LEASING OPPORTUNITY

MAIN FLOOR OFFICE SPACE

20 ERB STREET WEST, UNIT 102 WATERLOO

Coupal Markou
Commercial Real Estate Inc., Brokerage
www.coupalmarkou.com

COUPAL MARKOU
COMMERCIAL REAL ESTATE INC.

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

Peter Kruschen
Sales Representative
519-742-7000 → x106
peter@coupalmarkou.com

LEASING OPPORTUNITY

MAIN FLOOR OFFICE SPACE

20 ERB STREET WEST, UNIT 102 WATERLOO

AVAILABILITY

102 - 2968 SQ FT

LEASE RATE

$22.95/ SQ FT NET

ADDITIONAL RENT

$18.41/SQ FT (EST. 2022)
UTILITIES & JANITORIAL INC.

ZONING

U1-81

POSSESSION

2022-11-01

FEATURES

Parking options: Rates inc. HST

- *Upper level @ $126.79 per month*
- *Lower level @ $146.25per month*
- *Dupont lot @ $125.79 per month*

IT Infrastructure:

- *Located on fibre route; Bell Canada and AT&T have fibre switches in the building*

Features:

- *On site bistro*
- *Existing professional office, good quality improvements in place with good mix of professional tenants on-site*
- *3 high-speed elevators servicing all floors*
- *Across the street (Erb Street West) from Waterloo Town Square and across the street from the Waterloo Public Library (Dupont Street)*
- *Building located within 1 block of new LRT route and stop*
- *2 generators on-site – 50kw and 150 kw*

Coupal Markou
Commercial Real Estate Inc., Brokerage
www.coupalmarkou.com

COUPAL MARKOU
COMMERCIAL REAL ESTATE INC.

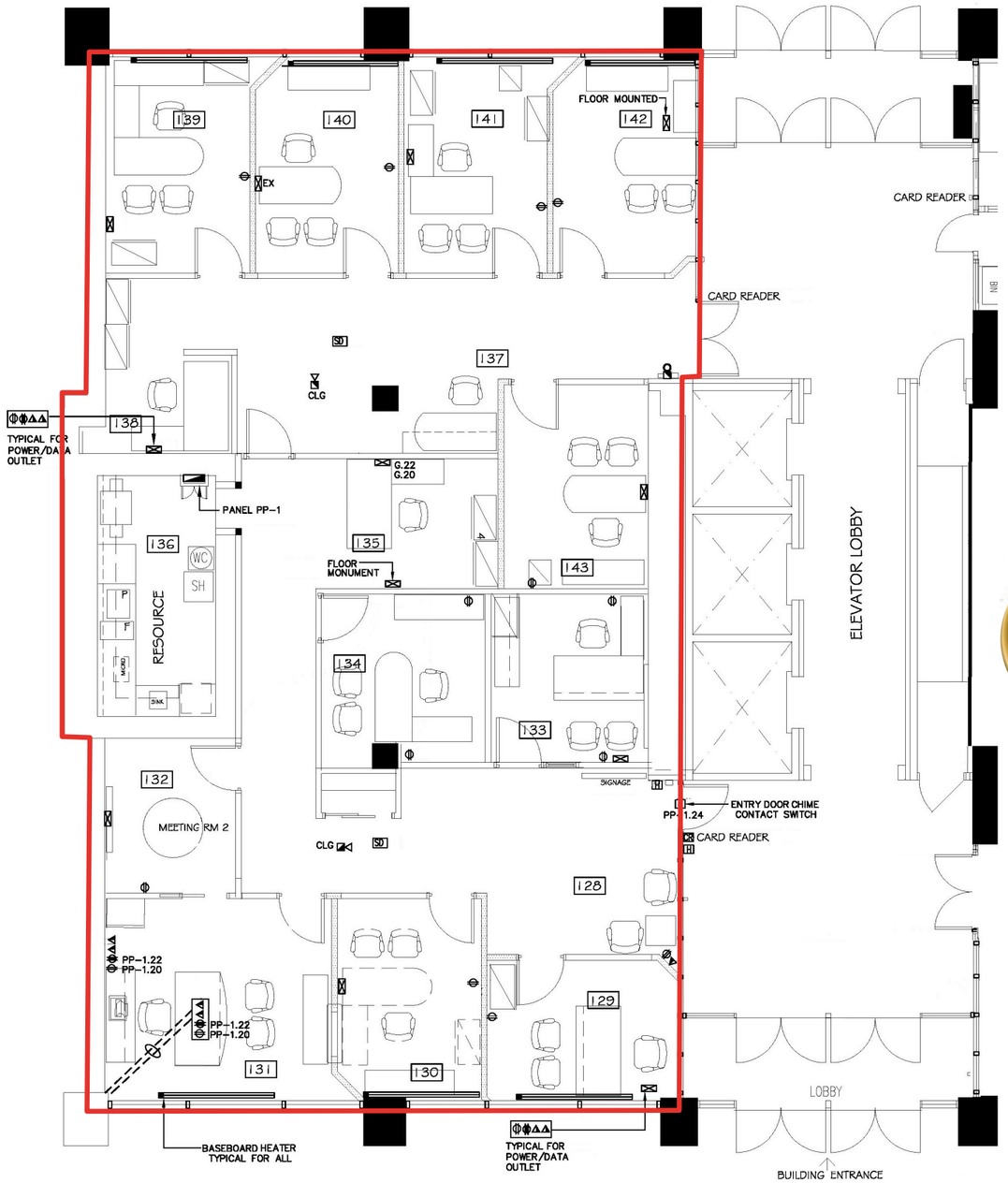
150 KING STREET SOUTH
WATERLOO, ONTARIO N2J 1P6
519 742 7000 → OFFICE
519 742 7070 → FAX

Peter Kruschen
Sales Representative
519-742-7000 → x106
peter@coupalmarkou.com

MAIN FLOOR OFFICE SPACE

LEASING OPPORTUNITY

20 ERB STREET WEST, UNIT 102, WATERLOO



Virtual Tour:

Click here