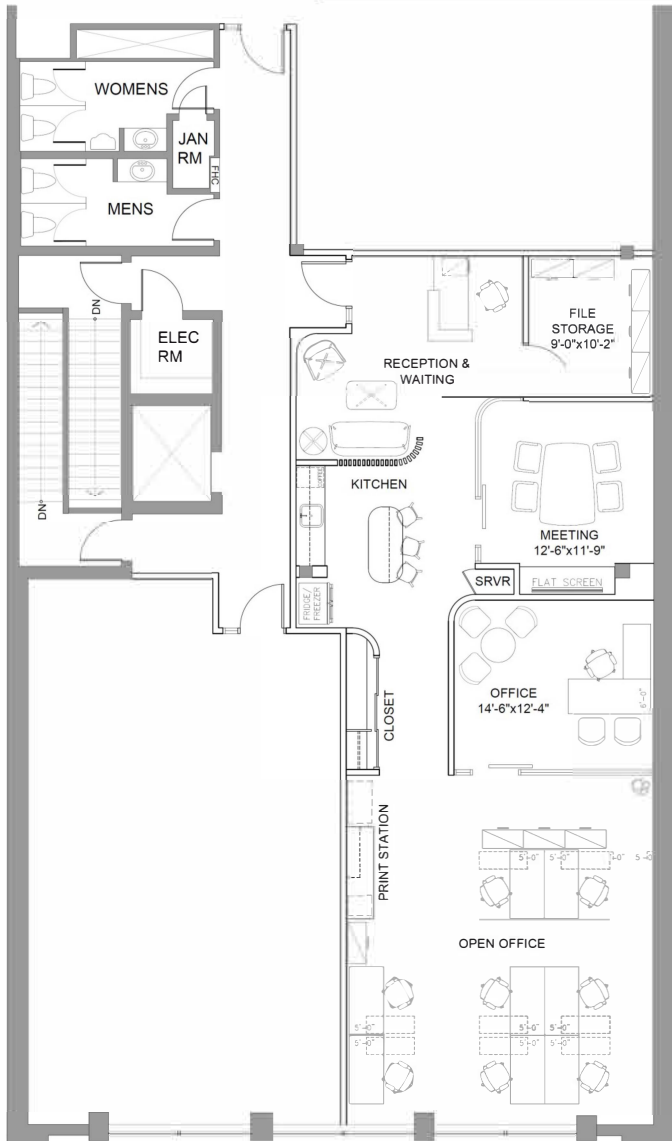
VIEW OF TYPICAL HALLWAY FINISHED



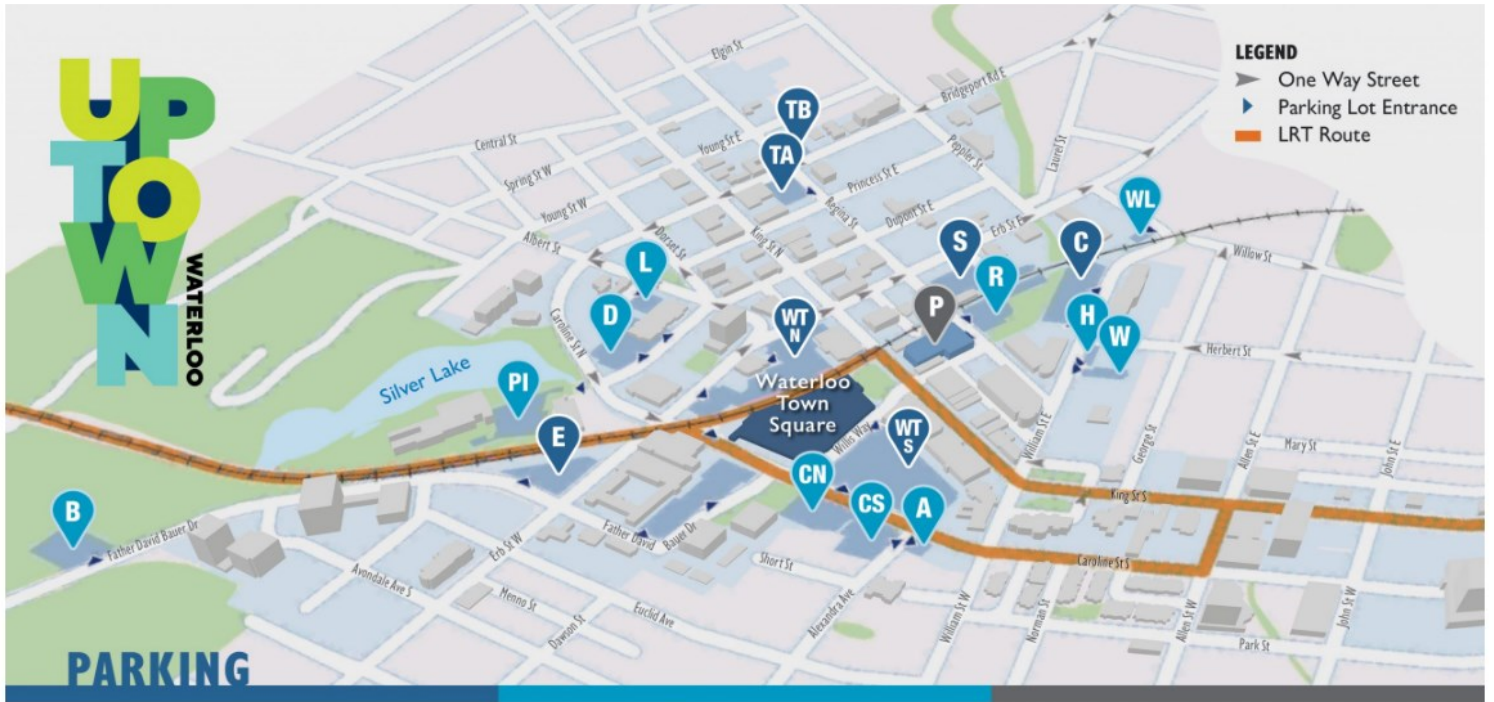
POTENTIAL FINISHES FOR OFFICE UNITS



2 POSSIBLE LAYOUTS FOR SUITE 502



King St S



2 hour FREE PARKING Mon-Fri 8am-5pm
FREE evenings and weekends until 3am

- C CITY CENTRE LOT**
- E ERB LOT**
- S STATION LOT**
- TB TEMPORARY LOT B**
Permit Parking Mon-Fri: 8am-5pm
- TA TEMPORARY LOT A**
- WT THE SHOPS AT WATERLOO TOWN SQUARE NORTH & SOUTH LOTS**
Permit Parking (south lot only)

Permit Parking Mon-Fri 8am-5pm
FREE evenings and weekends until 3am

- A ALEXANDRA LOT**
- B BAUER LOT**
- CN CAROLINE NORTH LOT**
24hr and Overnight Permits
- CS CAROLINE SOUTH LOT**
- D DUPONT LOT**
Pay and Display Mon-Fri: 9am-5pm
- H HERBERT LOT**
- L LIBRARY LOT**
Pay and Display Mon-Fri: 9am-5pm
- PI PERIMETER LOT**
2hrs Free Parking
- R REGINA LOT**
- W WILLIAM LOT**
- WL WILLOW LOT**

Pay and Display 24hr

- P UPTOWN PARKADE**
24hr, Overnight, Weekend Permits
Pay and Display

Visit waterloo.ca/parking for more information.

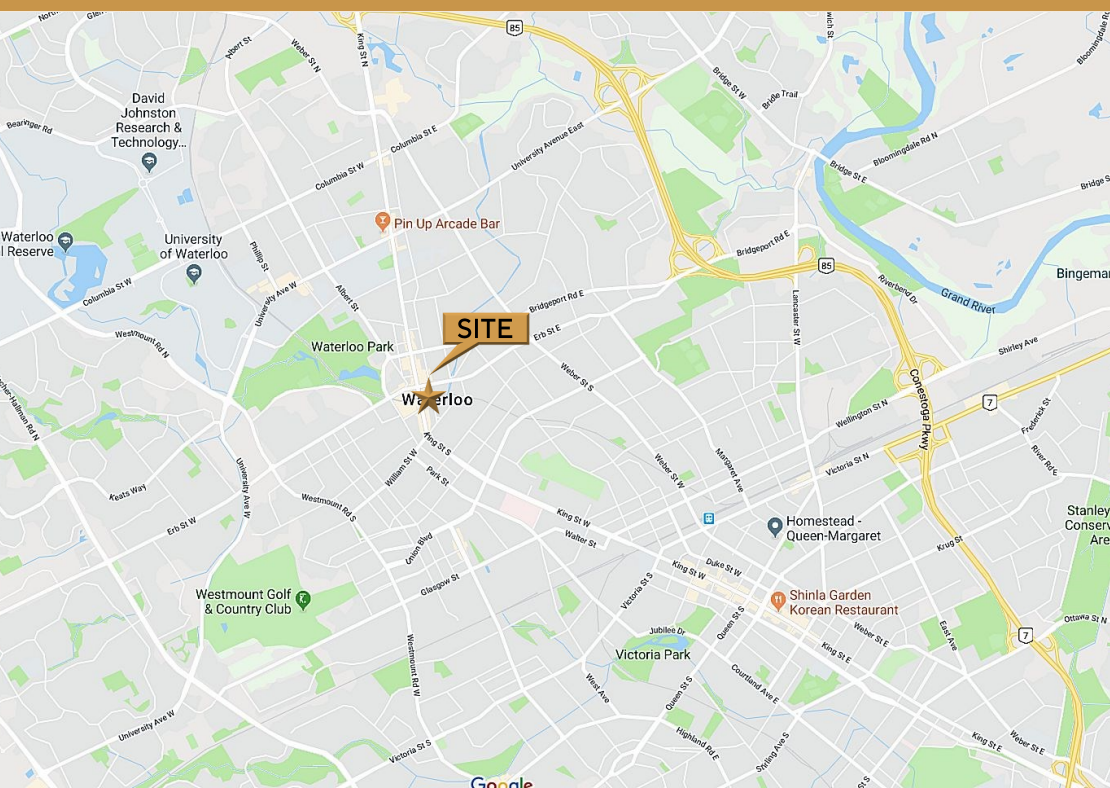


Need to park longer than 2 hours? Download the Honk Mobile app and buy more time online.



22

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www.coupalmarkou.com