

# APRIL 2024 LEASE OPPORTUNITIES RETAIL | OFFICE | INDUSTRIAL

## RETAIL >>



### **C8 - 800 Franklin Boulevard, Cambridge**

Size: 1,045 sq ft  
Rate: \$21.95/sq ft net  
TMI: \$13.55/sq ft + utilities

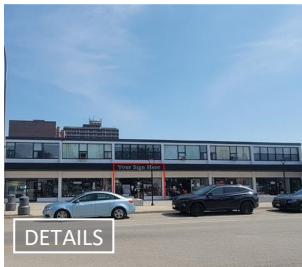
**\*NEW**



### **1116 - 100 Conestoga College Blvd, Kitchener**

Size: 4,036 sq ft  
Rate: \$12.95/sq ft net  
TMI: \$9.00/sq ft + utilities

**\*NEW**



### **720 Belmont Avenue W, Kitchener**

Size: 1,277 sq ft  
Rate: \$35.00/sq ft net  
TMI: \$12.00/sq ft + utilities

**\*NEW**



### **A - 100 Victoria Street S, Kitchener**

Size: 2,508 sq ft  
Rate: \$24.00/sq ft net  
TMI: \$13.00/sq ft + utilities

**\*NEW**



### **100 Frobisher Drive, Waterloo**

Size: 723 sq ft  
Rate: \$1,900/month  
TMI: + utilities

**\*NEW**



### **373 Bridge Street W, Waterloo**

Unit 3 - 968 sq ft Rate: \$24.00/sq ft net  
Unit 5 - 951 sq ft Rate: \$24.00/sq ft net  
TMI: \$10.62/sq ft + utilities

**\*NEW**



### **3 Regina Street N, Waterloo**

Unit A - 5,113 sq ft Rate: \$15.00/sq ft net  
Unit A3 - 1,850 sq ft Rate: \$15.00/sq ft net  
TMI: \$9.50/sq ft - utilities inc.

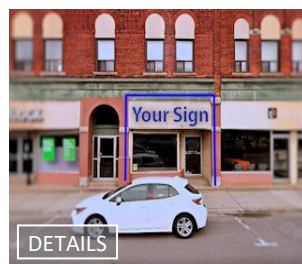
**\*NEW**



### **Upper - 347 Weber Street N, Waterloo**

Size: 3,200 sq ft  
Rate: \$16.00/sq ft net  
TMI: \$5.71/sq ft + utilities

**\*NEW**



### **16 Water Street, Cambridge**

Size: 1,295 sq ft  
Rate: \$2,950/month  
TMI: + utilities



### **A - 21 Yarmouth Street, Guelph**

Size: 420 sq ft  
Rate: \$25.00/sq ft net  
TMI: \$21.28/sq ft + utilities

APRIL 2024

# LEASE OPPORTUNITIES

## RETAIL | OFFICE | INDUSTRIAL

### RETAIL >>



#### 27 Quebec Street, Guelph

Size: 2,149 sq ft  
Rate: \$22.50/sq ft net  
TMI: \$5.00/sq ft + utilities

DETAILS



#### 4 - 280 Victoria Street N, Kitchener

Size: 1,500 sq ft  
Rate: \$18.95/sq ft net  
TMI: \$10.00/sq ft + utilities

DETAILS



#### 10 - 1373 Victoria Street N, Kitchener

Size: 7,627 sq ft  
Rate: \$13.00/sq ft net  
TMI: \$11.03/sq ft + utilities

DETAILS



#### 55 Franklin Street S, Kitchener

Unit 1 - 1,800 sq ft Rate: \$20.95/sq ft  
Unit 1A - 1,000 sq ft Rate: \$25.95/sq ft  
TMI: \$12.00/sq ft + utilities

DETAILS



#### 722 Belmont Avenue W, Kitchener

Size: 701 sq ft  
Rate: ~~—Under Contract—~~  
TMI: ~~—Under Contract—~~

DETAILS



#### D5 - 1067 Ontario Street, Stratford

Size: 2,015 sq ft  
Rate: \$32.00/sq ft  
TMI: \$12.60/sq ft + heat & hydro

DETAILS



#### 4 - 2 King Street N, Waterloo

Size: 3,318 sq ft  
Rate: \$15.95/sq ft net  
TMI: \$9.50/sq ft + utilities

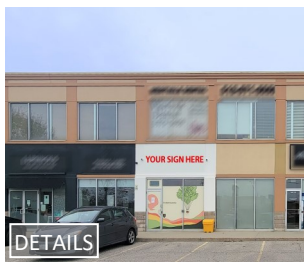
DETAILS



#### 258 King Street N, Waterloo

Unit 8 - 2,100 sq ft Rate: \$22.00/sq ft  
Unit 8&9 - 4,659 sq ft Rate: \$18.00/sq ft  
TMI: \$10.00/sq ft + utilities

DETAILS



#### 103 - 520 University Avenue W, Waterloo

Size: 979 sq ft  
Rate: \$28.00/sq ft net  
TMI: \$12.50/sq ft + utilities

DETAILS



#### 465 Phillip Street, Waterloo

Unit 10 - 1,318 sq ft Rate: \$28.00/sq ft net  
Unit 13 - 1,992 sq ft Rate: \$24.95/sq ft net  
TMI: \$17.12/sq ft + utilities

DETAILS

# APRIL 2024 LEASE OPPORTUNITIES RETAIL | OFFICE | INDUSTRIAL

## RETAIL >>



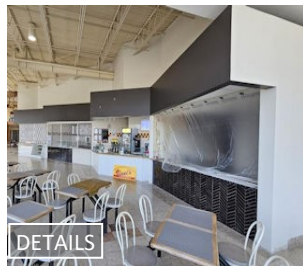
**101A - 35 King Street N,  
Waterloo**  
Size: 2,400 sq ft  
Rate: \$32.00/sq ft  
TMI: \$12.00/sq ft + utilities

DETAILS



**28A King Street N,  
Waterloo**  
Size: 5,494 sq ft  
Rate:  
TMI: **—Under Contract—**

DETAILS



**H17 - 1067 Ontario Street,  
Waterloo**  
Size: 325 sq ft  
Rate: \$2,925/month  
TMI: utilities

DETAILS



**140 Columbia Street W,  
Waterloo**  
Unit 101 - 4,376 sq ft Rate: \$25.00/sq ft  
Unit 101A - 2,188 sq ft Rate: \$25.00/sq ft  
Unit 102 - 1,726 sq ft Rate: \$25.00/sq ft  
TMI: \$11.17/sq ft

DETAILS



**102 - 130 King Street S,  
Waterloo**  
Size: 1,926 sq ft  
Rate: \$32.00/sq ft net  
TMI: \$11.50/sq ft + utilities

DETAILS

## OFFICE >>



**C9/10 - 800 Franklin Boulevard,  
Cambridge**  
Size: 934 sq ft  
Rate: \$20.00/sq ft net  
TMI: \$11.94/sq ft + utilities

DETAILS

**\*NEW**



**647 King Street W,  
Kitchener**  
Size: 2,177 sq ft  
Rate: \$3,500/month  
TMI: \$7.25/ sq ft + utilities

**\*NEW**



**114 - 7 Grand Avenue S,  
Cambridge**  
Size: 1,337 sq ft  
Rate: \$20.94/sq ft net  
TMI: \$8.30/sq ft + utilities

DETAILS



**780 King Street E,  
Cambridge**  
Size: 2,400 sq ft  
Rate: \$14.95/sq ft net  
TMI: \$5.85/sq ft + utilities

DETAILS

# APRIL 2024 LEASE OPPORTUNITIES RETAIL | OFFICE | INDUSTRIAL

## OFFICE >>



### 370 Highland Road W, Kitchener

Unit 15C - 4,154 sq ft Rate: \$15.00/sq ft  
 Unit 15D - 2,442 sq ft Rate: \$15.00/sq ft  
 Unit 15C/D - 6,596 sq ft Rate: \$15.00/sq ft  
 TMI: \$12.00/sq ft + utilities

DETAILS



### 2D - 625 King Street E, Kitchener

Size: 1,394 sq ft  
 Rate: \$13.00/sq ft net  
 TMI: \$13.30/sq ft

DETAILS



### 1145 King Street E, Kitchener

Unit 202 - 695 sq ft Rate: \$13.95/sq ft net  
 Unit 203 - 952 sq ft Rate: \$12.95/sq ft net  
 TMI: \$14.67/sq ft - utilities inc.

DETAILS



### 2 - 340 King Street W, Kitchener

Size: 5,649 sq ft  
 Rate: \$10.00/sq ft net  
 TMI: \$9.00/sq ft + utilities

DETAILS



### 678 - 692 Belmont Avenue W, Kitchener

**Building 684 Belmont Ave W:**  
 Unit 202 - 1,157 sq ft Rate: \$18.00/sq ft  
**Building 690 Belmont Ave W:**  
 Unit 302 - 1,205 sq ft Rate: \$19.50/sq ft  
 TMI: \$12.71/sq ft

DETAILS



### 1A - 236 Victoria Street N, Kitchener

Size: 3,526 sq ft  
 Rate: \$14.50/sq ft net  
 TMI: \$14.34/sq ft

DETAILS



### 3E - 737 Belmont Avenue W, Kitchener

Size: 100 sq ft  
 Rate: \$850.00/month  
 TMI: + utilities

DETAILS



### 283 Duke Street W, Kitchener

Unit 206B - 2,255 sqft Rate: \$18.00/sqft net  
 Unit 219-222 - 4,763 sqft Rate: \$24.00/sqft net  
 Unit 301 - 1,627 sqft Rate: \$18.00/sqft net  
 Unit 304 - 5,170 sqft Rate: \$18.00/sqft net  
 Unit 306 - 1,681 sqft Rate: \$18.00/sqft net  
 Unit 340 - **LEASED**

DETAILS



### 3 - 1440 King Street N, St. Jacobs

Size: 1,797 sq ft  
 Rate: \$17.95/sq ft net  
 TMI: \$8.32/sq ft + utilities

DETAILS



### B2 - 490 Dutton Drive, Waterloo

Size: 2,035 sq ft  
 Rate: **LEASED**  
 TMI: **LEASED**

APRIL 2024

# LEASE OPPORTUNITIES

## RETAIL | OFFICE | INDUSTRIAL

### OFFICE >>



#### 12 Dupont Street W, Waterloo

Unit 2 - 650 sq ft Rate: \$1,600/month  
Unit 2B - 300 sq ft Rate: \$850/month

TMI: + utilities

DETAILS



#### 55 Erb Street E, Waterloo

Unit 301 - 1,889 sq ft Rate: \$16.95/sq ft  
Unit 323 - 1,241 sq ft Rate: \$16.95/sq ft

TMI: \$18.50/sq ft

DETAILS



#### 5&6 - 620 Davenport Road, Waterloo

Size: 2,106 sq ft

Rate: \$17.95/sq ft net

TMI: \$7.50/sq ft + utilities

DETAILS



#### 136 King Street S, Waterloo

Size: 3,590 sq ft

Rate: \$18.50/sq ft net

TMI: \$13.07/sq ft + utilities

DETAILS



#### 36 - 620 Davenport Road, Waterloo

Size: 2,516 sq ft

Rate: \$19.95/sq ft net

TMI: \$7.50/sq ft + utilities

DETAILS



#### 6113 - 155 Frobisher Drive, Waterloo

Size: 1,985 sq ft

Rate: \$3,200/month

TMI: + utilities

DETAILS



#### 255 King Street N, Waterloo

Unit 201 - 1,813 sq ft Rate: \$17.95/sq ft net  
Unit 400 -  
Unit 402 - **—Under Contract—**

TMI: \$15.50/sq ft + utilities

DETAILS

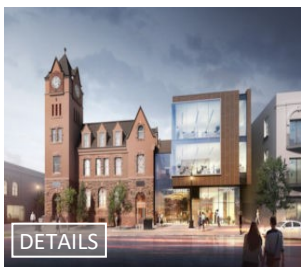


#### 140 Columbia Street W, Waterloo

Unit 203 - 4,630 sq ft Rate: \$14.95/sq ft  
Unit 201A- 2,500 sq ft Rate: \$14.95/sq ft  
Unit 201B- 1,500 sq ft Rate: \$14.95/sq ft

TMI: \$11.17/sq ft + utilities

DETAILS



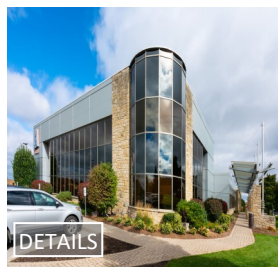
#### 301 - 35 King Street, Waterloo

Size: 9,133 sq ft

Rate: \$25.00/sq ft net

TMI: \$10.00/sq ft + utilities

DETAILS



#### 2F - 120 Randall Drive, Waterloo

Size: 5,331 sq ft

Rate: \$9.95/sq ft net

TMI: \$6.21/sq ft + utilities

DETAILS

APRIL 2024

# LEASE OPPORTUNITIES

## RETAIL | OFFICE | INDUSTRIAL

### OFFICE >>



#### 465 Phillip Street, Waterloo

Unit 203A - 1,728 sq ft Rate: \$14.95/sq ft  
Unit 204B - 1,444 sq ft Rate: \$14.95/sq ft  
203A&204B - 3,172 sq ft Rate: \$14.95/sq ft

TMI: \$22.57/sq ft + utilities inc.

[DETAILS](#)



#### 1102 - 20 Erb Street W, Waterloo

Size: 1,235 sq ft

Rate: \$16.50/sq ft net

TMI: \$18.70/sq ft + utilities

[DETAILS](#)



#### 20 Erb Street W, Waterloo

Unit 203 - 3,004 sq ft Rate: \$15.95/sq ft  
Unit 501 - 889 sq ft Rate: \$15.95/sq ft  
Unit 904 - **LEASED**  
Unit 1202 - 1,849 sq ft Rate: \$15.95/sq ft  
Unit 1204 - 2,789 sq ft Rate: \$15.95/sq ft

TMI: \$18.70/sq ft + utilities

[DETAILS](#)

APRIL 2024

# LEASE OPPORTUNITIES

## RETAIL | OFFICE | INDUSTRIAL

### INDUSTRIAL >>



#### 1535 Snyder's Road E, Petersburg

**\*NEW**

Unit A2 - 11,721 sq ft Rate: 10.25/sq ft net  
Unit A9 - 3,170 sq ft Rate: \$12.50/sq ft net

TMI: \$2.50/sq ft + utilities



#### 82 Woolwich Street, Woolwich

**\*NEW**

Size: 0.568 acres

Rate: \$3,500/month



#### G1 - 498 Eagle Street N, Cambridge

Size: 2,304 sq ft

Rate: \$2,000/month

DETAILS



#### A - 2191 Arthur Street N, Elmira

Size: 90,000 sq ft

Rate: \$12.00/sq ft net

TMI: \$2.00/sq ft

DETAILS



#### 33G - 620 Davenport Road, Waterloo

Size: 2,768 sq ft

Rate: \$17.95/sq ft net

TMI: \$7.50/sq ft + utilities

DETAILS



#### 121-283 Duke Street W, Kitchener

Size: 1,523 sq ft

Rate: \$16.00/sq ft net

DETAILS

Contact For Additional Information:

[www.coupalmarkou.com](http://www.coupalmarkou.com)

**Coupal Markou Commercial  
Real Estate Inc., Brokerage**

150 King Street South  
Waterloo, Ontario N2J 1P6

519 742 7000 → Office  
519 742 7070 → Fax

**John Markou**  
Broker, Principal

[john@coupalmarkou.com](mailto:john@coupalmarkou.com)  
Office 519-742-7000 x 102

**Matt Dickson**  
Sales Representative

[matt@coupalmarkou.com](mailto:matt@coupalmarkou.com)  
Office 519-742-7000 x 104

**Mike Conrad**  
Sales Representative

[mike@coupalmarkou.com](mailto:mike@coupalmarkou.com)  
Office 519-742-7000 x 105

**Peter Kruschen**  
Sales Representative

[peter@coupalmarkou.com](mailto:peter@coupalmarkou.com)  
Office 519-742-7000 x 106

**Theo Papadopoulos**  
Sales Representative

[theo@coupalmarkou.com](mailto:theo@coupalmarkou.com)  
Office 519-742-7000 x 103

**Christopher Coupal**  
Broker of Record, Principal

[christopher@coupalmarkou.com](mailto:christopher@coupalmarkou.com)  
Office 519-742-7000 x 101

**Brooks Way**  
Broker

[brooks@coupalmarkou.com](mailto:brooks@coupalmarkou.com)  
Office 519-742-7000 x 112

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



Commercial Real Estate Inc., Brokerage