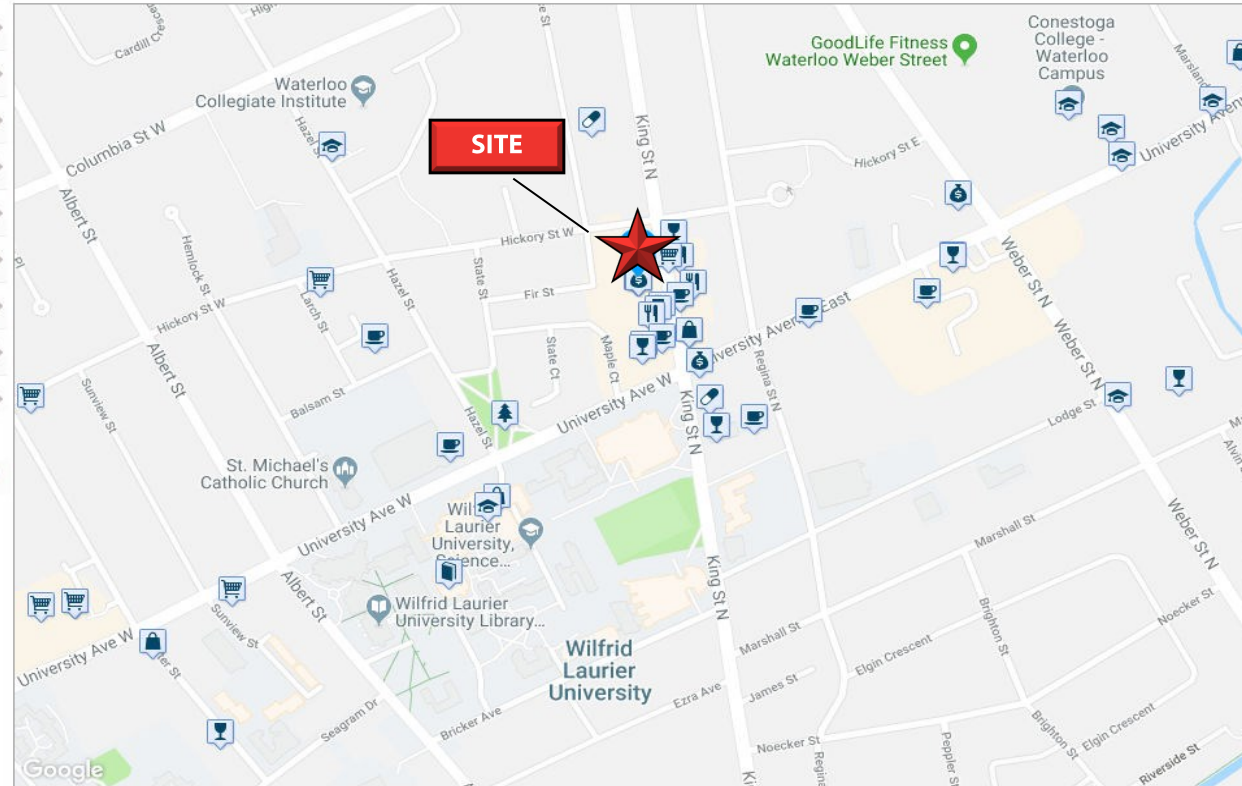


**A PLACE WHERE BUSINESSES COME TO THRIVE**

**What's Nearby**

- Restaurants:**  
Subway/Freshii .01km
  - Coffee:**  
Starbucks .1km
  - Bars:**  
Pasha Resto Lounge .07km
  - Groceries:**  
Farah Market Express .2km
  - Parks:**  
Veteran's Green .3km
  - Schools:**  
Wilfrid Laurier University .4km
  - Entertainment:**  
Pin-Up Arcade Bar .2km
  - Errands:**  
BMO Bank of Montreal .05km
- Commute to **Downtown Waterloo**  
 🚗 3 min 🚏 11 min 🚲 6 min  
 🚶 22 min
- Walk Score 81** Very Walkable  
Most errands can be accomplished on foot.
- Transit Score 66** Good Transit  
Many nearby public transportation options.
- Bike Score 60** Bikeable



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150 KING STREET SOUTH  
WATERLOO, ON N2J 1P6  
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**LEASING OPPORTUNITY |**

PROFESSIONAL OFFICE SPACE AT THE CORNER OF KING AND UNIVERSITY  
**255 KING STREET NORTH, WATERLOO**



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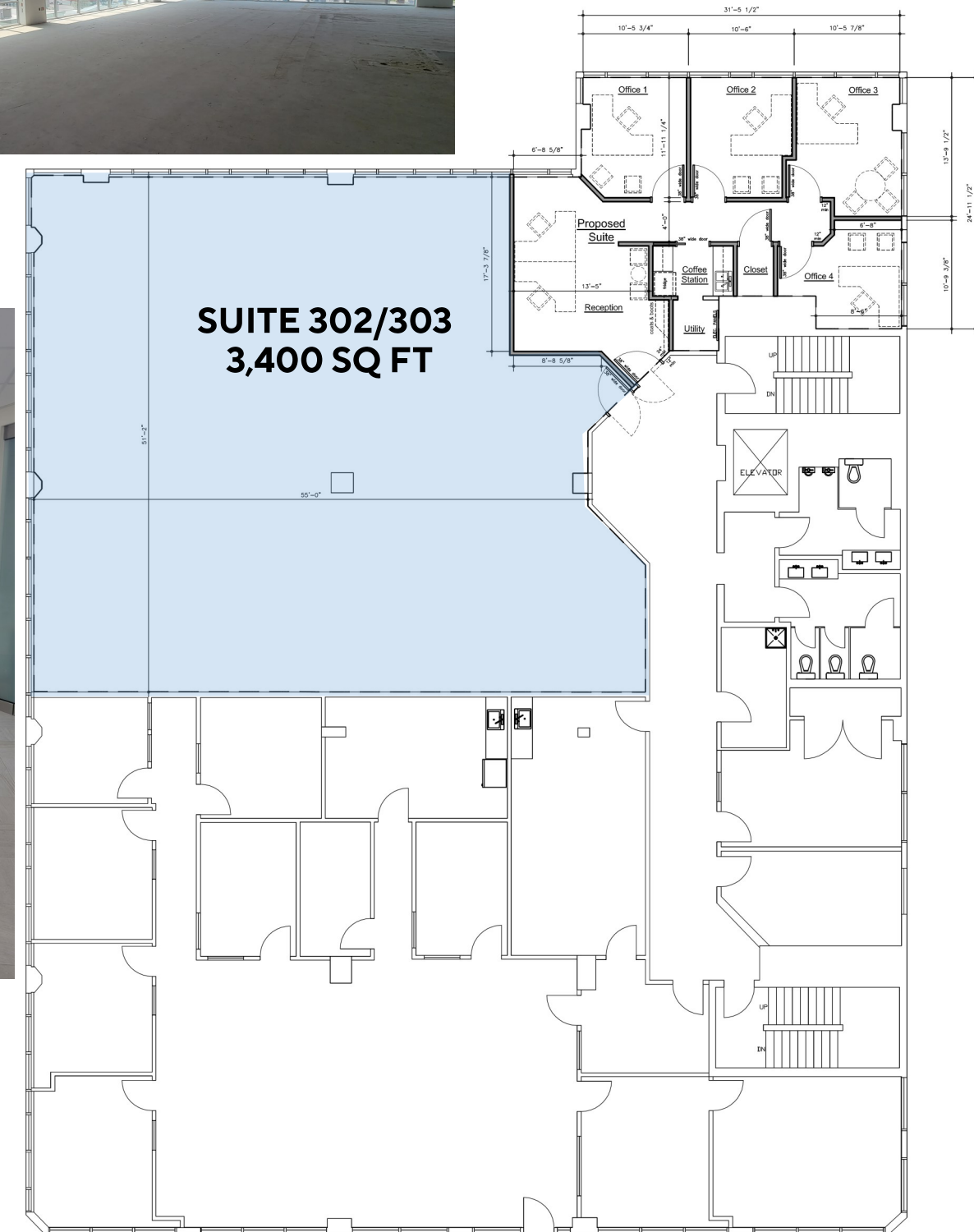
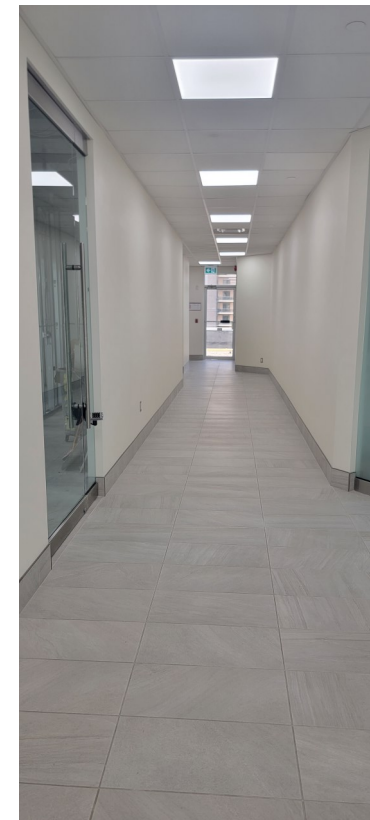
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# PROFESSIONAL OFFICE SPACE

HIGHLY SOUGHT AFTER CONTEMPORARY BUILDING



### AVAILABILITY

201 - 1,813 SQ FT  
 203 - 1,017 SQ FT  
 207 - 7,742 SQ FT  
 302/303 - 3,400 SQ FT

### LEASE RATE

201 - \$17.95/SQ FT NET  
 203 - \$17.95/SQ FT NET  
 207 - \$16.95/SQ FT NET  
 302/303 - \$17.95/SQ FT NET

### ADDITIONAL RENT

\$15.50/SQ FT  
 UTILITIES INCLUDED

### ZONING

C1-81

### POSSESSION

IMMEDIATE

- \* Located on King Street North, near University Ave in Waterloo
- \* Onsite controlled access parking included
- \* Newly appointed lobby, common areas and washrooms
- \* Large floor to ceiling windows with panoramic views
- \* Controlled after hours access
- \* Zoning allows for many uses
- \* Located directly on bus route and near LRT route
- \* Minutes from Hwy #85 and access to Hwy #401
- \* Walking distance to Uptown Waterloo (less than 1km)
- \* Walking score of 81/100

### BUILDING FEATURES

- Clean and bright entrance and lobby
- Energy efficient elevator and lighting
- Independently controlled HVAC
- Main floor restaurants, many vendors to choose from
- Premium finishes
- Fibre available throughout
- Modern construction and contemporary design
- Gated/secure parking included
- On-site Parking enforcement
- Professionally managed