

# DECEMBER 2024 LEASE OPPORTUNITIES RETAIL | OFFICE | INDUSTRIAL

## RETAIL >>



**8 - 373 Bridge Street,  
Waterloo**  
Size: 500 sq ft  
Rate: \$30.00/sq ft  
TMI: \$11.47/sq ft + utilities

**\*NEW**



**6 - 36 Northfield Drive,  
Waterloo**  
Size: 1,292 sq ft  
Rate: \$36.00/sq ft  
TMI: \$17.00/sq ft + utilities

**\*NEW**



**1440 King Street N,  
St. Jacobs**  
Unit 3AB - 3,352 sq ft Rate: \$18.95/sq ft  
Unit 3ABC - 5,028 sq ft Rate: \$18.95/sq ft  
Unit 3C - 1,676 sq ft Rate: \$18.95/sq ft  
TMI: \$8.55/sq ft + utilities

**\*NEW**



**111 - 7 Grand Avenue,  
Cambridge**  
Size: 849 sq ft  
Rate: \$21.95/sq ft  
TMI: \$8.30/sq ft + utilities



**7B - 25 Industrial Drive,  
Elmira**  
Size: 1,015 sq ft  
Rate: \$22.00/sq ft  
TMI: \$7.80/sq ft + utilities



**82 Woodlawn Road W,  
Guelph**  
Size: 2,013 sq ft  
Rate: **LEASED**  
TMI: **LEASED**



**33 Quebec Street,  
Guelph**  
Size: 2,155 sq ft  
Rate: \$19.95/sq ft  
TMI: \$9.50/sq ft + utilities



**29 Quebec Street,  
Guelph**  
Size: 1,152 sq ft  
Rate: \$25.00/sq ft  
TMI: \$10.50/sq ft + utilities



**27 Quebec Street,  
Guelph**  
Size: 2,149 sq ft  
Rate: \$22.50/sq ft net  
TMI: \$5.00/sq ft + utilities



**11 - 450 Woodlawn Road W,  
Guelph**  
Size: 2,028 sq ft  
Rate: \$16.95/sq ft  
TMI: \$7.50/sq ft + utilities

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### 900 King Street W, Kitchener

Unit E1 - 2,650 sq ft Rate: \$32.00/sq ft  
 Unit E2 - 1,000 sq ft Rate: \$30.00/sq ft  
 Unit S1 - 1,000 sq ft Rate: \$36.00/sq ft  
 Unit S2 - 1,500 sq ft Rate: \$36.00/sq ft  
 Unit S3 - 900 sq ft Rate: \$36.00/sq ft

TMI: \$15.00/sq ft + utilities

DETAILS



### G1 - 220 King Street N, Waterloo

Size: 1,574 sq ft

Rate: \$40.00/sq ft net

TMI: \$24.00/sq ft + utilities

DETAILS



### 1116 - 100 Conestoga College Blvd, Kitchener

Size: 4,036 sq ft

Rate:

—Under Contract—

TMI:

DETAILS



### 3310 King Street E, Kitchener

Size: 1,342 sq ft

Rate: \$16.95/sq ft net

TMI: \$3.55/sq ft + utilities



### H17 - 1067 Ontario Street, Stratford

Size: 325 sq ft

Rate: \$2,925/month

TMI: utilities

DETAILS



### E15 - 1067 Ontario Street, Stratford

Size: 2,146 sq ft

Rate: \$30.00/sq ft

TMI: \$19.50/sq ft + utilities

DETAILS



### 101A - 35 King Street N, Waterloo

Size: 2,400 sq ft

Rate: \$32.00/sq ft

TMI: \$12.00/sq ft + utilities

DETAILS



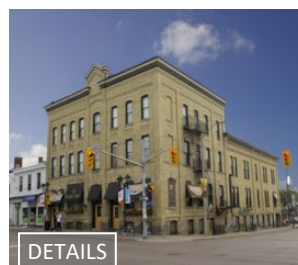
### 3 Regina Street N, Waterloo

Unit A - 5,113 sq ft Rate: \$15.00/sq ft net

Unit A3 - 1,850 sq ft Rate: \$15.00/sq ft net

TMI: \$9.50/sq ft - utilities inc.

DETAILS



### 2 King Street N, Waterloo

Unit 2 - 2,707 sq ft Rate: \$32.00/sq ft net

Unit 4 - 3,318 sq ft Rate: \$15.95/sq ft net

TMI: \$10.00/sq ft + utilities

DETAILS



### 16 - 36 Northfield Drive, Waterloo

Size: 980 sq ft

Rate: \$38.00/sq ft net

TMI: \$17.00/sq ft + utilities

DETAILS

# DECEMBER 2024 LEASE OPPORTUNITIES RETAIL | OFFICE | INDUSTRIAL

## RETAIL >>



### 258 King Street N, Waterloo

Unit 8 - 2,100 sq ft Rate: \$22.00/sq ft  
Unit 8&9 - 4,659 sq ft Rate: \$18.00/sq ft

TMI: \$10.00/sq ft + utilities

DETAILS



### 140 Columbia Street W, Waterloo

Unit 101 - 4,376 sq ft Rate: \$25.00/sq ft  
Unit 101A - 2,188 sq ft Rate: \$25.00/sq ft  
Unit 102 - 1,726 sq ft Rate: \$25.00/sq ft

TMI: \$12.16/sq ft

DETAILS



### 107 - 55 Erb Street E, Waterloo

Size: 1,271 sq ft

Rate: \$30.00/sq ft net

TMI: \$19.00/sq ft

DETAILS



### 85 King Street N, Waterloo

Size: 2,856 sq ft

Rate: \$36.00/sq ft net

TMI: \$17.00/sq ft + utilities

DETAILS

# DECEMBER 2024 LEASE OPPORTUNITIES RETAIL | OFFICE | INDUSTRIAL

## OFFICE >>



### 8 - 808 Courtland Avenue, Kitchener

\*NEW

Size: 2,189 sq ft  
Rate: \$18.95/sq ft net  
TMI: \$9.71/sq ft + utilities

DETAILS



### 206 - 139 Northfield Drive W, Waterloo

\*NEW

Size: 3,268 sq ft  
Rate: \$21.95/sq ft net  
TMI: \$15.24/sq ft + utilities

DETAILS



### 379 Queen Street S, Kitchener

\*NEW

Unit 2 - 1,848 sq ft Rate: \$4,300/month  
Unit 2A - 807 sq ft Rate: \$2,100/month  
Unit 2B - 1,041 sq ft Rate: \$2,600/month

\*Utilities included in rent

DETAILS



### 12D - 1111 Franklin Boulevard, Cambridge

Size: 1,225 sq ft  
Rate: \$13.95/sq ft net  
TMI: \$9.92/sq ft + utilities

DETAILS



### 2 - 340 King Street W, Kitchener

Size: 5,649 sq ft  
Rate: \$10.00/sq ft net  
TMI: \$9.00/sq ft + utilities

DETAILS



### 3E - 737 Belmont Avenue W, Kitchener

Size: 100 sq ft  
Rate: \$850.00/month  
TMI: + utilities

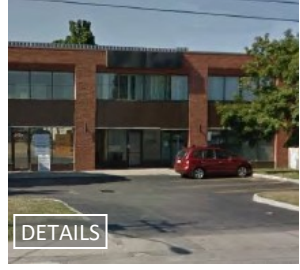
DETAILS



### 582 Lancaster Street W, Kitchener

201 - 3,684 sqft Rate: \$18.00/sq ft net  
203 - 4,491 sqft Rate: \$18.00/sq ft net  
301 - 8,542 sqft Rate: \$18.00/sq ft net  
2nd&3rd-16,717sqft Rate: \$18.00/sq ft net

DETAILS



### 203 - 1145 King Street E, Kitchener

Size: 952 sq ft  
Rate: \$12.95/sq ft net  
TMI: \$14.67/sq ft + utilities

DETAILS



### 370 Highland Road W, Kitchener

Unit 15C - 4,154 sq ft Rate: \$15.00/sq ft  
Unit 15D - 2,442 sq ft Rate: \$15.00/sq ft  
Unit 15C/D - 6,596 sq ft Rate: \$15.00/sq ft  
TMI: \$12.00/sq ft + utilities

DETAILS



### A - 85 Edwin Street, Kitchener

Size: 2,894 sq ft  
Rate: \$3,500/month gross

DETAILS

# DECEMBER 2024 LEASE OPPORTUNITIES RETAIL | OFFICE | INDUSTRIAL

## OFFICE >>



### 678 - 692 Belmont Avenue W, Kitchener

**Building 678 Belmont Ave W:**  
Unit 304 - 1,205 sq ft Rate: \$19.50/sq ft  
**Building 690 Belmont Ave W:**  
Unit 302 - ~~Under Contract~~  
Unit 101 - 723 sq ft Rate: \$10.00/sq ft  
TMI: \$12.59/sq ft - utilities included

DETAILS



### 3 - 1440 King Street N, St. Jacobs

Size: 1,797 sq ft  
Rate: \$17.95/sq ft net  
TMI: \$8.96/sq ft + utilities

DETAILS



### 465 Phillip Street, Waterloo

Unit 203A - 1,728 sq ft Rate: \$14.95/sq ft  
Unit 204B - 1,444 sq ft Rate: \$14.95/sq ft  
203A&204B - 3,172 sq ft Rate: \$14.95/sq ft  
TMI: \$22.57/sq ft

DETAILS



### 2F - 120 Randall Drive, Waterloo

Size: 5,331 sq ft  
Rate: \$9.95/sq ft net  
TMI: \$6.20/sq ft + utilities

DETAILS



### 255 King Street N, Waterloo

201 - 1,813 sq ft Rate: \$17.95/sq ft net  
302 - 1,017 sq ft Rate: \$17.95/sq ft net  
207 - 7,742 sq ft Rate: \$16.95/sq ft net  
302/303 - 3,400 sq ft Rate: \$17.95/sq ft net

TMI: \$15.50/sq ft + utilities

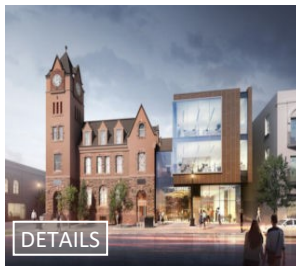
DETAILS



### 1585 - 220 Davenport Road, Waterloo

Size: 12,306 sq ft  
Rate: \$16.50/sq ft net  
TMI: \$8.20/sq ft + utilities

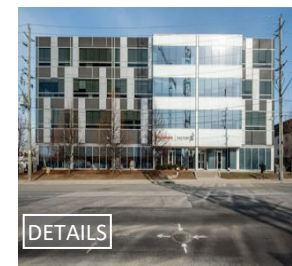
DETAILS



### 301 - 35 King Street, Waterloo

Size: 9,133 sq ft  
Rate: \$25.00/sq ft net  
TMI: \$10.00/sq ft + utilities

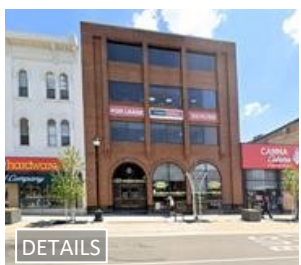
DETAILS



### 140 Columbia Street W, Waterloo

Unit 203 - 4,630 sq ft Rate: \$14.95/sq ft  
Unit 201A - 2,500 sq ft Rate: \$14.95/sq ft  
Unit 201B - 1,500 sq ft Rate: \$14.95/sq ft  
TMI: \$12.16/sq ft + utilities

DETAILS



### 204 - 22 King Street S, Waterloo

Size: 1,392 sq ft  
Rate: \$15.95/sq ft net  
TMI: \$19.00/sq ft - utilities inc.

DETAILS



### 36 - 620 Davenport Road, Waterloo

Size: 2,516 sq ft  
Rate: ~~Under Contract~~  
TMI:

DETAILS

# DECEMBER 2024 LEASE OPPORTUNITIES RETAIL | OFFICE | INDUSTRIAL

## OFFICE >>



### 20 Erb Street W, Waterloo

Unit 203 - 3,004 sq ft Rate: \$15.95/sq ft  
 Unit 1204 - 2,789 sq ft Rate: \$15.95/sq ft  
 TMI: \$18.70/sq ft

DETAILS



### 12 Dupont Street W, Waterloo

Unit 2 - 650 sq ft Rate: \$1,600/month  
 Unit 2B - 300 sq ft Rate: \$850/month  
 TMI: + utilities

DETAILS



### 22 King Street S, Waterloo

Unit 501 - 1,128 sq ft Rate: \$14.00/sq ft net  
 Unit 502 - 1,862 sq ft Rate: \$14.00/sq ft net  
 Unit 504 - 1,890 sq ft Rate: \$14.00/sq ft net  
 TMI: \$19.00/sq ft - utilities inc.

DETAILS



### E - 145 Lexington Court, Waterloo

Size: 1,000 sq ft  
 Rate: \$1,600/month gross  
 TMI: + utilities

DETAILS

## INDUSTRIAL >>



### 1 - 460 Thompson Drive, Cambridge

Size: 3,750 sq ft  
 Rate: \$13.95/sq ft net  
 TMI: \$5.25/sq ft + utilities

DETAILS

\*NEW



### A16 - 650 Woodlawn Road W, Guelph

Size: 2,218 sq ft  
 Rate: \$15.95/sq ft net  
 TMI: \$7.00/sq ft + utilities

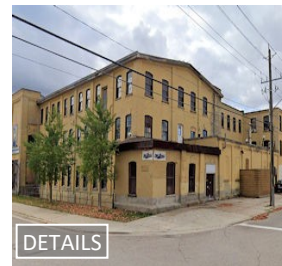
DETAILS



### B17 - 650 Woodlawn Road W, Guelph

Size: 4,263 sq ft  
 Rate: \$13.95/sq ft net  
 TMI: \$7.00/sq ft + utilities

DETAILS



### 121 - 283 Duke Street W, Kitchener

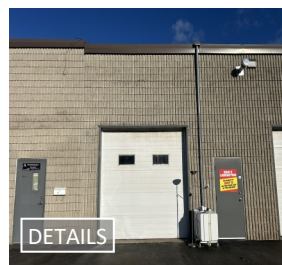
Size: 2,640 sq ft  
 Rate: \$16.00/sq ft net  
 TMI: tenant insurance

DETAILS



### A2 - 1535 Snyder's Road, Petersburg

Size: 8,500 sq ft  
 Rate: \$10.75/sq ft net  
 TMI: \$2.50/sq ft



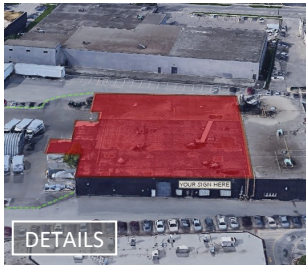
### C2 - 632 Colby Drive, Waterloo

Size: 1,000 sq ft  
 Rate: \$2,000/month  
 TMI: utilities

DETAILS

# DECEMBER 2024 LEASE OPPORTUNITIES RETAIL | OFFICE | INDUSTRIAL

## INDUSTRIAL >>



### 3 - 35 University Avenue, Waterloo

Size: 34,976 sq ft  
Rate: \$9.95/sq ft net  
TMI: \$3.95/sq ft + utilities



### 2 - 584 Colby Drive, Waterloo

Size: 2,500 sq ft  
Rate: \$12.50/sq ft net  
TMI: \$4.50/sq ft



### 2 - 830 King Street N, Waterloo

Size: 1,200 sq ft  
Rate: \$2,000/month gross  
TMI: utilities

Contact For Additional Information:

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