

20 Erb Street West, Waterloo



MARSLAND CENTRE LTD.

AAA Class Office Building in the Heart of Uptown

Coupal Markou

LEASING OPPORTUNITY

PREMIUM OFFICE SPACE

20 ERB STREET WEST, WATERLOO



AVAILABILITY

203	3,004 SQ FT
501	889 SQ FT
904	LEASED
1202	1,849 SQ FT
1204	2,789 SQ FT

LEASE RATE

\$15.95/ SQ FT NET

ADDITIONAL RENT

\$18.70/SQ FT (EST. 2023)
UTILITIES & JANITORIAL INC.

ZONING

U1-81

FEATURES

Parking options: Rates inc. HST

- * Upper level @ \$136.50 per month
- * Lower level @ \$157.50 per month
- * Dupont lot @ \$138.79 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 new LRT route and stop
- * 2 generators on-site – 50kw and 150 kw

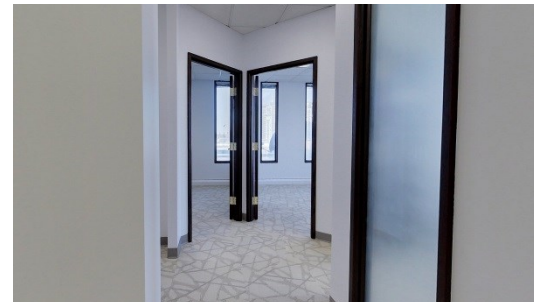
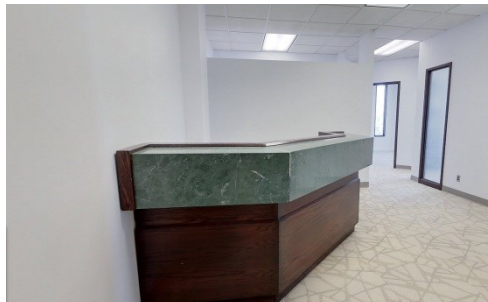
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UNIT 203 FLOOR PLAN - 3,004 SQ FT - \$15.95/SQ FT

Virtual Tour:

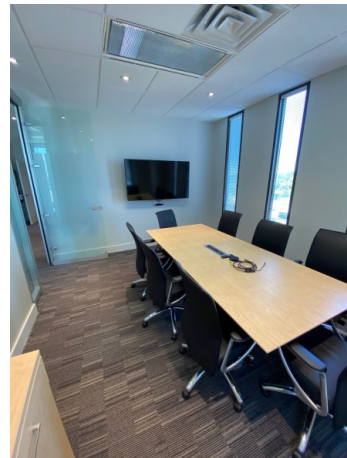
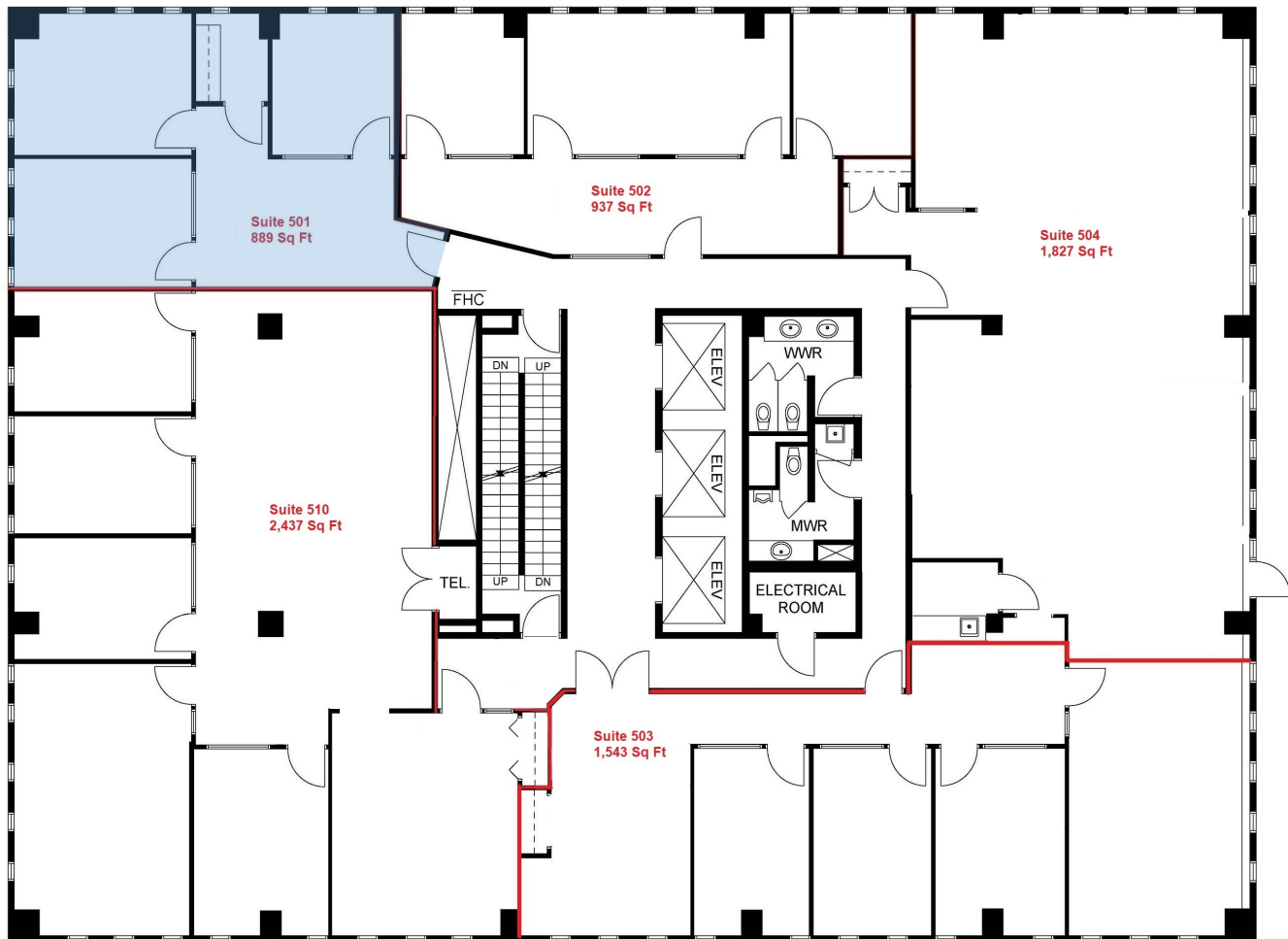
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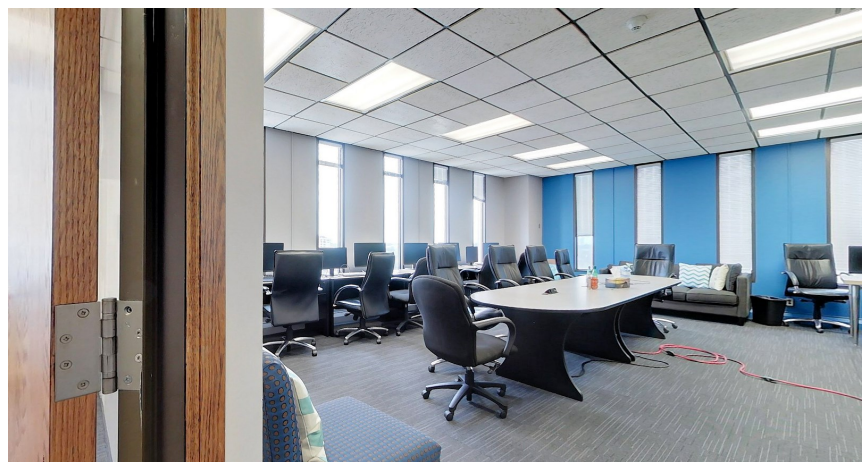
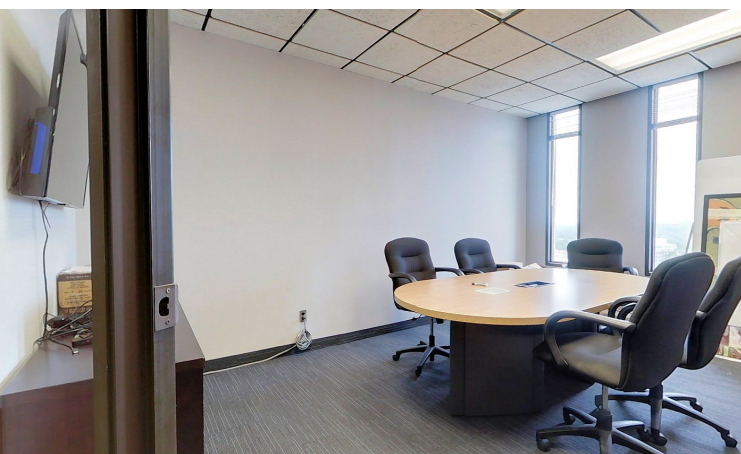
UNIT 501 FLOOR PLAN - 889 SQ FT - \$15.95/SQ FT



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UNIT 904 FLOOR PLAN - 1,294 SQ FT - \$15.95/SQ FT

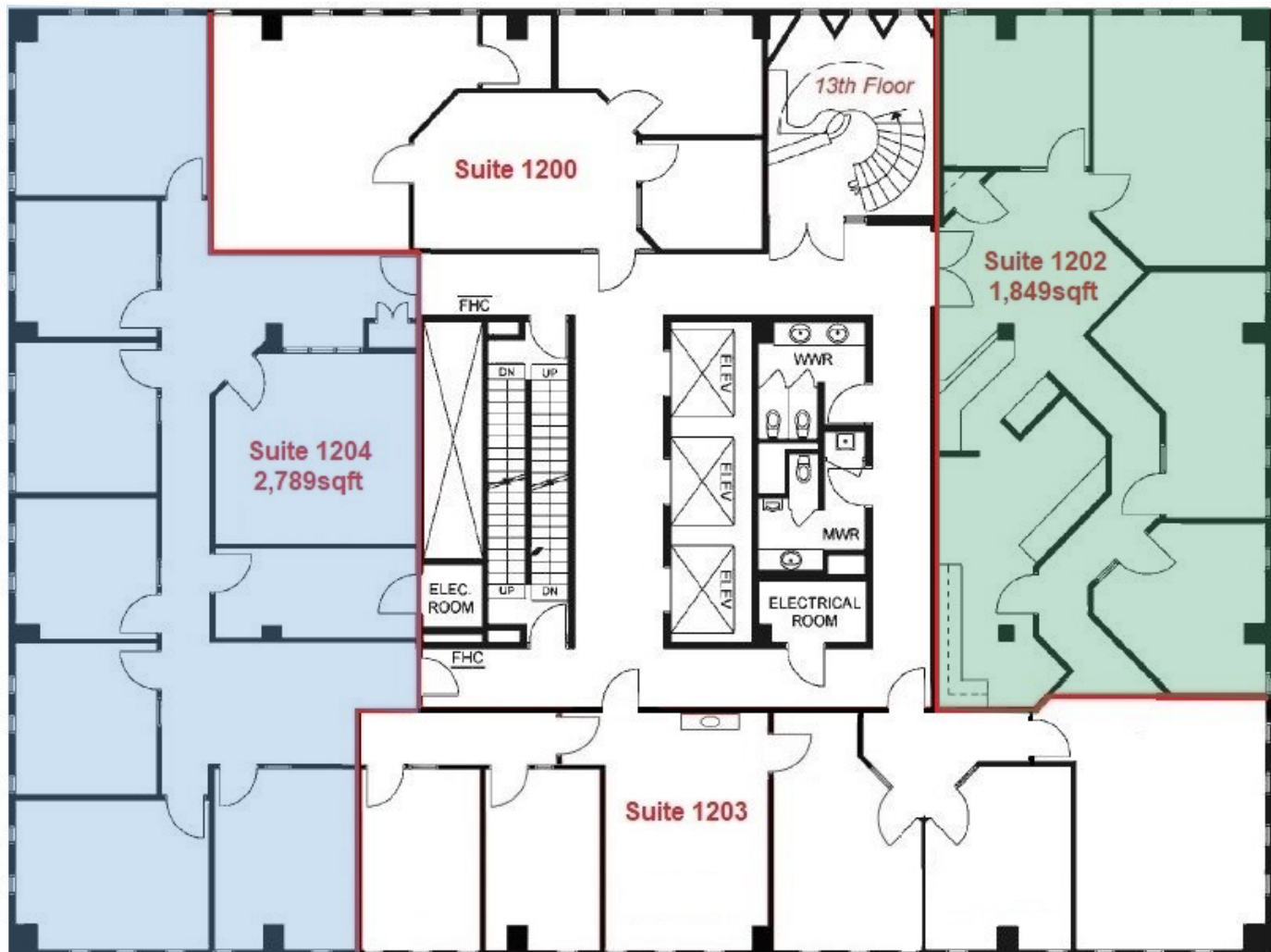


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UNIT 1202 FLOOR PLAN - 1,849 SQ FT - \$15.95/SQ FT

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

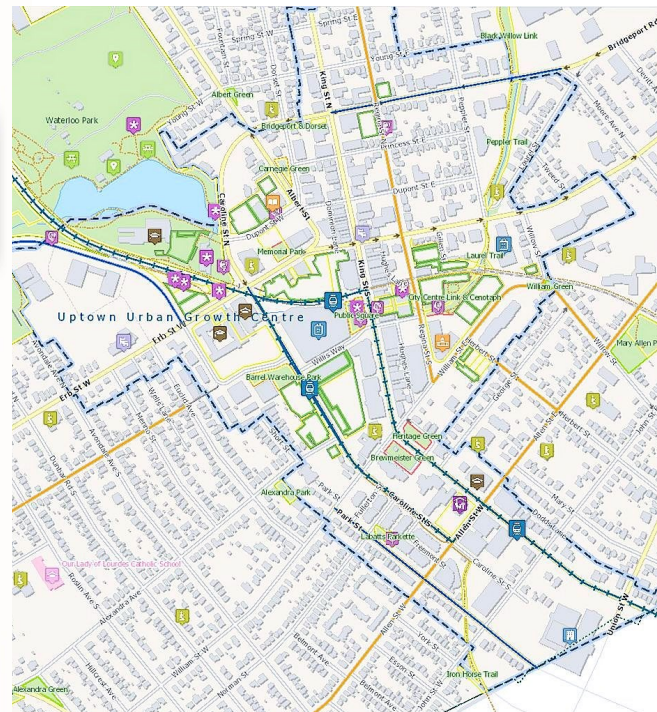


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Uptown Waterloo Urban Growth Centre



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

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LEASING INQUIRIES & AVAILABILITY:

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