

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

22

KING STREET SOUTH

PENTHOUSE OFFICE SPACE AVAILABLE FOR LEASE IN UPTOWN WATERLOO



# 22

## KING STREET SOUTH, 5TH FLOOR, WATERLOO

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

### KEY HIGHLIGHTS:

<b>Available Suite Sizes</b>	#501 -	<b>1,128 sq ft</b>
	#502 -	<b>1,862 sq ft</b>
	#504 -	<b>1,890 sq ft</b>

**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

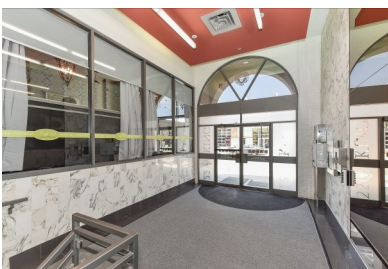
**Parking** On & Off-site/ Negotiable

**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



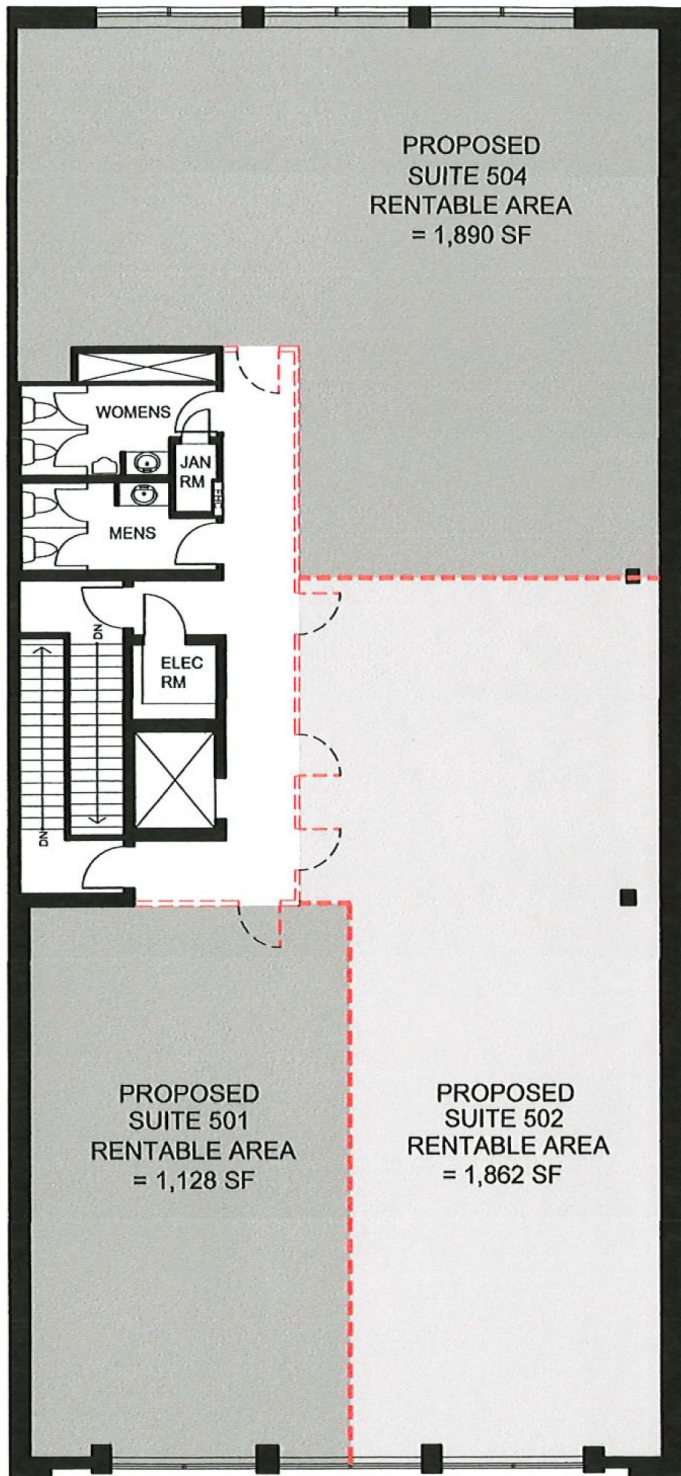


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**Base Lease Rate Includes:** Carpet tile finish, open ceiling finish, closet, new LED lighting landlord standard grade, painting, New electrical throughout, HVAC. Customize your space with additional offices, boardroom, kitchenette etc. *Upgrades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



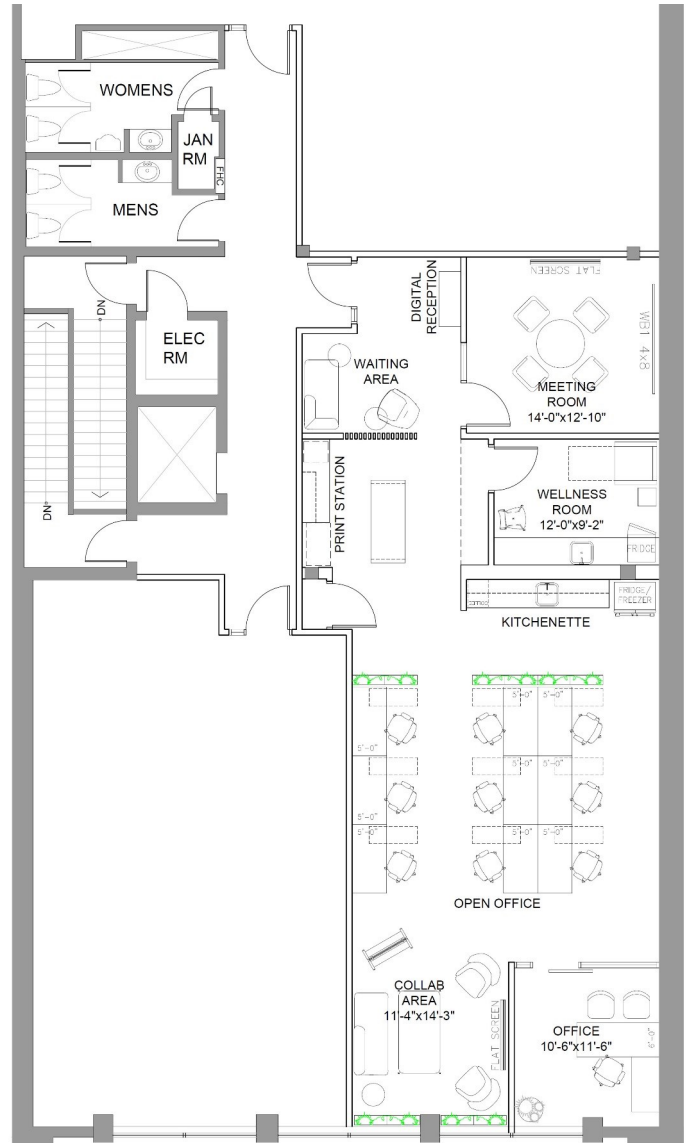
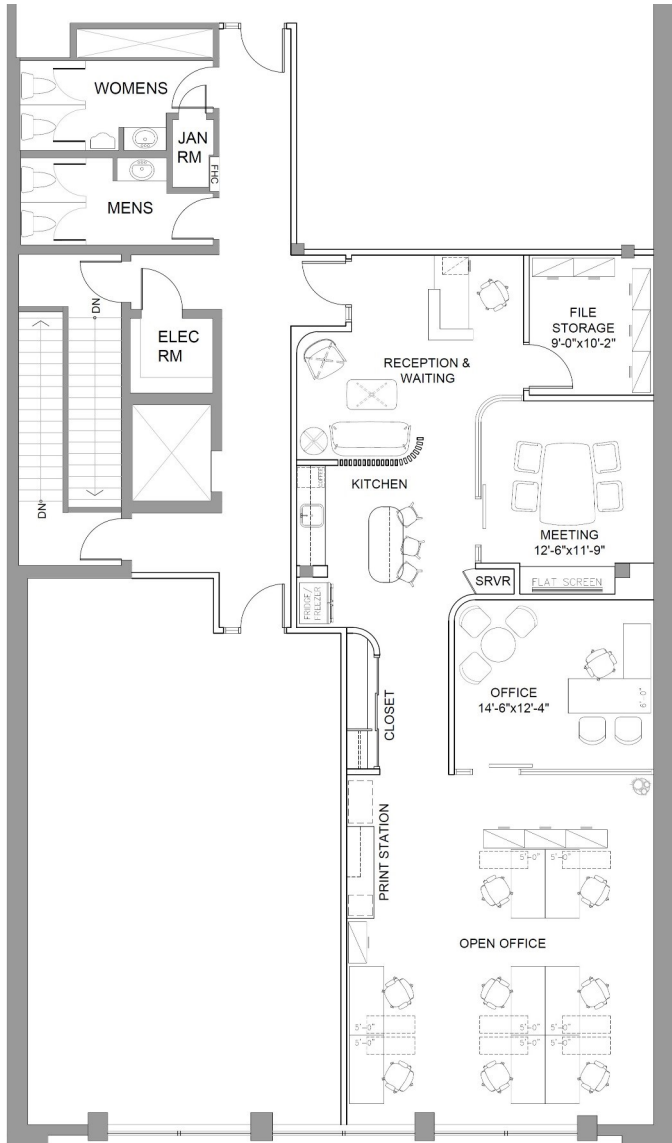
### VIEW OF TYPICAL HALLWAY FINISHED



## POTENTIAL FINISHES FOR OFFICE UNITS

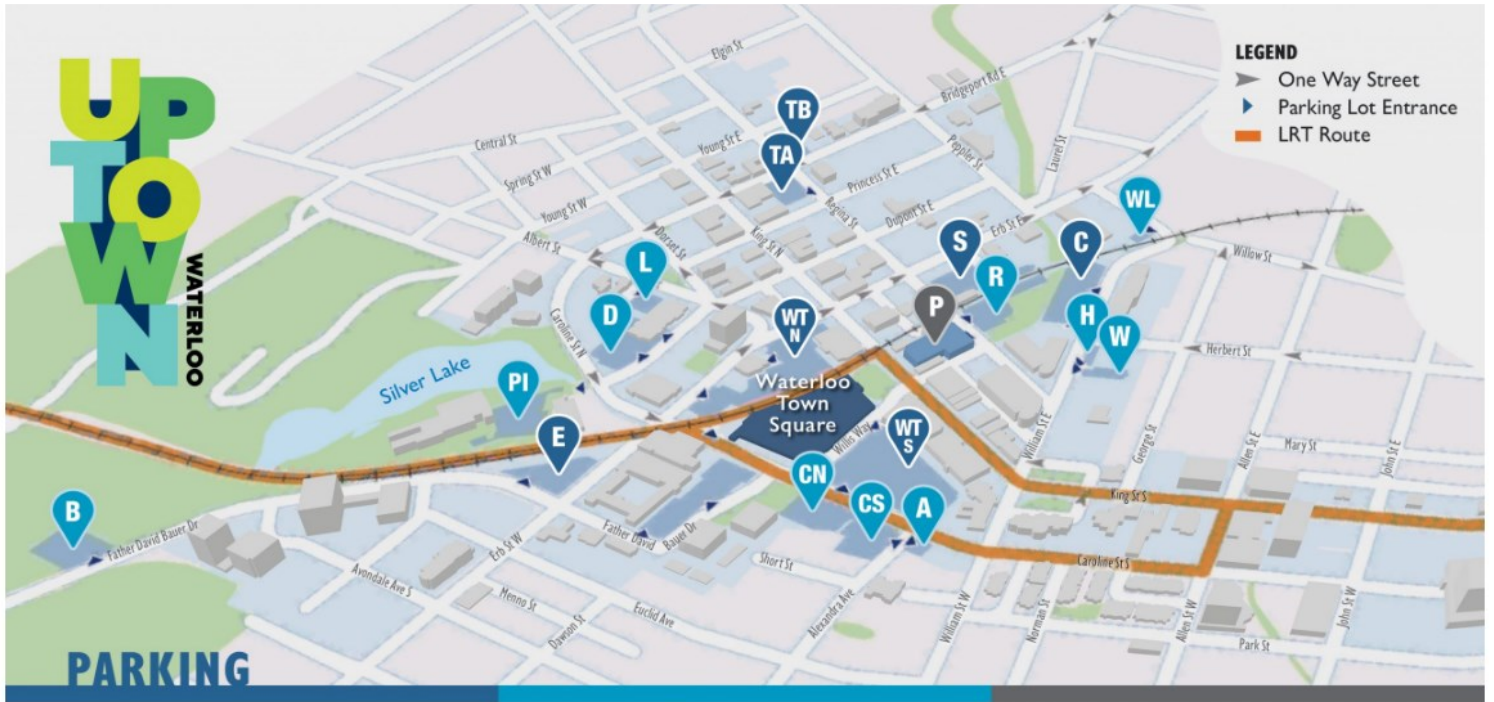


## 2 POSSIBLE LAYOUTS FOR SUITE 502



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](http://waterloo.ca/parking) for more information.**



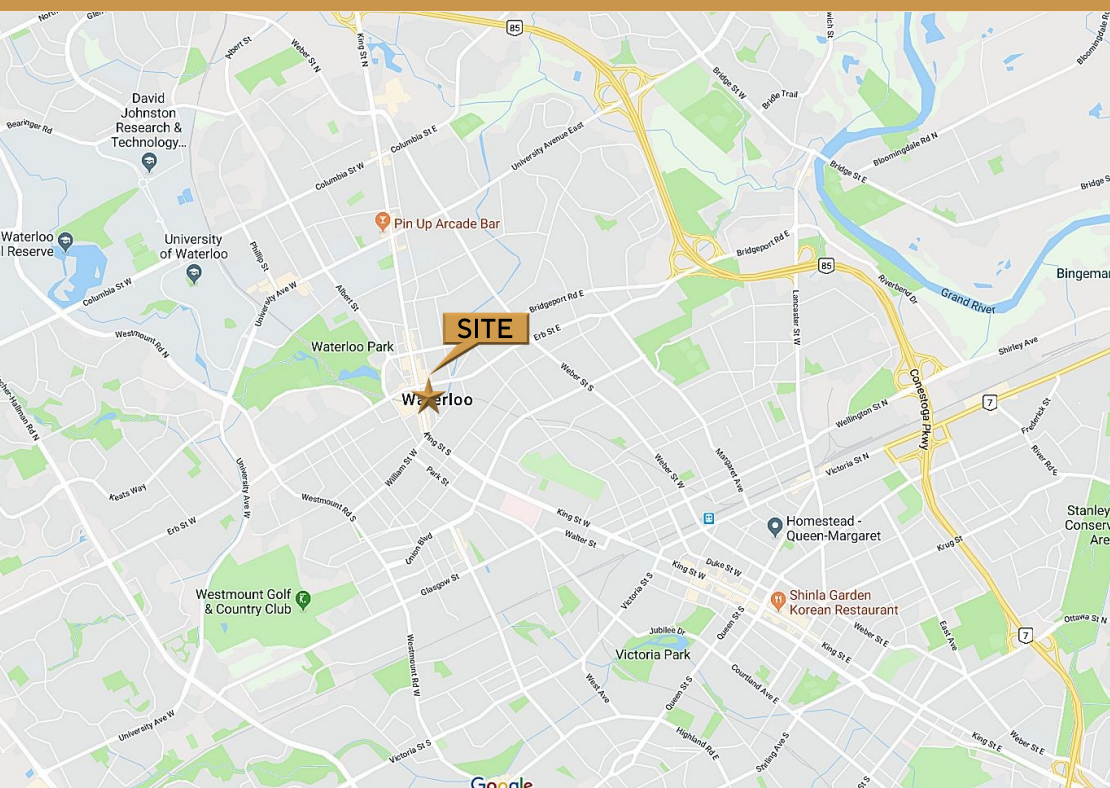
**Need to park longer than 2 hours? Download the Honk Mobile app and buy more time online.**





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## KING STREET SOUTH, 5TH FLOOR, WATERLOO



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