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FOR LEASE

Erb St E, Waterloo, Ontario



Lease Rate

Unit 102L – 1,116 Sq Ft : \$2,975 Per Month Gross

Unit 104L – 582 Sq Ft : LEASED

Unit 108L – 994 Sq Ft : LEASED

Highlights

Nearest Intersection Erb Street E and Willow St

Signage Pylon (Additional Cost)

Zoning U1-81

Possession Immediate

Property

- Lower-level commercial units with immediate occupancy
- Lower rent option in a prime Uptown waterloo location
- Excellent free parking on site
- Ideal for dance studio, Pilates/fitness/training studio, wellness/health services, and office uses
- Pylon signage available at an additional cost
- Landlord's office on site for responsive management

PETER KRUSCHEN
SALES REPRESENTATIVE
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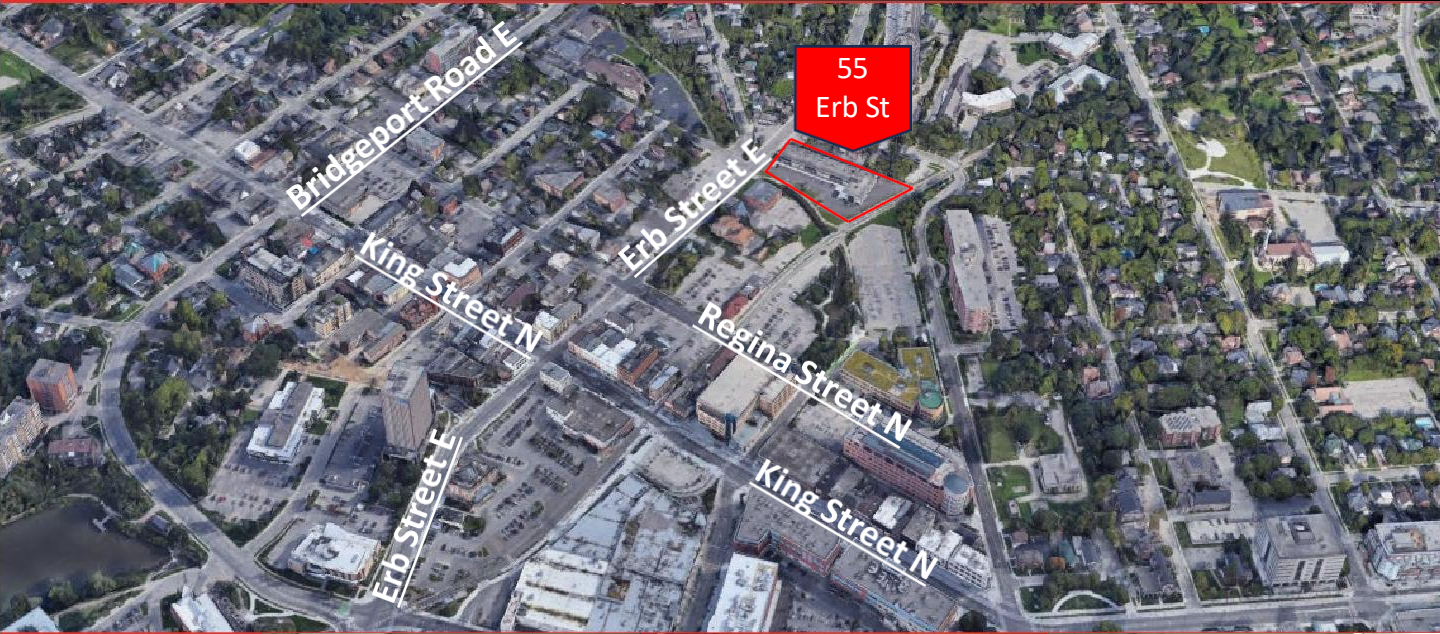
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Coupal Markou
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Unit 102L



Unit 104L

LEASED



Unit 108L

LEASED



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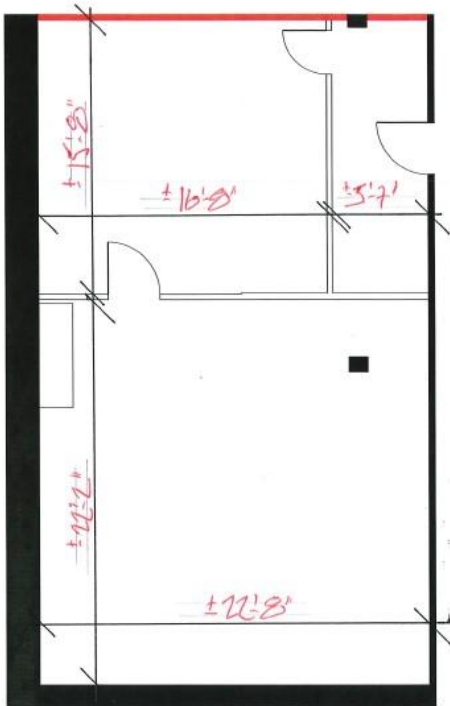
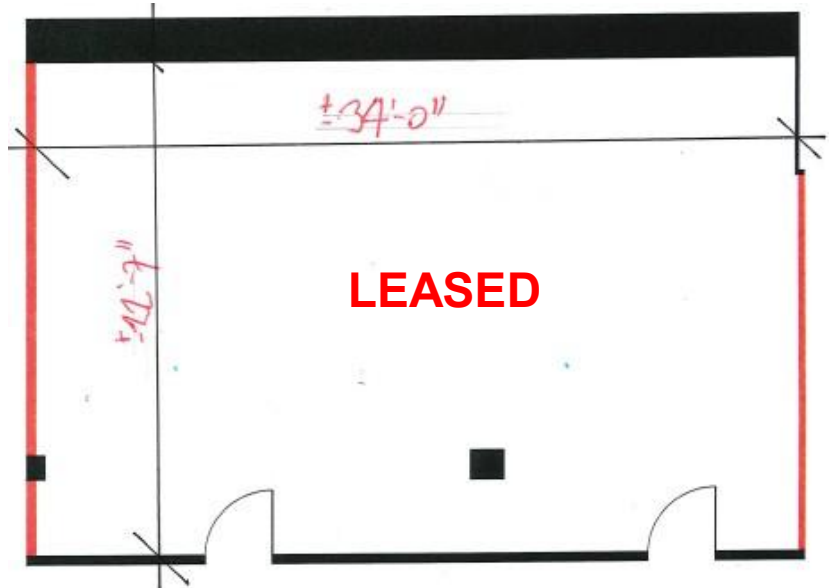
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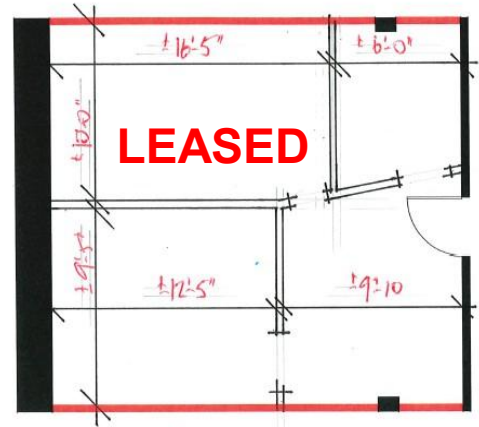
Erb St E, Waterloo, Ontario

Floor Plans

SUITE 108L
RENTABLE AREA = 994 SF
ABOVE INFORMATION ESTABLISHED ACCORDING
TO ANSI / BOMA 285.1 1996



SUITE 102L
RENTABLE AREA = 1,116 SF
ABOVE INFORMATION ESTABLISHED ACCORDING
TO ANSI / BOMA 285.1 1996



SUITE 104L
RENTABLE AREA = 582 SF
ABOVE INFORMATION ESTABLISHED ACCORDING
TO ANSI / BOMA 285.1 1996



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