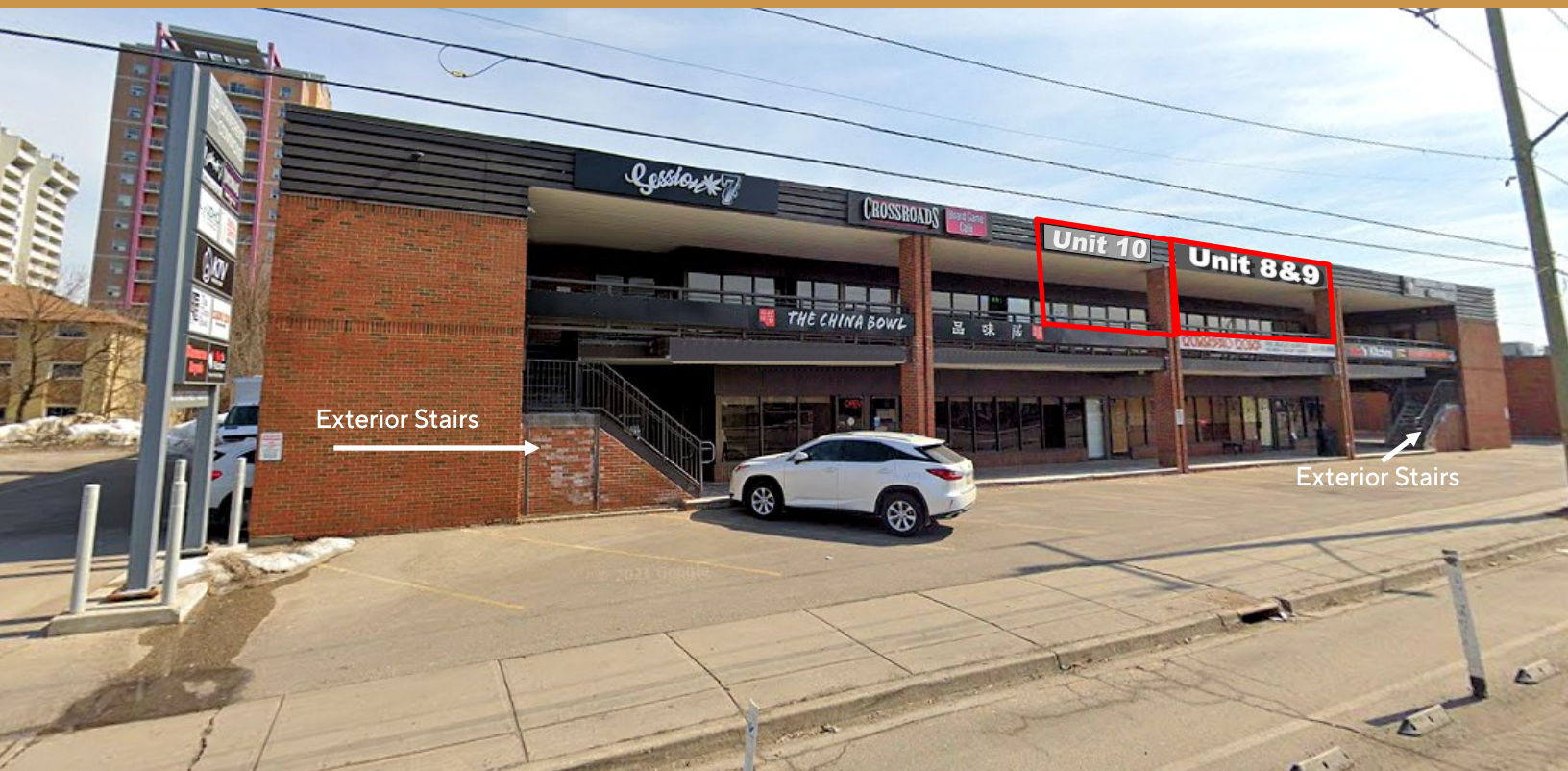


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KING STREET NORTH, WATERLOO

FOR LEASE

2ND FLOOR COMMERCIAL/RETAIL SPACE



AVAILABILITY

8 - 2,100 sq ft
8&9 - 4,659 sq ft
10 - 1,055 sq ft

LEASE RATE

8 - \$22.00/sq ft net
8&9 - \$18.00/sq ft net
10 - \$24.00/sq ft net

ADDITIONAL RENT

\$10.00/sq ft
plus utilities

ZONING

C1-81

POSSESSION

8-9 - Immediate
10 - 03/01/2025

- * Located on King Street North, near University Avenue East
- * 2nd floor commercial/retail space
- * On-site parking and excellent visibility
- * Across the street from Wilfrid Laurier University and 2 blocks east of University of Waterloo
- * Great visibility with signage opportunities
- * Fully air conditioned
- * Area influences include: U of W, Wilfrid Laurier, Star Bucks, 7-Eleven, RBC, BMO and many others

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MIKE@COUPALMARKOU.COM
519-742-7000 x 105

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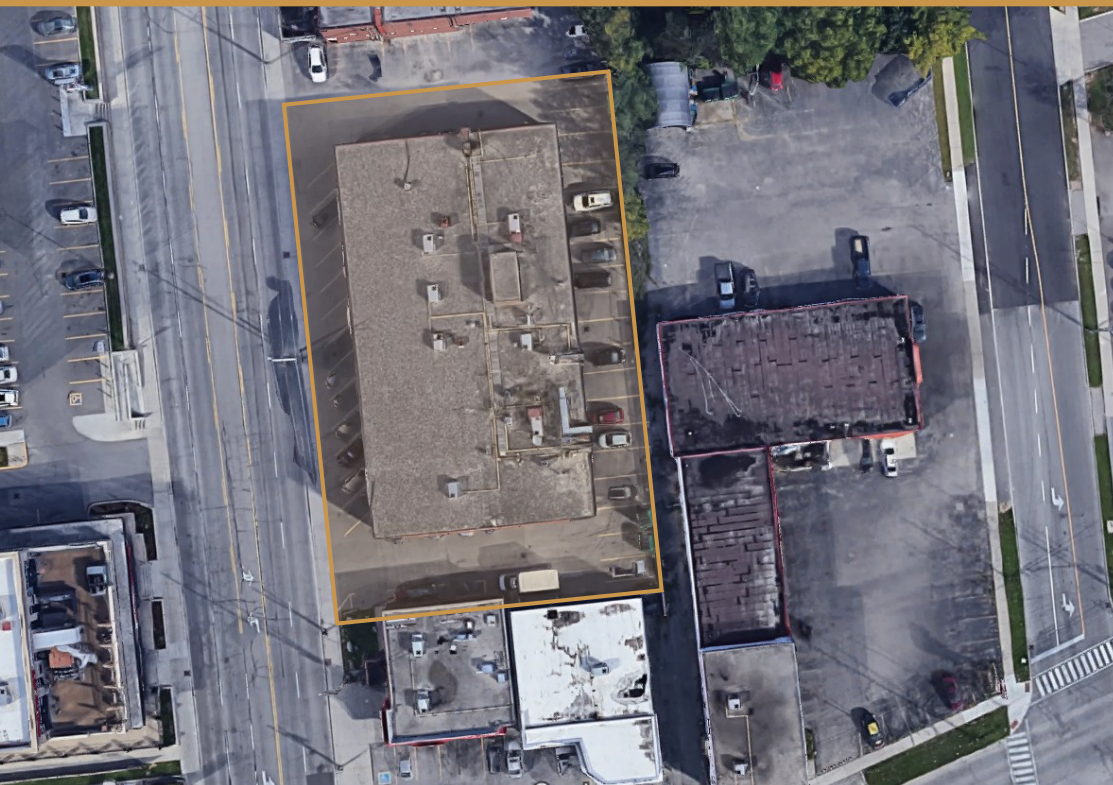
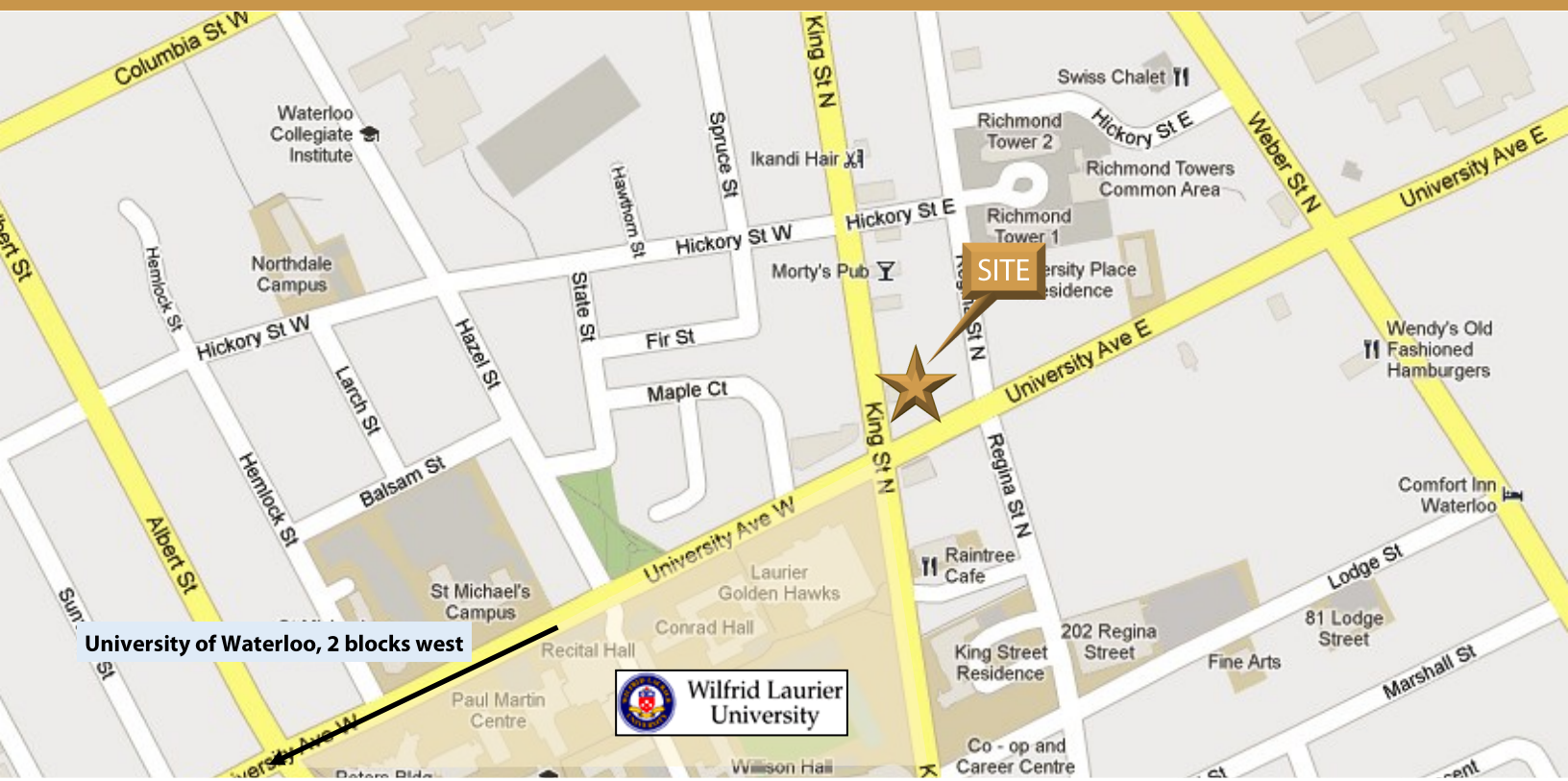
Coupal Markou
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