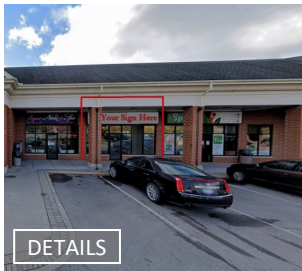


# JANUARY 2025 LEASE OPPORTUNITIES RETAIL | OFFICE | INDUSTRIAL

## RETAIL >>



### 17 - 900 Jamieson Parkway Cambridge

\*NEW

Size: 1,184 sq ft  
Rate: \$23.95/sq ft net  
TMI: \$13.95/sq ft + utilities



### 1381 Victoria Stet N, Kitchener

\*NEW

Unit 3-4 - 4,540 sq ft Rate: \$15.95/sq ft net  
Unit 3-5 - 6,810 sq ft Rate: \$15.95/sq ft net  
TMI: \$13.30/sq ft net + utilities



### 10 - 258 King Street N, Waterloo

\*NEW

Size: 1,055 sq ft  
Rate: \$24.00/sq ft net  
TMI: \$10.00/sq ft + utilities



### 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



### 29 Quebec Street, Guelph

Size: 1,152 sq ft  
Rate: \$25.00/sq ft  
TMI: \$10.50/sq ft + utilities



### 33 Quebec Street, Guelph

Size: 2,155 sq ft  
Rate: \$19.95/sq ft  
TMI: \$9.50/sq ft + utilities



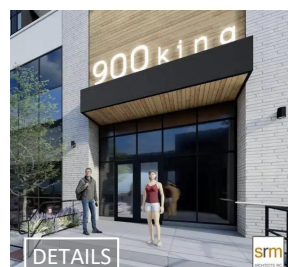
### 11 - 450 Woodlawn Road W, Guelph

Size: 2,028 sq ft  
Rate: \$16.95/sq ft  
TMI: \$7.50/sq ft + utilities



### 27 Quebec Street, Guelph

Size: 2,149 sq ft  
Rate: \$22.50/sq ft net  
TMI: \$5.00/sq ft + utilities



### 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

# JANUARY 2025 LEASE OPPORTUNITIES RETAIL | OFFICE | INDUSTRIAL

## RETAIL >>



### 1116 - 100 Conestoga College Blvd, Kitchener

Size: 4,036 sq ft  
Rate: \$12.95/sq ft net  
TMI: \$9.00/sq ft + utilities

DETAILS



### 3310 King Street E, Kitchener

Size: 1,342 sq ft  
Rate: \$16.95/sq ft net  
TMI: \$3.55/sq ft + utilities



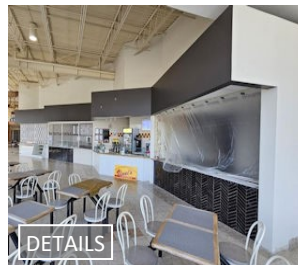
### 1 - 55 Franklin Street S, Kitchener

Size: 800 sq ft  
Rate: \$25.95/sq ft  
TMI: \$12.00/sq ft + utilities



### A - 100 Victoria Street S, Kitchener

Size: 8,500 sq ft  
Rate: \$24.00/sq ft net  
TMI: \$13.00/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



### 1440 King Street N, St. Jacobs

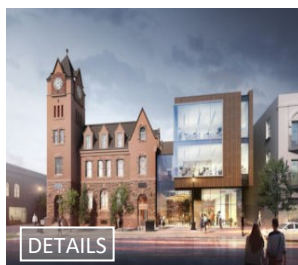
Unit 3AB - 3,352 sq ft Rate: \$18.95/sq ft  
Unit 3ABC - 5,028 sq ft Rate: \$18.95/sq ft  
Unit 3C - 1,676 sq ft Rate: \$18.95/sq ft  
TMI: \$8.55/sq ft + utilities



### G1 - 220 King Street N, Waterloo

Size: 1,574 sq ft  
Rate: \$40.00/sq ft net  
TMI: \$24.00/sq ft + utilities

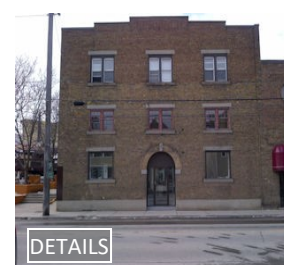
DETAILS



### 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

# JANUARY 2025 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



### 8 - 373 Bridge Street, Waterloo

Size: 500 sq ft

Rate: \$30.00/sq ft

TMI: \$11.47/sq ft + utilities

DETAILS



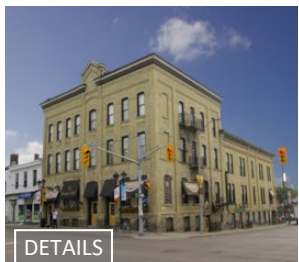
### 6 - 36 Northfield Drive, Waterloo

Size: 1,292 sq ft

Rate: \$36.00/sq ft

TMI: \$17.00/sq ft + utilities

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

# JANUARY 2025 LEASE OPPORTUNITIES RETAIL | OFFICE | INDUSTRIAL

## OFFICE >>



**11 Arthur Street S,  
Elmira**  
Size: 1,540 sq ft  
Rate: \$2,500/month gross  
TMI: \$4.00/sq ft + utilities

**\*NEW**



**7 - 808 Courtland Avenue E,  
Kitchener**  
Size: 5,212 sq ft  
Rate: \$9.95/sq ft net  
TMI: \$9.71/sq ft + utilities

**\*NEW**



**302 - 140 Columbia Street W,  
Waterloo**  
Size: 4,741 sq ft  
Rate: \$14.95/sq ft net  
TMI: \$12.16/sq ft + utilities

**\*NEW**



**12D - 1111 Franklin Boulevard,  
Cambridge**  
Size: 1,225 sq ft  
Rate: \$13.95/sq ft net  
TMI: \$9.92/sq ft + utilities



**379 Queen Street S,  
Kitchener**  
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



**8 - 808 Courtland Avenue,  
Kitchener**  
Size: 2,189 sq ft  
Rate: \$18.95/sq ft net  
TMI: \$9.71/sq ft + utilities



**2 - 340 King Street W,  
Kitchener**  
Size: 5,649 sq ft  
Rate: \$10.00/sq ft net  
TMI: \$9.00/sq ft + utilities



**3E - 737 Belmont Avenue W,  
Kitchener**  
Size: 100 sq ft  
Rate: \$850.00/month  
TMI: + utilities



**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  
TMI: \$11.18/sq ft - utilities inc.



**203 - 1145 King Street E,  
Kitchener**  
Size: 952 sq ft  
Rate: \$12.95/sq ft net  
TMI: \$14.67/sq ft + utilities

# JANUARY 2025 LEASE OPPORTUNITIES RETAIL | OFFICE | INDUSTRIAL

## OFFICE >>



### 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



### 678 - 692 Belmont Avenue W, Kitchener

**Building 678 Belmont Ave W:**  
 Unit 304 - 1,010 sq ft Rate: \$19.50/sq ft  
**Building 690 Belmont Ave W:**  
 Unit 101 - 1,160 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: \$14.50/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



### 5&6 - 620 Davenport Road, Waterloo

Size: 2,106 sq ft  
 Rate: \$17.95/sq ft net  
 TMI: \$7.50/sq ft + utilities

DETAILS



### 255 King Street N, Waterloo

201 - 1,813 sq ft Rate: \$17.95/sq ft net  
 203 - 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

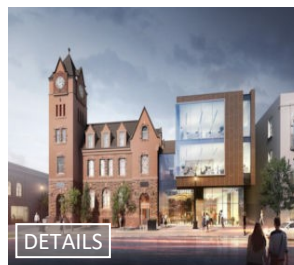
DETAILS



### 1102 - 20 Erb Street W, Waterloo

Size: 1,235 sq ft  
 Rate: \$16.50/sq ft net  
 TMI: \$18.70/sq ft

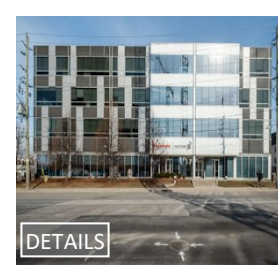
DETAILS



### 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

# JANUARY 2025 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



### 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: \$19.95/sq ft net

TMI: \$7.50/sq ft + utilities

DETAILS



### 206 - 139 Northfield Drive W, Waterloo

Size: 3,268 sq ft

Rate: \$21.95/sq ft net

TMI: \$15.24/sq ft + utilities

DETAILS

# JANUARY 2025 LEASE OPPORTUNITIES RETAIL | OFFICE | INDUSTRIAL

## INDUSTRIAL >>



**1 - 460 Thompson Drive,  
Cambridge**

Size: 3,750 sq ft

Rate:

TMI: **—Under Contract—**

DETAILS

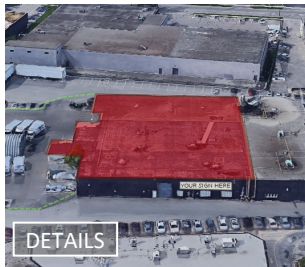


**C2 - 632 Colby Drive,  
Waterloo**

Size: 1,000 sq ft

Rate:

TMI: **— LEASED —**



**3 - 35 University Avenue,  
Waterloo**

Size: 34,976 sq ft

Rate: \$9.95/sq ft net

TMI: \$3.95/sq ft + utilities

DETAILS



**2 - 584 Colby Drive,  
Waterloo**

Size: 2,500 sq ft

Rate: \$12.50/sq ft net

TMI: \$4.50/sq ft

DETAILS



**2 - 830 King Street N,  
Waterloo**

Size: 1,200 sq ft

Rate:

TMI: **— LEASED —**

Contact For Additional Information:

[www.coupalmarkou.com](http://www.coupalmarkou.com)

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