



COMMERCIAL OR OFFICE FOR LEASE

375 UNIVERSITY AVENUE EAST
UNIT 204B, WATERLOO

KEITH SCHAPPERT

Sales Representative

O: 519.743.5211 x 3030 | C: 226 791 4230

kschappert@coldwellbankerpbr.com

PETER BENNINGER

Broker

C: 519.743.5211 x 3000

pbenninger@coldwellbankerpbr.com



**COLDWELL BANKER
COMMERCIAL**
PETER BENNINGER
REALTY, BROKERAGE

FOR LEASE

375 UNIVERSITY AVE. E.
UNIT 204B | WATERLOO, ON.



OFFERING SUMMARY

AVAILABLE SPACE: 1,882 SQ. FT.

LEASE RATE: \$19.75/SQ. FT.

ADDITIONAL RENT: \$13.74/SQ. FT.

OCCUPANCY: APRIL 1, 2026

ZONING: C4-20

PARKING: AMPLE. ON-SITE

PROPERTY DESCRIPTION

Second floor professional office space in a well known, award winning building. Ideal for medical offices, professional services, or personal care businesses. This location offers high visibility, easy accessibility, and a prestigious setting.

PROPERTY HIGHLIGHTS

- 24/7 Electronic Signage on University Ave
- Just seconds from Highway 85
- Situated at the high-traffic intersection of University Avenue East and Bridge Street West
- Over 40,000 vehicles pass daily, offering excellent exposure
- Join reputable tenants such as:
 - Denomme Law
 - Rickert Financial
 - Geoff J. Hahn
 - Rodl & Partner LLP
 - Cane & Co. Insurance
 - DM Valve
 - Techdot
 - Home Care

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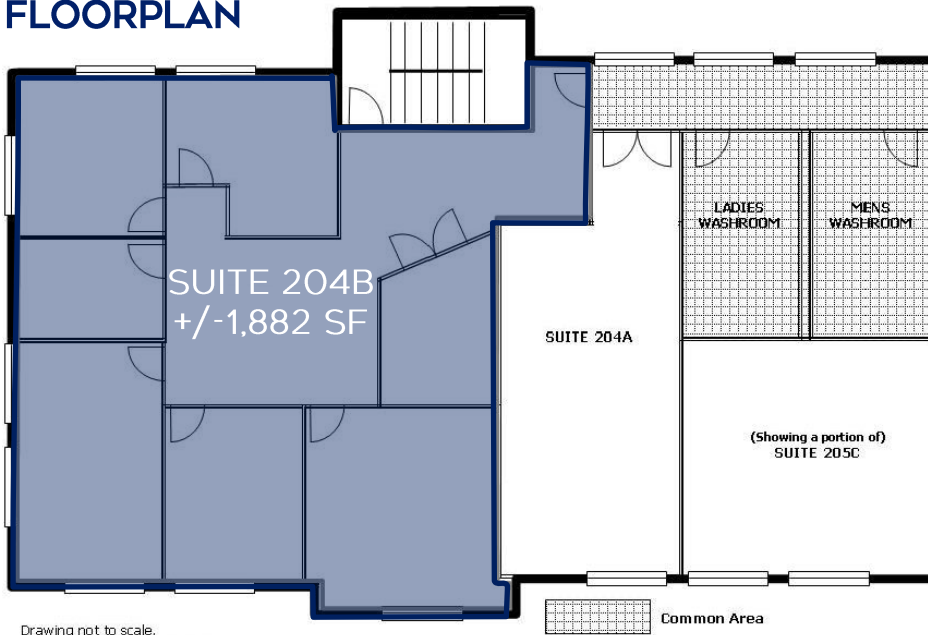


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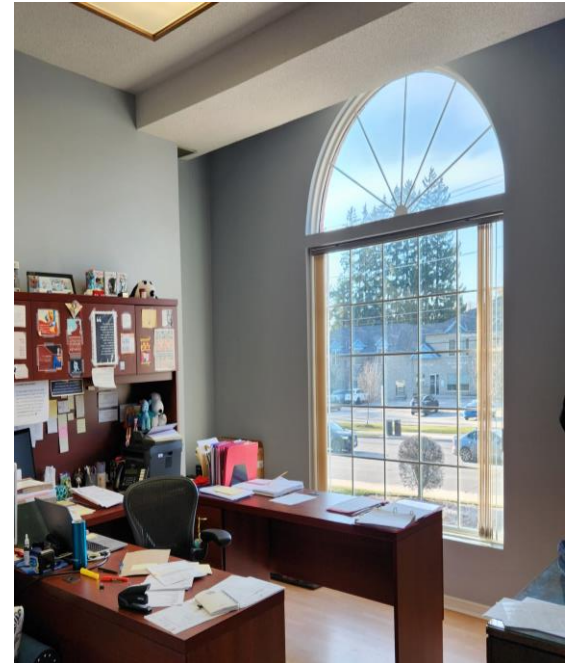
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FLOORPLAN



Drawing not to scale.
For information purposes only.



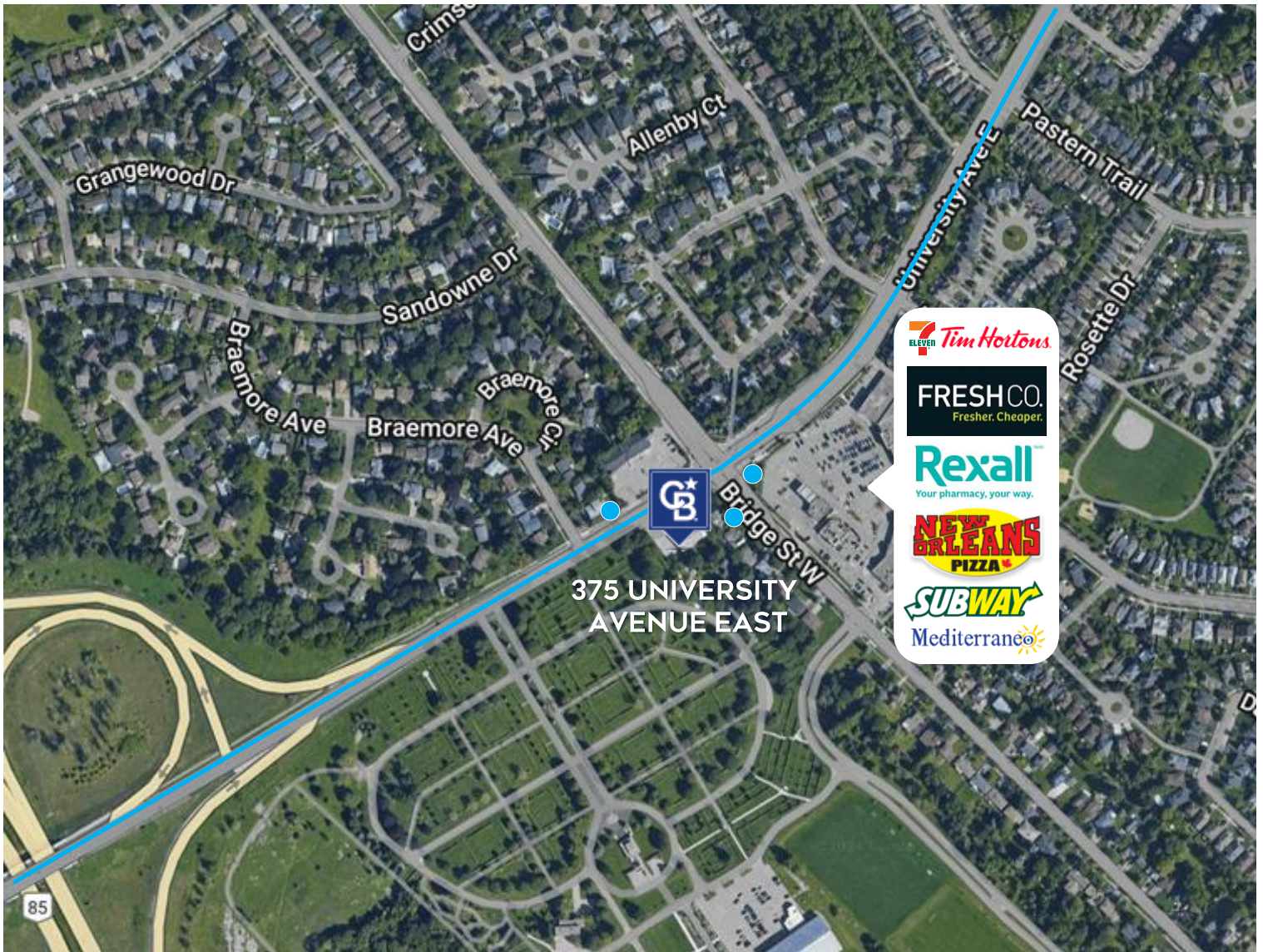
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NEARBY AMENITIES (WITHIN WALKING DISTANCE)

Restaurants & Cafés:



- Tim Hortons
- Mediterraneo Restaurant
- New Orleans Pizza

Grocery & Retail:

- FreshCo
- Rexall Pharmacy
- 7-Eleven

Transportation:

Public Transit: Several bus stops located along University Avenue East and Bridge Street, providing easy access to the public transit system.

- Bus stop at door
- iXpress route – indicated by 
- iXpress stop – indicated by 
- Seconds from Highway #85

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