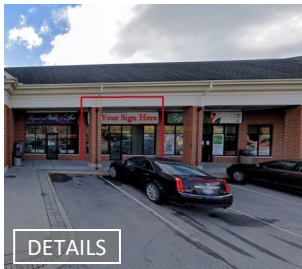


FEBRUARY 2025 LEASE OPPORTUNITIES

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RETAIL >>



17 - 900 Jamieson Parkway Cambridge

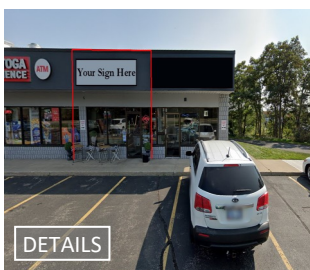
Size: 1,184 sq ft
Rate: \$23.95/sq ft net
TMI: \$13.66/sq ft + utilities

*NEW



1381 Victoria Street N, Kitchener

Size: 6,810 sq ft
TMI: ~~—Under Contract—~~



F-209 Lexington Road, Waterloo

Size: 794 sq ft
Rate: ~~—Under Contract—~~
TMI: ~~—Under Contract—~~

*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



29 Quebec Street, Guelph

Size: 1,152 sq ft
Rate: ~~———— LEASED ————~~
TMI: ~~———— LEASED ————~~



33 Quebec Street, Guelph

Size: 2,155 sq ft
Rate: \$19.95/sq ft
TMI: \$7.44/sq ft + utilities



900 King Street W, Kitchener

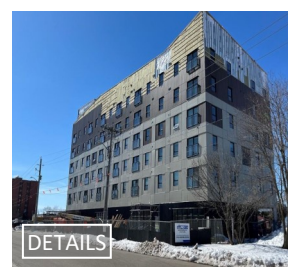
Unit E1	-	2,650 sq ft	Rate: \$32.00/sq ft
Unit E2	-	1,000 sq ft	Rate: \$30.00/sq ft
Unit S1	-	1,000 sq ft	Rate: \$36.00/sq ft
Unit S2	-	1,500 sq ft	Rate: \$36.00/sq ft
Unit S3	-	900 sq ft	Rate: \$36.00/sq ft

TMI: \$15.00/sq ft + utilities



27 Quebec Street, Guelph

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



1 - 55 Franklin Street S, Kitchener

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

FEBRUARY 2025 LEASE OPPORTUNITIES

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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



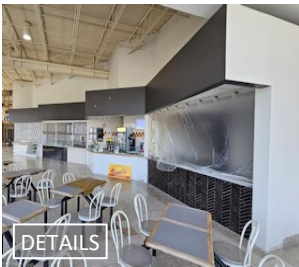
35 Main Street, Cambridge

***NEW**

101 - 1,921 sq ft Rate: \$21.95/ sq ft net
103 - 839 sq ft Rate: \$24.95/ sq ft net

TMI: \$9.50/sq ft + utilities

DETAILS



H17 - 1067 Ontario Street, Stratford

Size: 325 sq ft
Rate: \$2,925/month
TMI: utilities

DETAILS



3310 King Street E, Kitchener

Size: 1,342 sq ft
Rate: \$16.95/sq ft net
TMI: \$3.55/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: \$8.70/sq ft + 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



G1 - 220 King Street N, Waterloo

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



16 - 36 Northfield Drive, Waterloo

Size: 980 sq ft
Rate: \$38.00/sq ft net
TMI: \$17.00/sq ft + utilities

DETAILS

FEBRUARY 2025 LEASE OPPORTUNITIES

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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
Unit 10 - **—Under Contract—**

TMI: \$10.00/sq ft + utilities



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: \$14.22/sq ft



107 - 55 Erb Street E, Waterloo

Size: 1,271 sq ft

Rate: \$30.00/sq ft net

TMI: \$19.00/sq ft



85 King Street N, Waterloo

Size: 2,856 sq ft

Rate:

—Under Contract—

TMI:



8 - 373 Bridge Street, Waterloo

Size: 500 sq ft

Rate:

—LEASED—

TMI:



6 - 36 Northfield Drive, Waterloo

Size: 1,292 sq ft

Rate:

—LEASED—

TMI:



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

FEBRUARY 2025 LEASE OPPORTUNITIES

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OFFICE >>



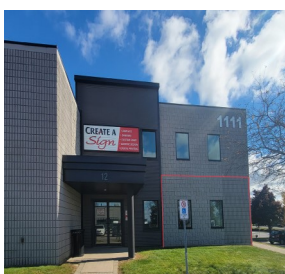
**11 Arthur Street S,
Elmira**
Size: 1,540 sq ft
Rate: \$2,500/month gross
TMI: \$4.00/sq ft + utilities

***NEW**



**7 - 808 Courtland Avenue E,
Kitchener**
Size: 5,212 sq ft
Rate: \$9.95/sq ft net
TMI: \$11.80/sq ft + utilities

***NEW**



**12D - 1111 Franklin Boulevard,
Cambridge**
Size: 1,225 sq ft
Rate: **LEASED**
TMI:



**8 - 808 Courtland Avenue,
Kitchener**
Size: 2,189 sq ft
Rate: \$18.95/sq ft net
TMI: \$11.80/sq ft + utilities



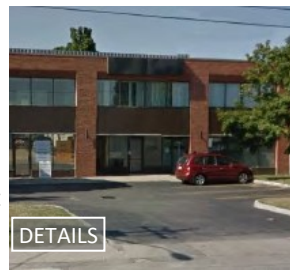
**2 - 340 King Street W,
Kitchener**
Size: 5,649 sq ft
Rate: \$10.00/sq ft net
TMI: \$9.00/sq ft + utilities



**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



**379 Queen Street S,
Kitchener**
Unit 2A - 807 sq ft Rate: \$2,100/month
*Utilities included in rent



**36 - 620 Davenport Road,
Waterloo**
Size: 2,516 sq ft
Rate: **LEASED**
TMI:

FEBRUARY 2025 LEASE OPPORTUNITIES

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OFFICE >>



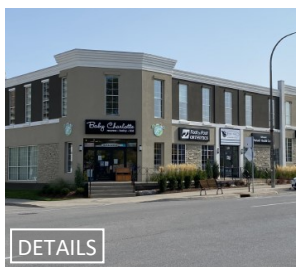
**370 Highland Road W,
Kitchener**
Unit 15C - 4,154 sq ft Rate: \$15.00/sq ft
Unit 15D - 2,442 sq ft Rate: \$15.00/sq ft
Unit 15C/D - 6,596 sq ft Rate: \$15.00/sq ft
TMI: \$12.00/sq ft + utilities

DETAILS



**A - 85 Edwin Street,
Kitchener**
Size: 2,894 sq ft
Rate: **—Under Contract—**

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: \$13.85/sq ft - utilities included

DETAILS



**3 - 1440 King Street N,
St. Jacobs**
Size: 1,797 sq ft
Rate: \$14.50/sq ft net
TMI: \$10.06/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
Unit 207- 728 sq ft Rate: \$14.95/sq ft
TMI: \$22.57/sq ft

DETAILS



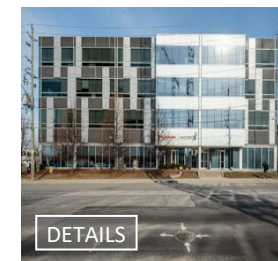
**5&6 - 620 Davenport Road,
Waterloo**
Size: 2,106 sq ft
Rate: \$17.95/sq ft net
TMI: \$7.50/sq ft + utilities

DETAILS



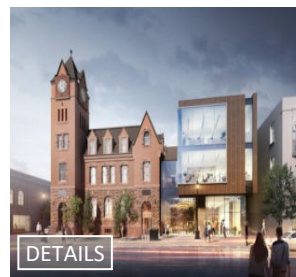
**255 King Street N,
Waterloo**
201 - 1,813 sq ft Rate: \$17.95/sq ft net
203 - 1,017 sq ft Rate: \$17.95/sq ft net
207 - 7,742 sq ft Rate: \$16.95/sq ft net
302/303 - 3,400 sq ft Rate: \$17.95/sq ft net
TMI: \$15.50/sq ft + utilities

DETAILS



**140 Columbia Street W,
Waterloo**
Unit 201 - 1,360 sq ft Rate: \$14.95/sq ft
Unit 302A- 2,500 sq ft Rate: \$14.95/sq ft
Unit 302B- 3,000 sq ft Rate: \$14.95/sq ft
Unit 302 - 4,741 sq ft Rate: \$14.95/sq ft
TMI: \$14.22/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



**1 - 255 King Street N,
Waterloo**
Size: 1,597 sq ft
Rate: **—Under Contract—**
TMI: **—Under Contract—**

DETAILS

FEBRUARY 2025 LEASE OPPORTUNITIES

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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: \$19.00/sq ft

DETAILS

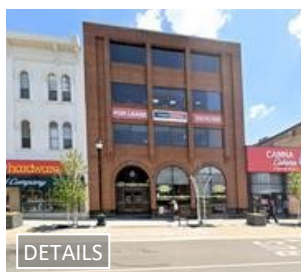


12 Dupont Street W, Waterloo

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

TMI: + utilities

DETAILS

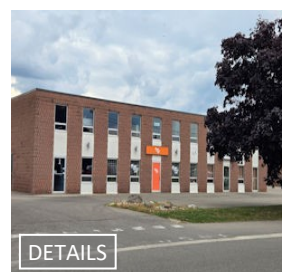


22 King Street S, Waterloo

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



206 - 139 Northfield Drive W, Waterloo

Size: 3,268 sq ft

Rate: \$21.95/sq ft net

TMI: \$16.12 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

DETAILS

FEBRUARY 2025 LEASE OPPORTUNITIES

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INDUSTRIAL >>

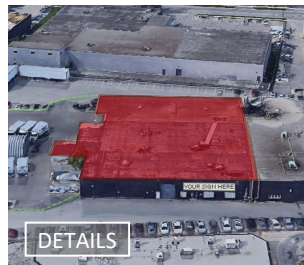


1 - 460 Thompson Drive, Cambridge

Size: 3,750 sq ft

Rate: **LEASED**

TMI:



3 - 35 University Avenue, Waterloo

Size: 34,976 sq ft

Rate: \$9.95/sq ft net

TMI: \$3.95/sq ft + utilities

Contact For Additional Information:

www.coupalmarkou.com

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