

# 145

## FOR LEASE

### SECOND FLOOR OFFICE SPACE

#### LEXINGTON COURT, UNIT E, WATERLOO



#### AVAILABILITY

1,000 sq ft

#### LEASE RATE

\$1,600.00/month gross  
+ utilities

#### ZONING

E3-27

#### POSSESSION

September 2024

#### FEATURES

- \* Located on Lexington Crt, off of Lexington Rd, between Dearborn Pl and Davenport Rd in Waterloo
- \* Second floor, finished office space
- \* Air conditioned office includes three large offices with windows for natural light and private washroom
- \* Ample on-site parking
- \* Landlord on-site
- \* Attractive and well maintained building
- \* Easy access to Conestoga Expressway and uptown Waterloo

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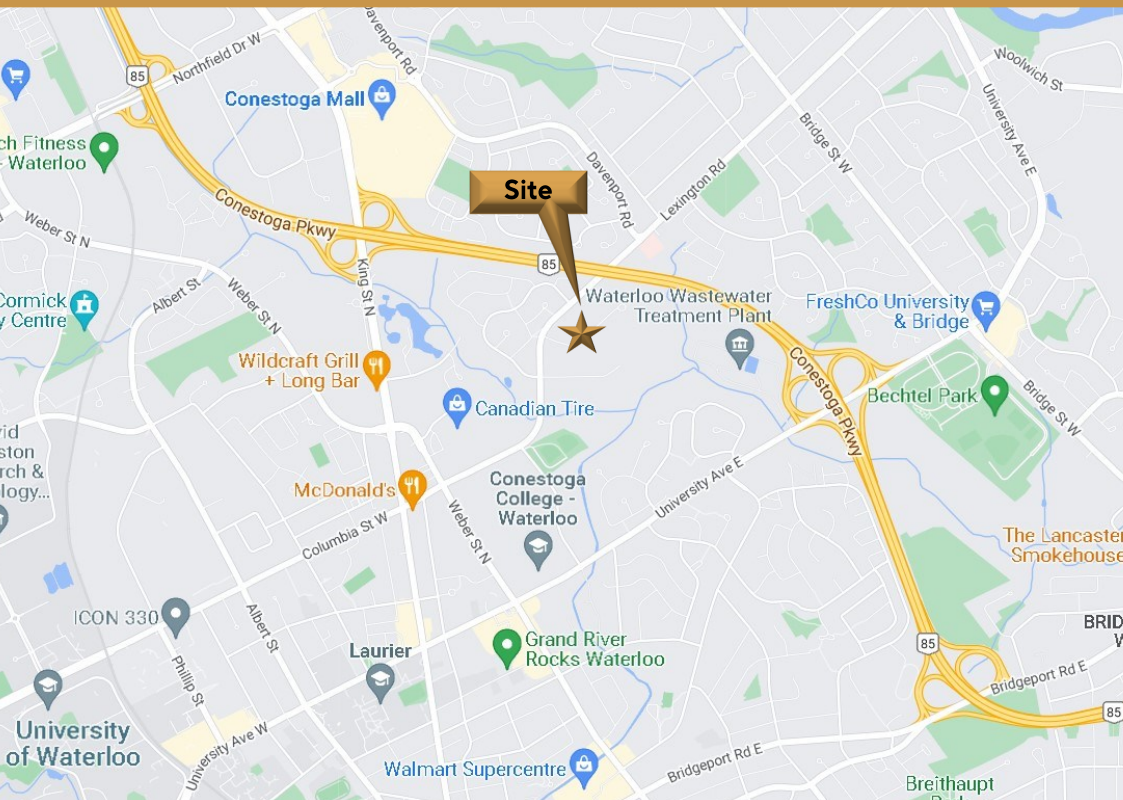
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