

35 KING

— WATERLOO —

A HISTORIC LANDMARK IN WATERLOO - NOW AVAILABLE



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Rendering is artist concept. Subject to change. E & O E.

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COUPAL MARKOU COMMERCIAL REAL ESTATE

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Commercial Real Estate Inc., Brokerage
www.coupalmarkou.com



FOR LEASE: OVER 27,000 SQUARE FEET

LANDMARK OFFICE SPACE

PREMIUM WATERLOO LOCATION IN HISTORIC POST OFFICE BUILDING



Over 50% Leased

AVAILABILITY

13,211 SQ. FT.

POSSESSION

Q3 2022

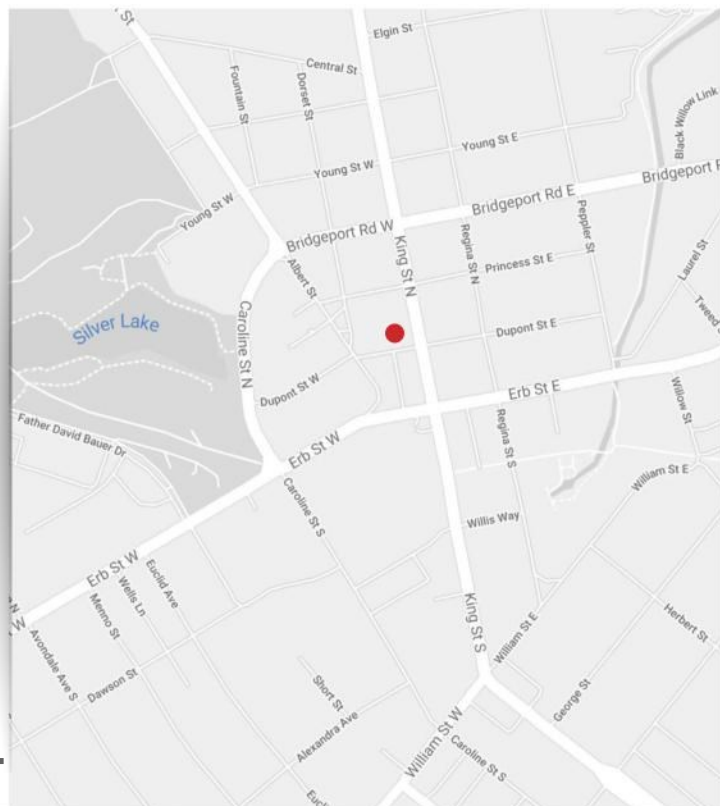
LEASE RATE

RETAIL PRICED FROM
\$28.00/SQ.FT.NET.

OFFICE PRICED FROM
\$25.00/SQ.FT.NET.

ADDITIONAL RENT

**\$9.12-\$12.00/ SQ.FT.
PLUS UTILITIES**



RETAIL
NET LEASE FROM:
\$28.00
PER SQUARE FOOT

OFFICE
NET LEASE FROM:
\$25.00
PER SQUARE FOOT

35 KING STREET NORTH

The prominent clock tower of the Waterloo Post Office commands the streetscape and serves as a landmark feature at the corner of King and Dupont Streets.

The character defining features of the building have been maintained including include rounded arches and rusticated sandstone.

Now is your time to shine at this one-of-a-kind office opportunity in the heart of UpTown Waterloo.

PROPERTY FEATURES

- Heart of Uptown Waterloo with immediate access to all major amenities
- One of a kind office environment meticulously restored and renovated to suit modern business needs
- Potential for sidewalk patio
- Brick and beam construction
- Early 2022 availability
- Historically registered building
- Close proximity to LRT Stop
- Many amenities nearby including banks, restaurants, grocery, personal care, shopping and more
- Neighboring multiple walking and biking trails and transit routes

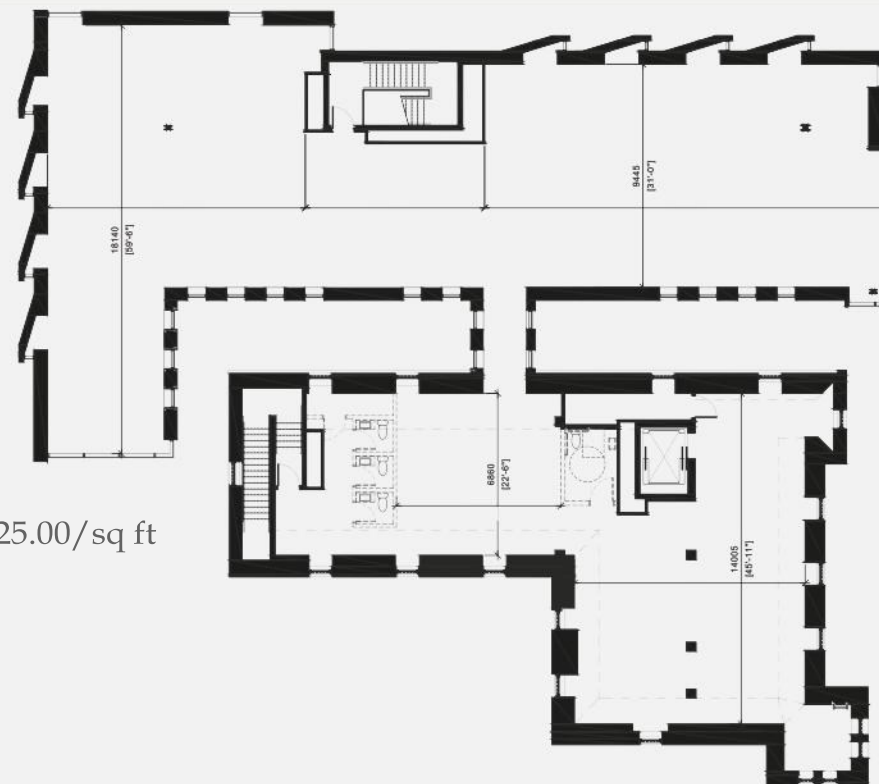
UNIT 201

OFFICE SPACE / 10,524 SQUARE FEET / SECOND FLOOR



UNIT 301

OFFICE SPACE / 9,133 SQUARE FEET / THIRD FLOOR



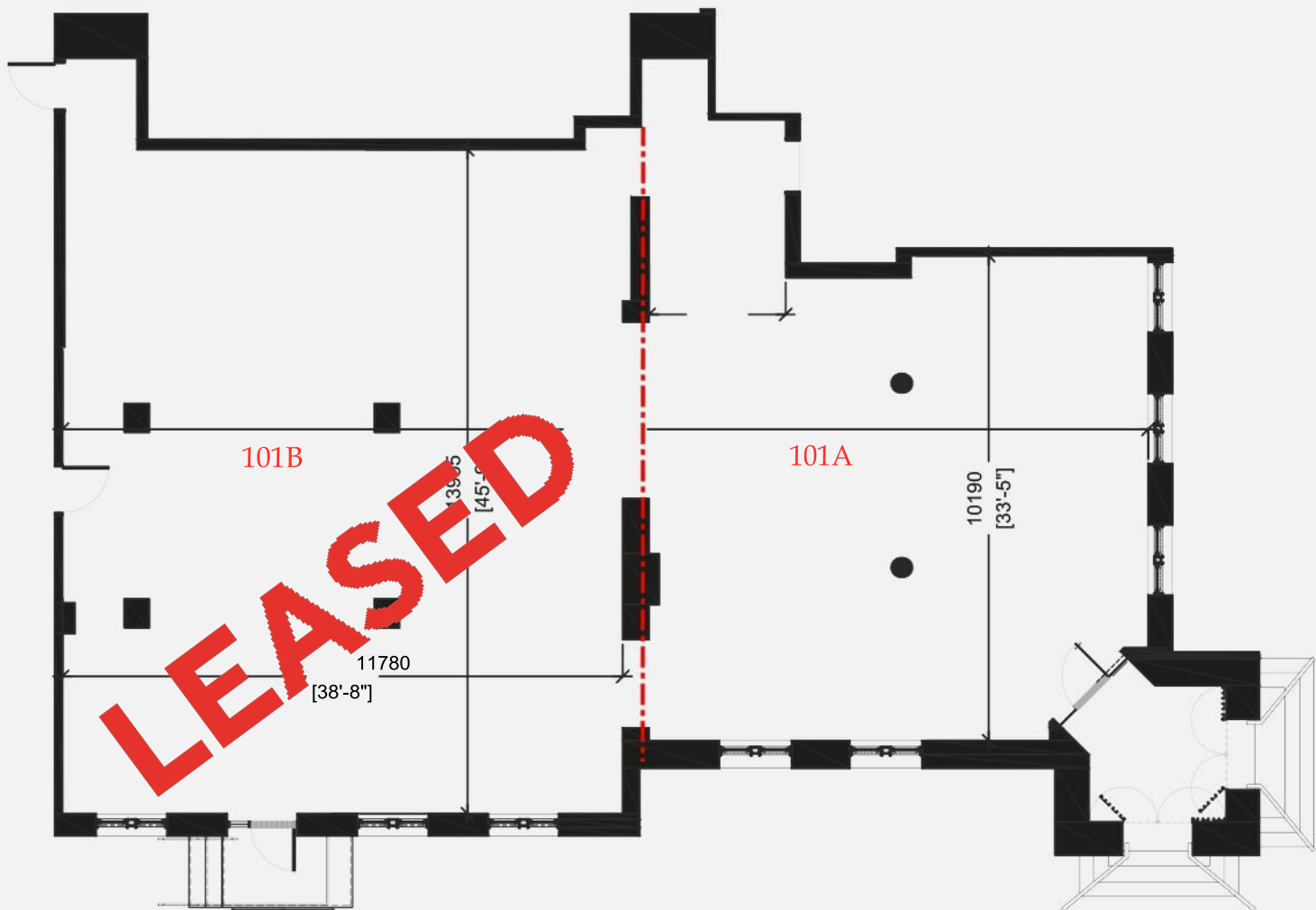
301
9,133 sq ft - \$25.00/sq ft

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UNIT 101

RETAIL SPACE / 3,900 SQUARE FEET / SOUTH UNIT

101A
2,400 sq ft - \$32.00/sq ft
101B
LEASED



Floorplans are subject to change. E. & O. E.

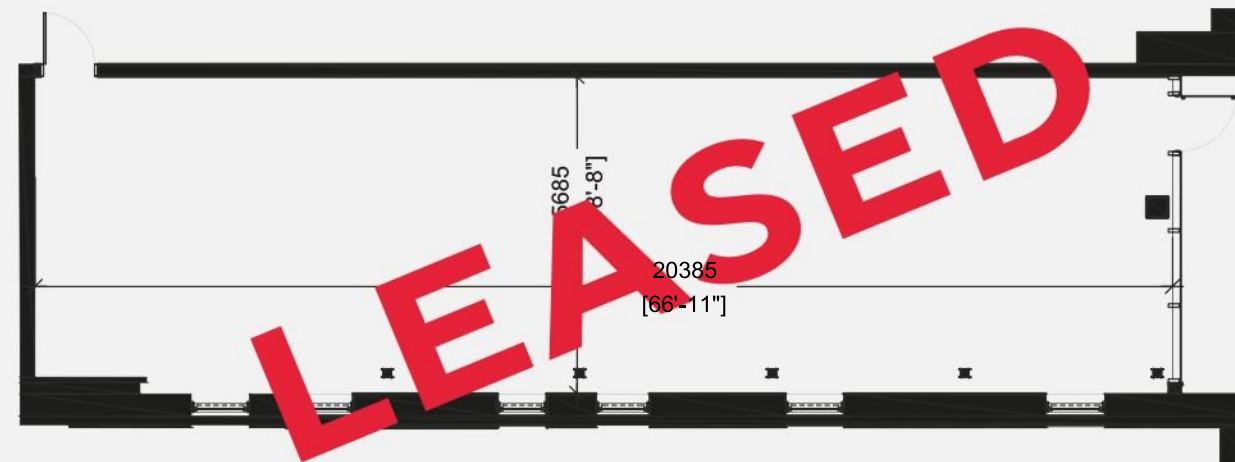
UNIT 103

RETAIL SPACE / 1,700 SQUARE FEET / NORTH UNIT



UNIT 102

RETAIL SPACE / 1,700 SQUARE FEET / CENTER UNIT



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UPTOWN WATERLOO
LANDMARK OFFICE & RETAIL
SPACE



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