

FOR LEASE

99 NORTHFIELD DRIVE EAST

WATERLOO, ONTARIO



**COLDWELL BANKER
COMMERCIAL**

PETER BENNINGER
REALTY, BROKERAGE



99 NORTHFIELD DRIVE EAST, WATERLOO

AVAILABLE SPACE UNIT 202: 1,064 SQ. FT.

BASE LEASE RATE: \$13.95/SQ. FT. NET

TMI AMOUNT: \$15.10/SQ. FT.

ZONING: C-2

PARKING: ONSITE; AMPLE

COMMENTS:

Well situated office building located on busy Northfield Drive, in close proximity to many nearby amenities, on GRT route and close to highway #85. The building is equipped with fiber and CAM includes all utilities. Great opportunity for medical, financial, technology, engineering or consulting businesses. Landlord is prepared to provide financial incentives to qualified tenants.

202

FLOOR PLAN | SECOND FLOOR



SUITE 202: 1,064 SF



VIEW FLOORPLAN

CHAD RITZER

Sales Representative

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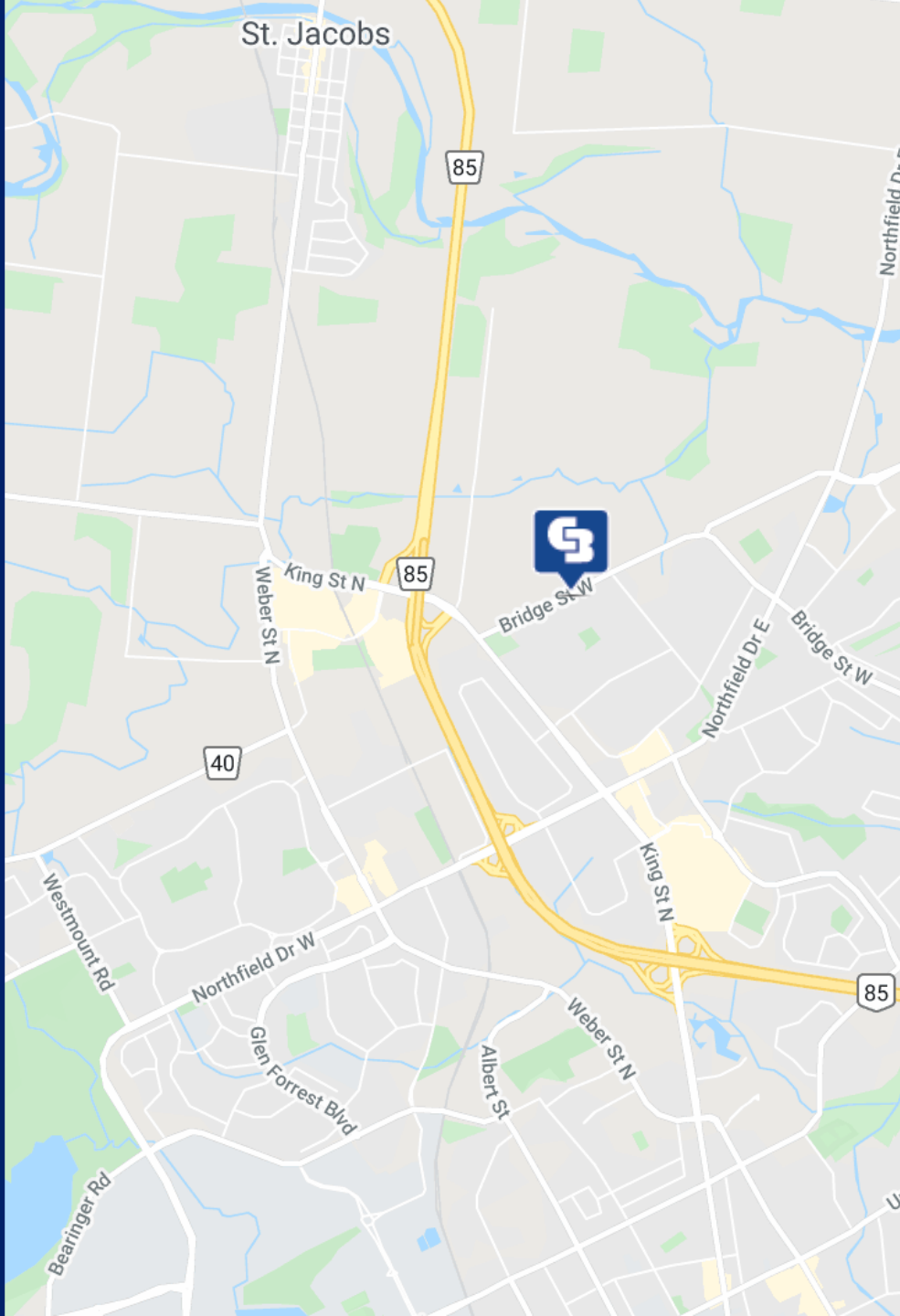


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PROPERTY OVERVIEW | INTERIOR PHOTOS





PRIME LOCATION IN THE HEART OF WATERLOO'S NORTH END

99 Northfield Drive East is a premier medical and professional office complex located in one of Waterloo's most accessible and rapidly growing commercial corridors. Nestled near the intersection of Northfield Drive and Wissler Road, this modern three-storey building offers unparalleled convenience for clients, patients, and professionals alike.

Situated just steps from major retailers such as The Home Depot, Best Buy, and McDonald's, the location enjoys high visibility and a steady flow of foot and vehicle traffic. The area is a well-established hub for healthcare and wellness services, making it an ideal destination for clinics, specialty practices, and professional offices.

HIGHLIGHTS:

STRATEGIC LOCATION – Minutes from Highway 85, with quick connections to Uptown Waterloo and surrounding communities.

TRANSIT FRIENDLY – Close proximity to the Northfield ION LRT station and multiple Grand River Transit bus routes.

AMPLE FREE PARKING – On-site surface parking for staff and visitors.

FULLY ACCESSIBLE – Features include automatic doors, elevator access, and wheelchair-friendly amenities.

PROFESSIONAL ENVIRONMENT – Home to established medical clinics, hearing care providers, and foot health specialists.

Whether you're establishing a new practice or expanding your business, 99 Northfield Drive East offers the perfect blend of location, convenience, and professional prestige.

CONTACT FOR MORE INFORMATION

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