

FOR LEASE

140

MEDICAL/OFFICE SPACE

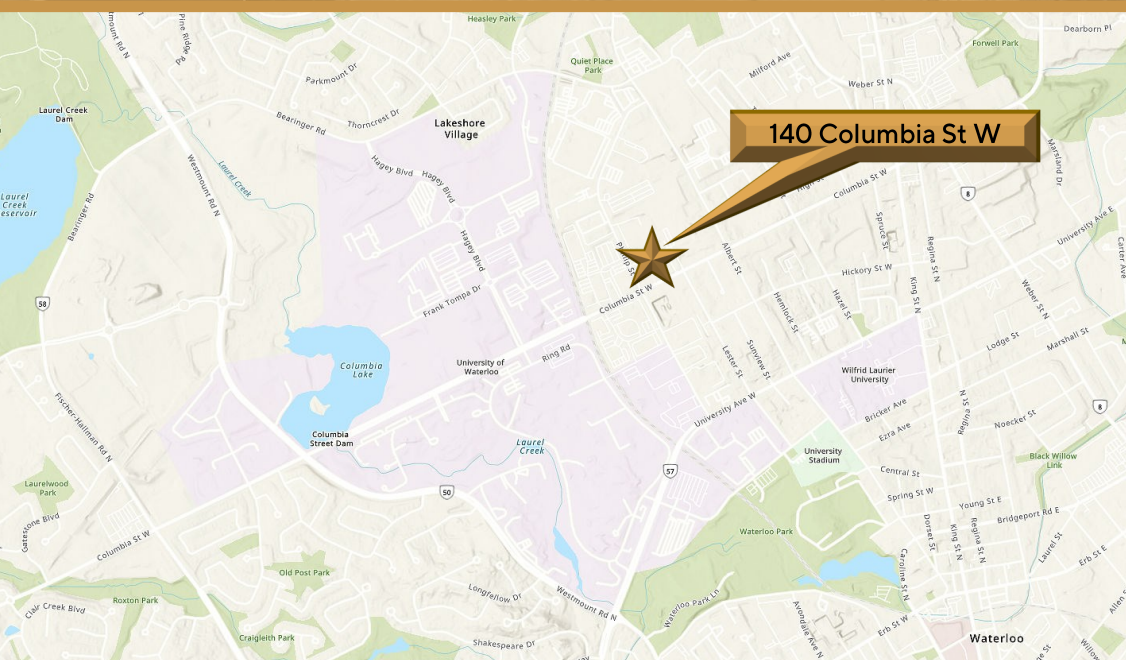
COLUMBIA STREET WEST, WATERLOO

FOR LEASE

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MEDICAL/OFFICE SPACE

COLUMBIA STREET WEST, WATERLOO



MATT DICKSON
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**COUPAL MARKOU COMMERCIAL
REAL ESTATE INC**
150 KING STREET SOUTH
WATERLOO, ONTARIO N2J 1P6
OFFICE 519-742-7000
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www.coupalmarkou.com

AVAILABILITY

201A - 2,500 sq ft
201B - 1,500 sq ft
203 - 4,630 sq ft

LEASE RATE

\$14.95/sq ft Net

ADDITIONAL RENT

\$11.17/sq ft
Plus Utilities

ZONING

E2-40

POSSESSION

NEGOTIABLE

FEATURES

- * Great location on Columbia Street W, near Phillip Street
- * Newly Improved Medical Retail/Office Building in Waterloo
- * Various configurations of shell office space available on the second floor
- * Ready and waiting for your finishes
- * Building equipped with significant infrastructure upgrades and large bright windows throughout
- * Easy access to public transit and 10 minute walk to/from nearest LRT stop
- * Close to U of W and an abundance of amenities

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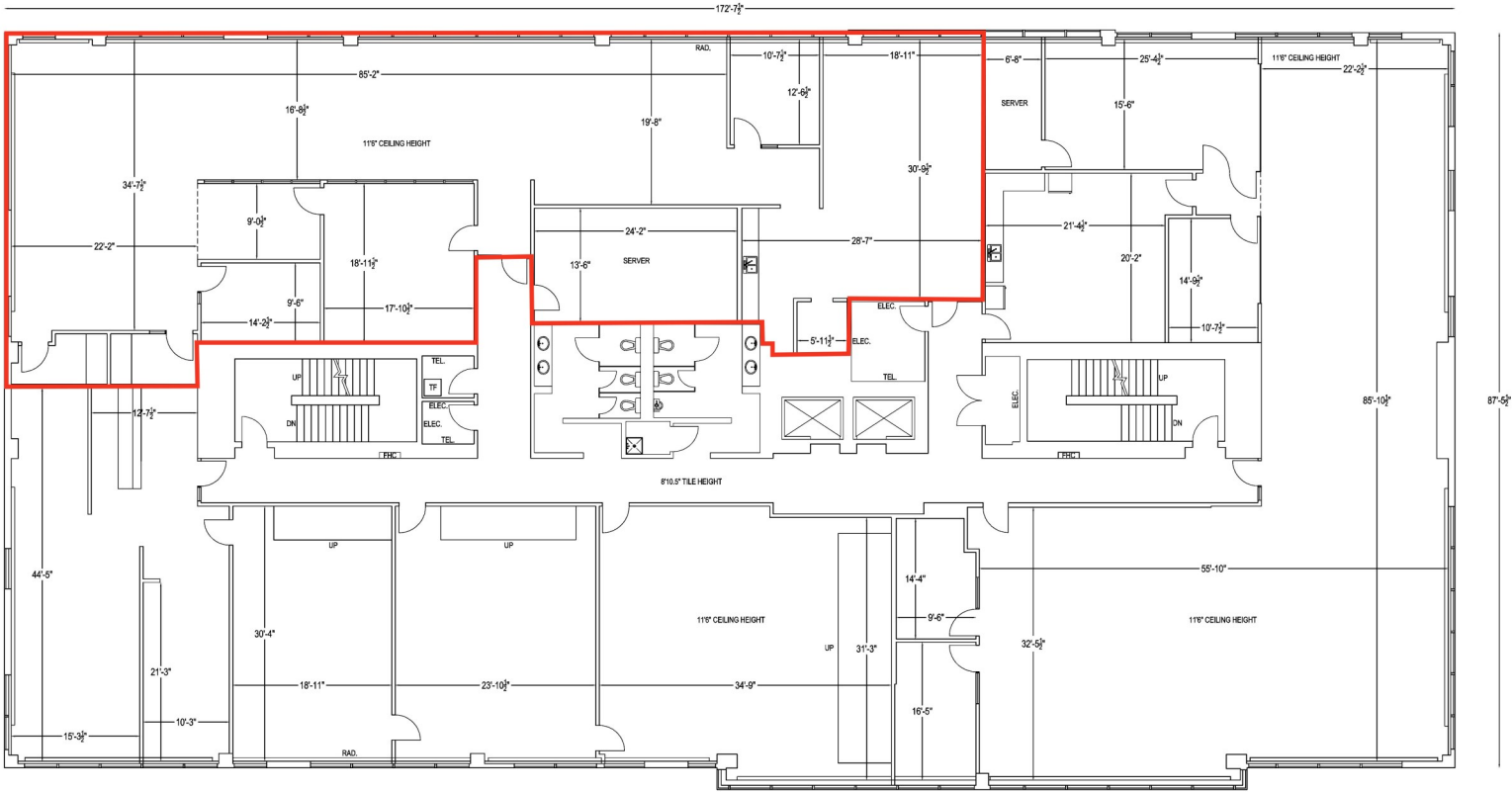
COLUMBIA STREET WEST, WATERLOO

MEDICAL/OFFICE SPACE



201A - 2,500 sq ft
201B - 1,500 sq ft
203 - 4,630 sq ft

Second Floor Office Space



301A - 2,760 sq ft

Third Floor Office Space

