

20 Erb Street West, Waterloo



# MARSLAND CENTRE

**AAA Class** Office Building in the Heart of Uptown

Coupal Markou

# LEASING OPPORTUNITY PREMIUM OFFICE SPACE



## AVAILABILITY

203	3,004 SQ FT
701	3,839 SQ FT
1002	2,156, SQ FT
1202	1,849 SQ FT
1204	2,789 SQ FT
1102	1,235 SQ FT

## LEASE RATE

**Lease Rate: \$15.95 / SF Net**  
(all units; Unit 1102: \$16.50 /  
SF Net)

## ADDITIONAL RENT

**\$20.25/ SQ FT (EST. 2026)**  
**UTILITIES & JANITORIAL**  
**INC.**

## ZONING

**U1-81**

## Parking - inc. HST

Dupont (City -Library	\$148.67
Upper Deck - Onsite	\$150.00
Garage - Onsite	\$172.00
Pay & Display	\$3.00/hr - \$10.00/day
EV rate	\$1.50/hr

## 2025 Rate per Month

## IT Infrastructure:

- \* Located on fibre route; Bell Canada and AT&T have fibre switches in the building

## Features:

- \* On site bistro
- \* Existing professional office, good quality improvements in place with good mix of professional tenants on-site
- \* 3 high-speed elevators servicing all floors
- \* Across the street (Erb Street West) from Waterloo Town Square and across the street from the Waterloo Public Library (Dupont Street)
- \* Building located within 1 block of LRT route and stop
- \* 2 generators on-site – 50kw and 150 kw



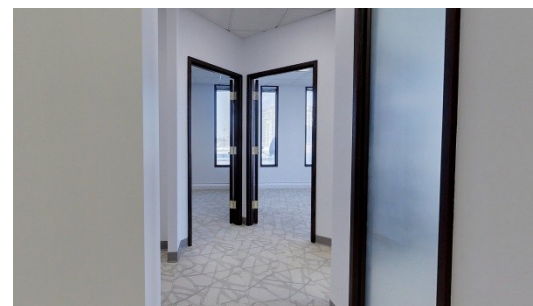
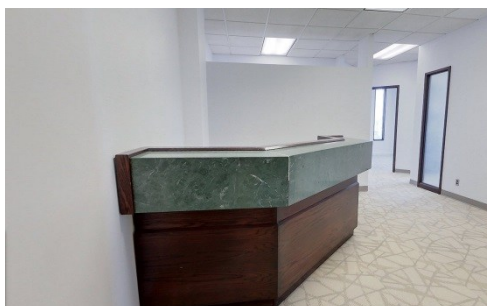
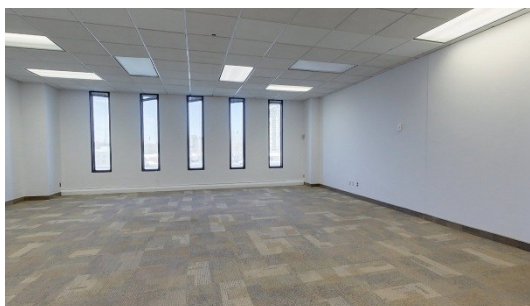
# PREMIUM OFFICE SPACE

## 20 ERB STREET WEST, WATERLOO

UNIT 203 FLOOR PLAN - 3,004 SQ FT - \$15.95/SQ FT

Virtual Tour:

[Click here](#)



**Coupal Markou**

Commercial Real Estate Inc., Brokerage

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

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INC.

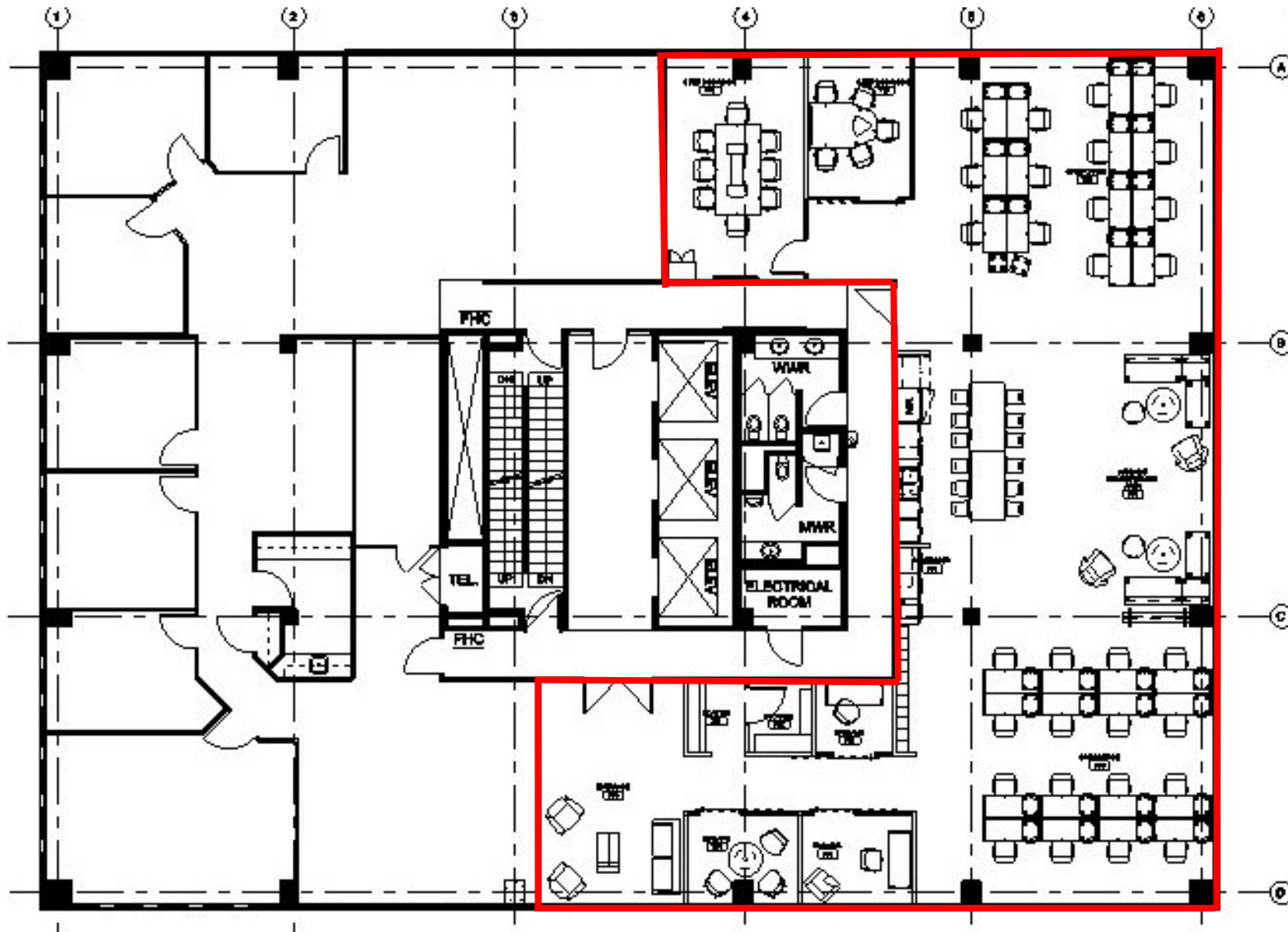
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# PREMIUM OFFICE SPACE

20 ERB STREET WEST, WATERLOO

UNIT 701 FLOOR PLAN - 3,839 SQ FT - \$15.95/SQ FT



# PREMIUM OFFICE SPACE

20 ERB STREET WEST, WATERLOO

UNIT 1002 FLOOR PLAN - 2,156 SQ FT - \$15.95/SQ FT



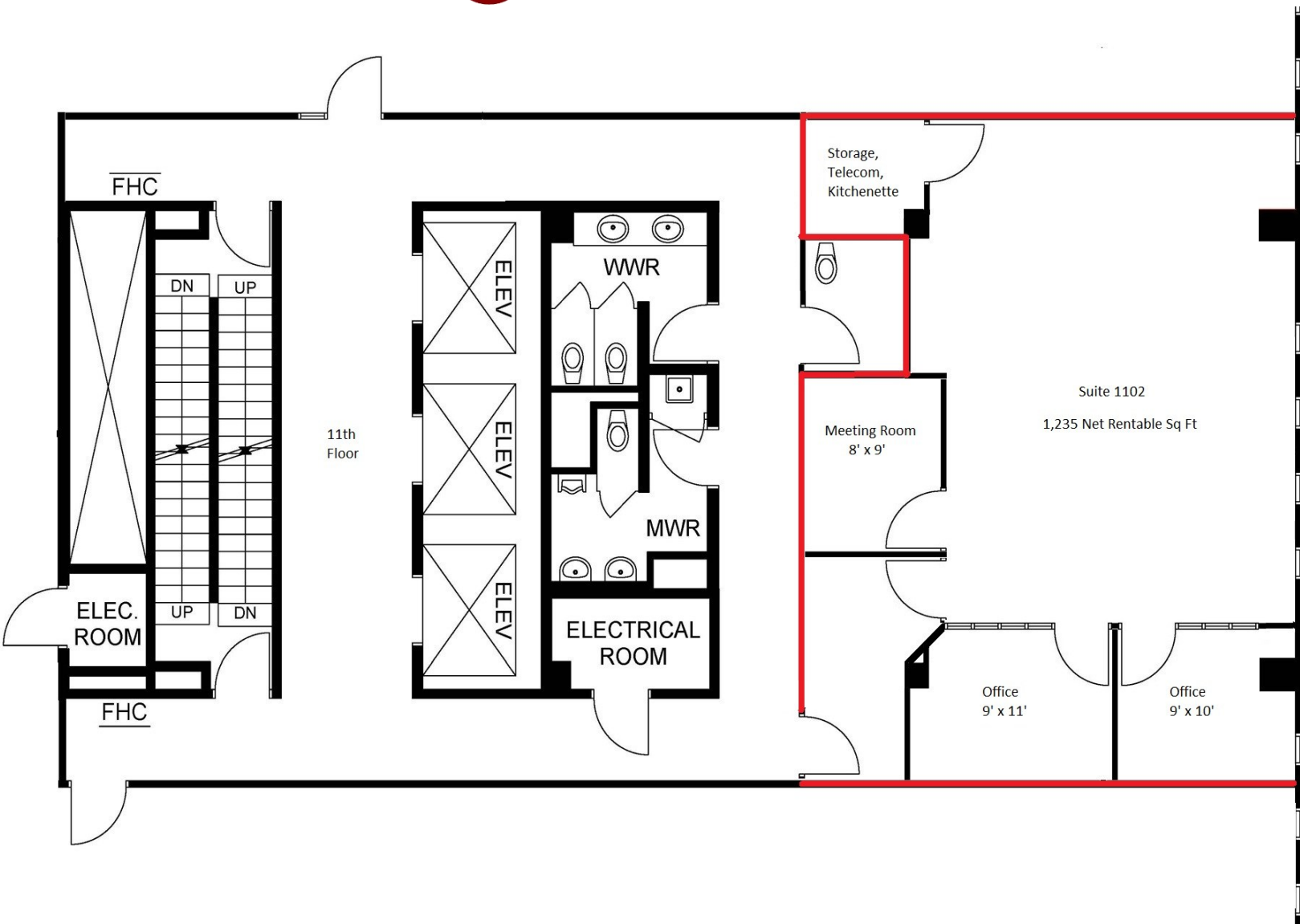
# PREMIUM OFFICE SPACE

## 20 ERB STREET WEST, WATERLOO

UNIT 1102 FLOOR PLAN - 1,235 SQ FT - \$16.50/SQ FT

Virtual Tour:

[Click here](#)





# PREMIUM OFFICE SPACE

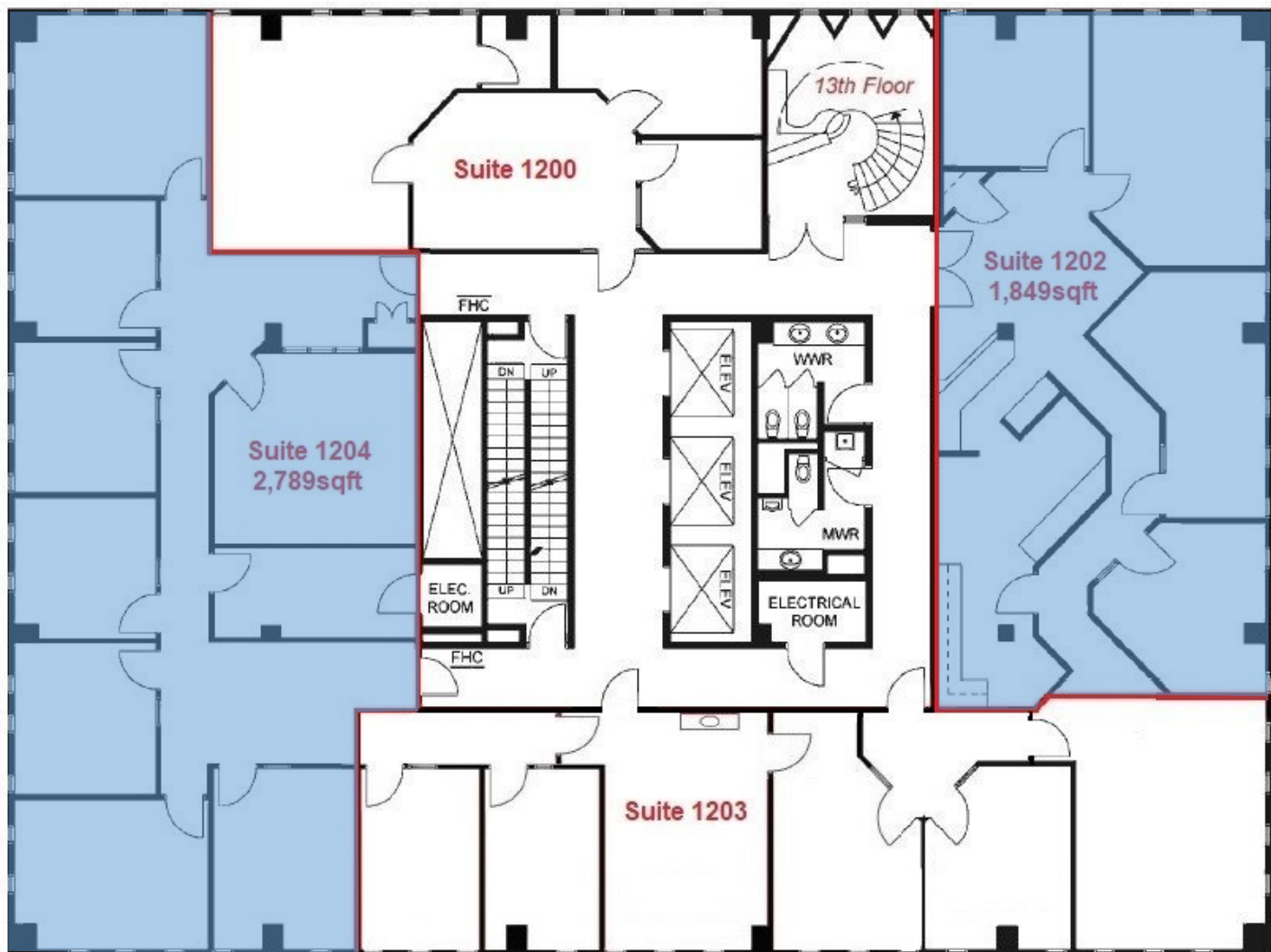
## 20 ERB STREET WEST, WATERLOO

UNIT 1202 FLOOR PLAN - 1,849 SQ FT - \$15.95/SQ FT

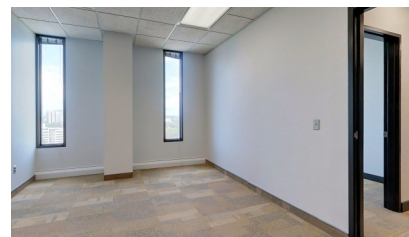
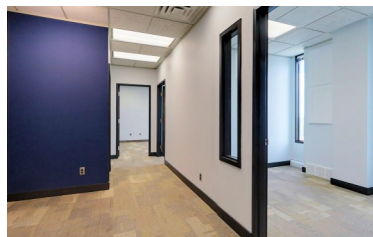
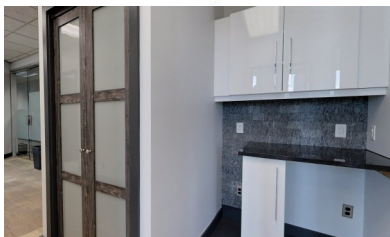
Virtual Tour: [Click here](#)

UNIT 1204 FLOOR PLAN - 2,789 SQ FT - \$15.95/SQ FT

Virtual Tour: [Click here](#)



1202



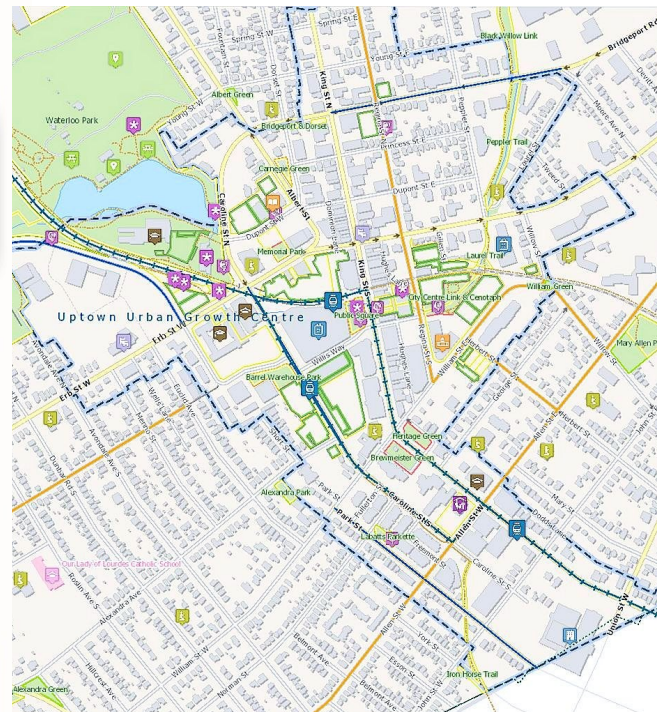


# PREMIUM OFFICE SPACE

## 20 ERB STREET WEST, WATERLOO



### Uptown Waterloo Urban Growth Centre





The Marsland Centre is a Waterloo landmark uniquely situated in the heart of Uptown. At 13 storeys and 115,000 square feet, it has a dominant physical presence in the uptown area and provides a fantastic view of the city.



# 20

## Erb Street West, Waterloo

### AAA Class Office Building in the Heart of Uptown

LEASING INQUIRIES & AVAILABILITY:

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