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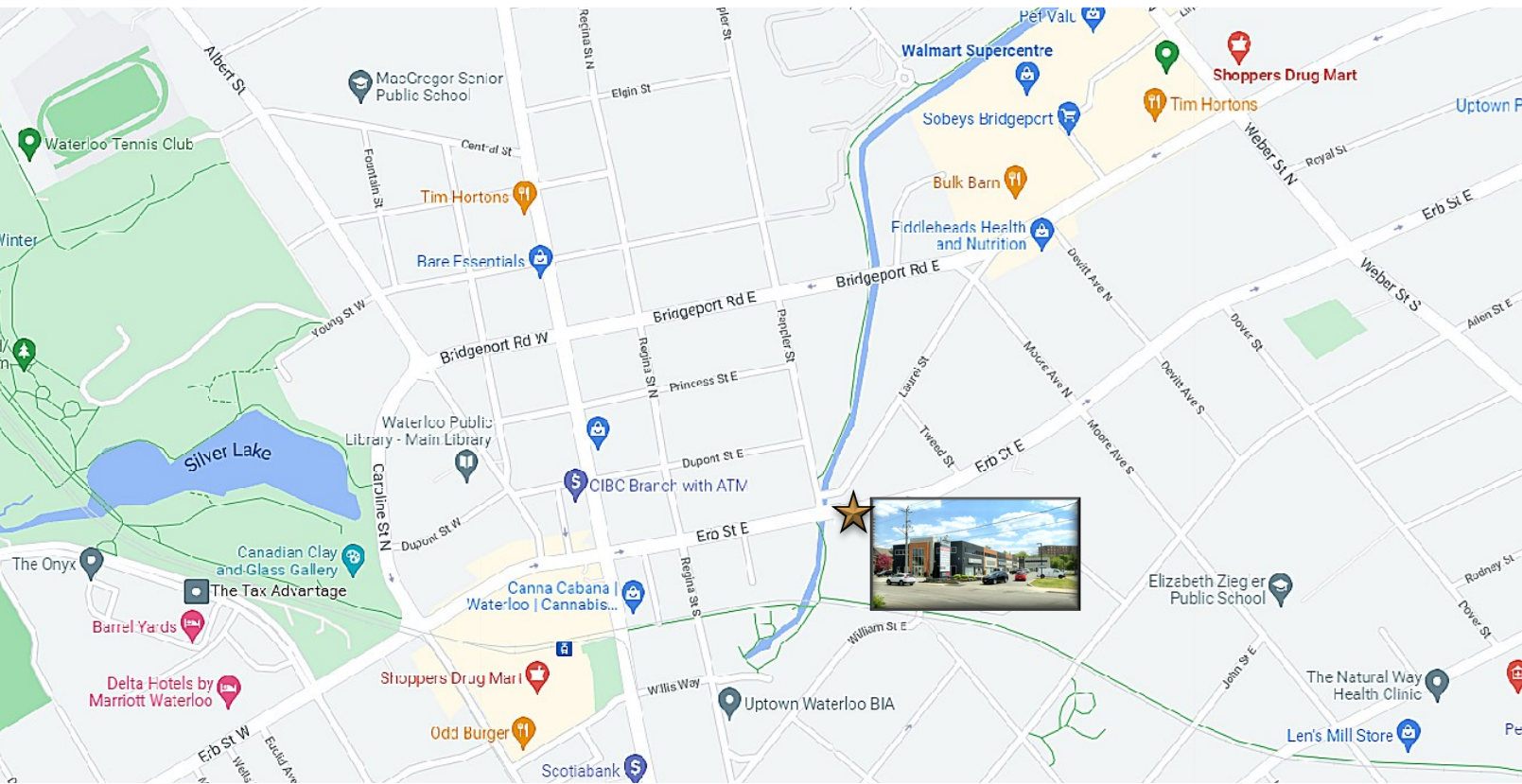
ERB STREET EAST, WATERLOO

FOR LEASE SECOND FLOOR OFFICE SPACE

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ERB STREET EAST, WATERLOO

FOR LEASE SECOND FLOOR OFFICE SPACE



MICHAEL CONRAD
SALES REPRESENTATIVE
MIKE@COUPALMARKOU.COM
519-742-7000 x 105

MATT DICKSON
SALES REPRESENTATIVE
MATT@COUPALMARKOU.COM
519-742-7000 x 104

COUPAL MARKOU COMMERCIAL REAL ESTATE INC
150 KING STREET SOUTH
WATERLOO, ONTARIO N2J 1P6
OFFICE 519-742-7000
FAX 519-742-7070



AVAILABILITY
Unit 301 - **UNDER CONTRACT**
Unit 323 - 1,241sq ft

LEASE RATE
\$16.95/sq ft net

ADDITIONAL RENT
\$18.50sq ft/ 2024
Includes utilities

ZONING
U1-81

POSSESSION
Immediate

- * Located on Erb St E, at the intersection of Pepler St, Near Regina St in Uptown Waterloo
- * Top to bottom plaza renovations completed in 2019; including new furnace, interior finishes, entrances and glass
- * Exceptional location near amenities, multiple GRT Routes and LRT line
- * High daily foot/vehicle traffic
- * Excellent visibility, pay on-site parking
- * Utilities included in additional rent
- * U1-81 allows for many uses
- * Nicely finished with open office concept
- * Abundance of natural light

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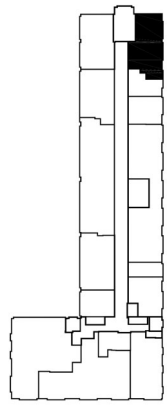
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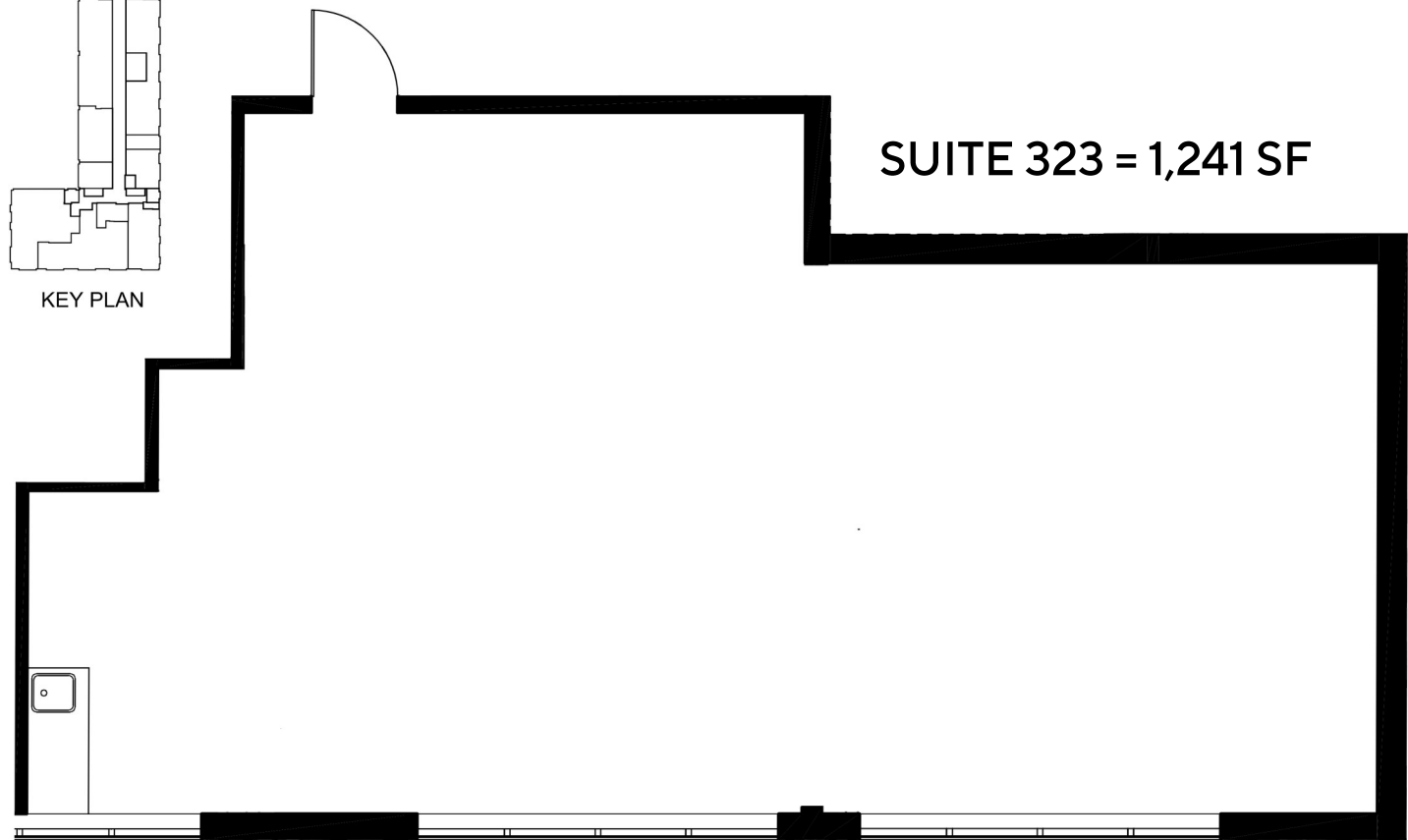
ERB STREET EAST, WATERLOO

FOR LEASE
SECOND FLOOR OFFICE SPACE

Erb St E



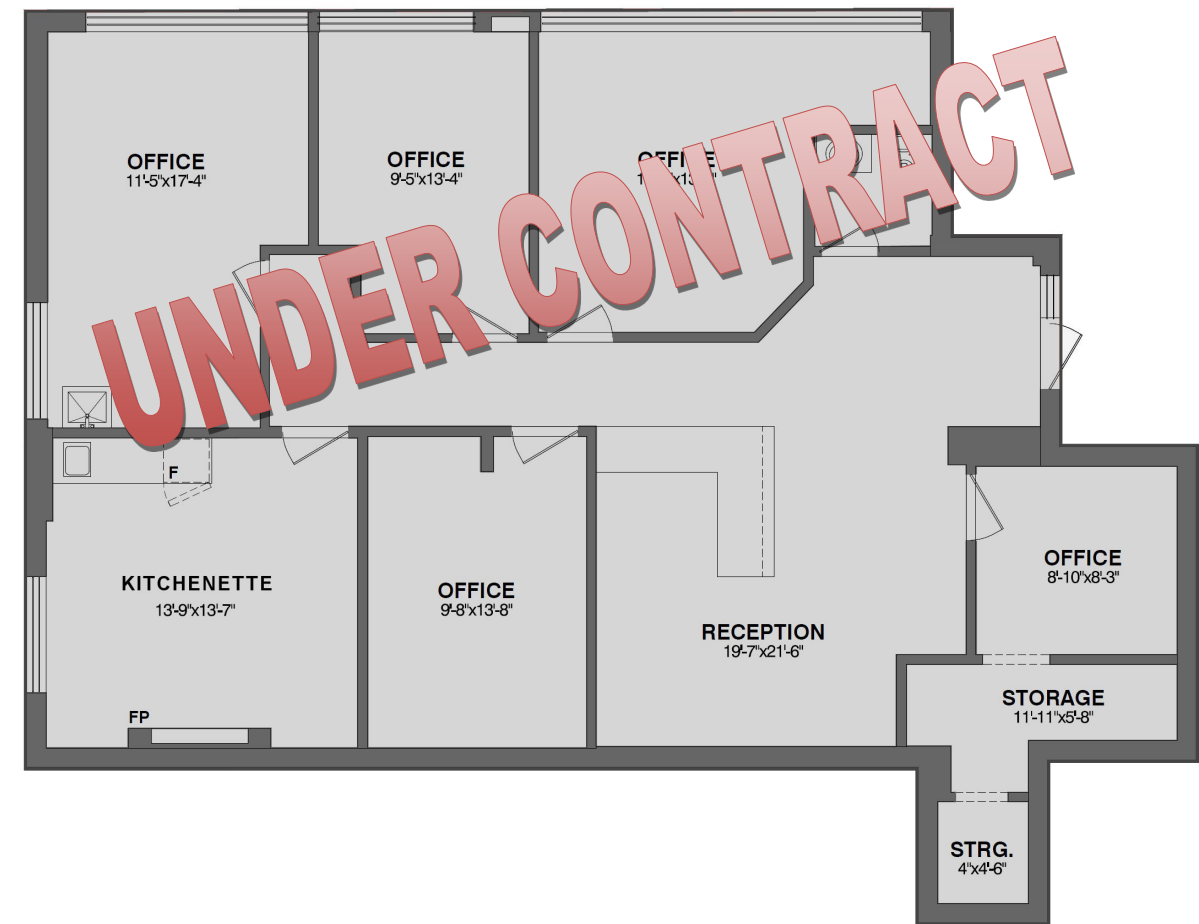
KEY PLAN



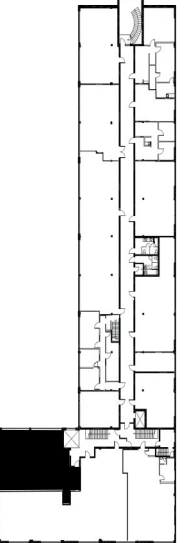
SUITE 323 = 1,241 SF

Erb St E

SUITE 301 = 1,889 SF



Erb St E



KEY PLAN

