FOR LEASE FOR LEASE **SECOND FLOOR OFFICE SPACE SECOND FLOOR OFFICE SPACE ERB STREET EAST, WATERLOO ERB STREET EAST, WATERLOO** Pét Valu 🖾 0 9 Walmart Sun entre Shoppers Drug Mart MacCregor Senior Public School Uptown P Sobeys Bridgeport 🕞 Tennis Club Central St

ErbSIE



Tim Hortons 们

Bare Essentials

Bridgenort Rd W

Waterloo Publi: library - Main Library

Shoppers Drug Mar

Odd Burger

Gilver Lake

The Onyx

Barrel Yards

Delta Hotels by 🕞 Marriott Waterloo

EIDSTW

Canadian Clay 🛞

Glass Galler

• The Tax Advartage

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

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

The Natural Way

Health C

Len's Mill Store 😂

Elizabeth Zieg er Public School

Bulk Barn 🔞

Fiddleheads Health 🙆 and Nutritio

Rd E

Bridgeport Rd E

Ero St E

O Uptown Waterloo BIA

S CIBC Branch with ATM

Canna Cabana | 🙆 Waterloo | Cannabi

ā

Scotiabank S

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 519-742-7070 Fax

Coupal Markou ercial Real Estate Inc. Brok www.coupalmarkou.com

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

- Waterloo
- * Top to bottom plaza renovations glass
- * High daily foot/vehicle traffic
- * Utilities included in additional rent
- * U1-81 allows for many uses

Immediate

* Abundance of natural light





* Located on Erb St E, at the intersection of Peppler St, Near Regina St in Uptown

completed in 2019; including new furnace, interior finishes, entrances and

* Exceptional location near amenities, multiple GRT Routes and LRT line

* Excellent visibility, pay on-site parking

* Nicely finished with open office concept

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

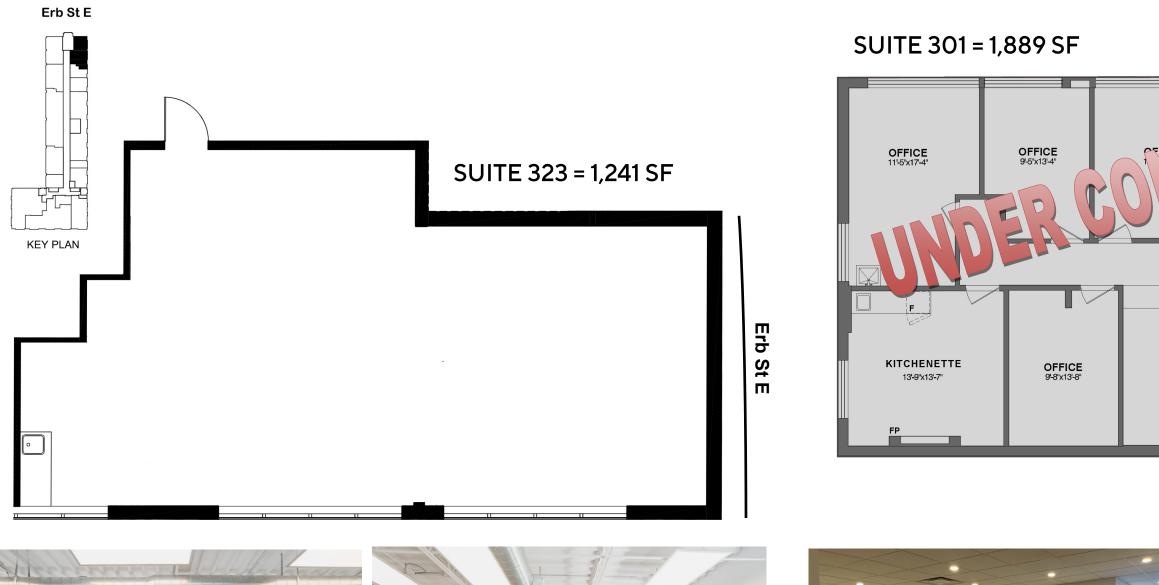
MATT DICKSON SALES REPRESENTATIVE MATT@COUPALMARKOU.COM 519-742-7000 x 104

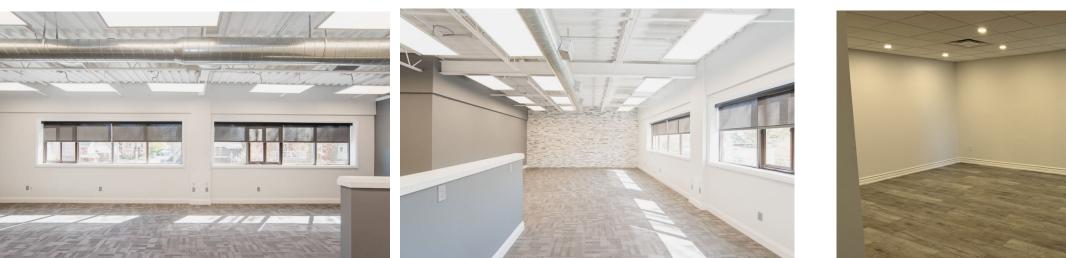
COUPAL MARKOU COMMERCIAL REAL ESTATE INC 150 KING STREET SOUTH WATERLOO, ONTARIO N2J 1P6 OFFICE 519-742-7000 Fax 519-742-7070



www.coupalmarkou.com







FOR LEASE **SECOND FLOOR OFFICE SPACE**

