

# 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  |
| 1002   | 2,156, SQ FT |
| 1202   | 1,849 SQ FT  |
| 1204   | 2,789 SQ FT  |
| LEASE RATE   |              |
| \$15.95/ SQ FT NET                                       |              |
| ADDITIONAL RENT  |              |
| \$19.00/SQ FT (EST. 2025)<br>UTILITIES & JANITORIAL INC. |              |
| ZONING   |              |
| U1-81  |              |

### Parking - inc. HST

Dupont (City -Library Lot )  
 Parkade (City)  
 Upper Deck - Onsite  
 Garage - Onsite  
 Pay & Display  
 EV rate

### 2025 Rate per Month

\$138.79  
 \$190.85  
 \$145.00  
 \$166.00  
 \$3.00/hr - \$10.00/day  
 \$1.50/hr

### 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 LRT route and stop
- \* 2 generators on-site – 50kw and 150 kw

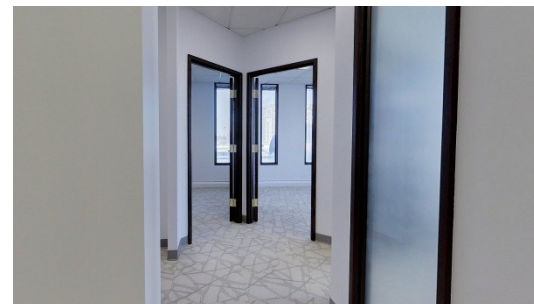
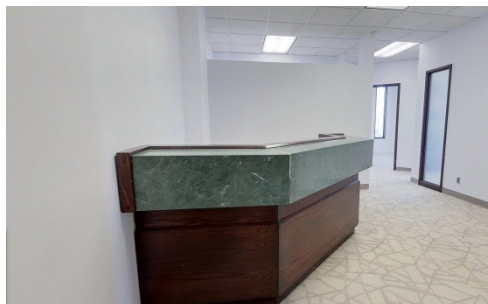
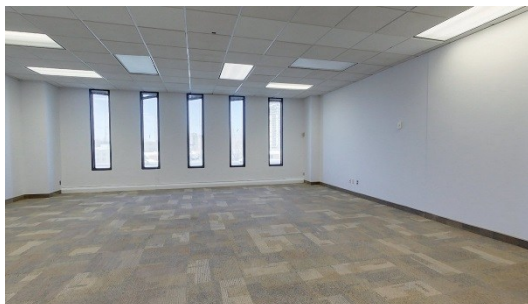
# PREMIUM OFFICE SPACE

## 20 ERB STREET WEST, WATERLOO

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

Virtual Tour:

[Click here](#)



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

COUPAL MARKOU  
COMMERCIAL REAL ESTATE INC.

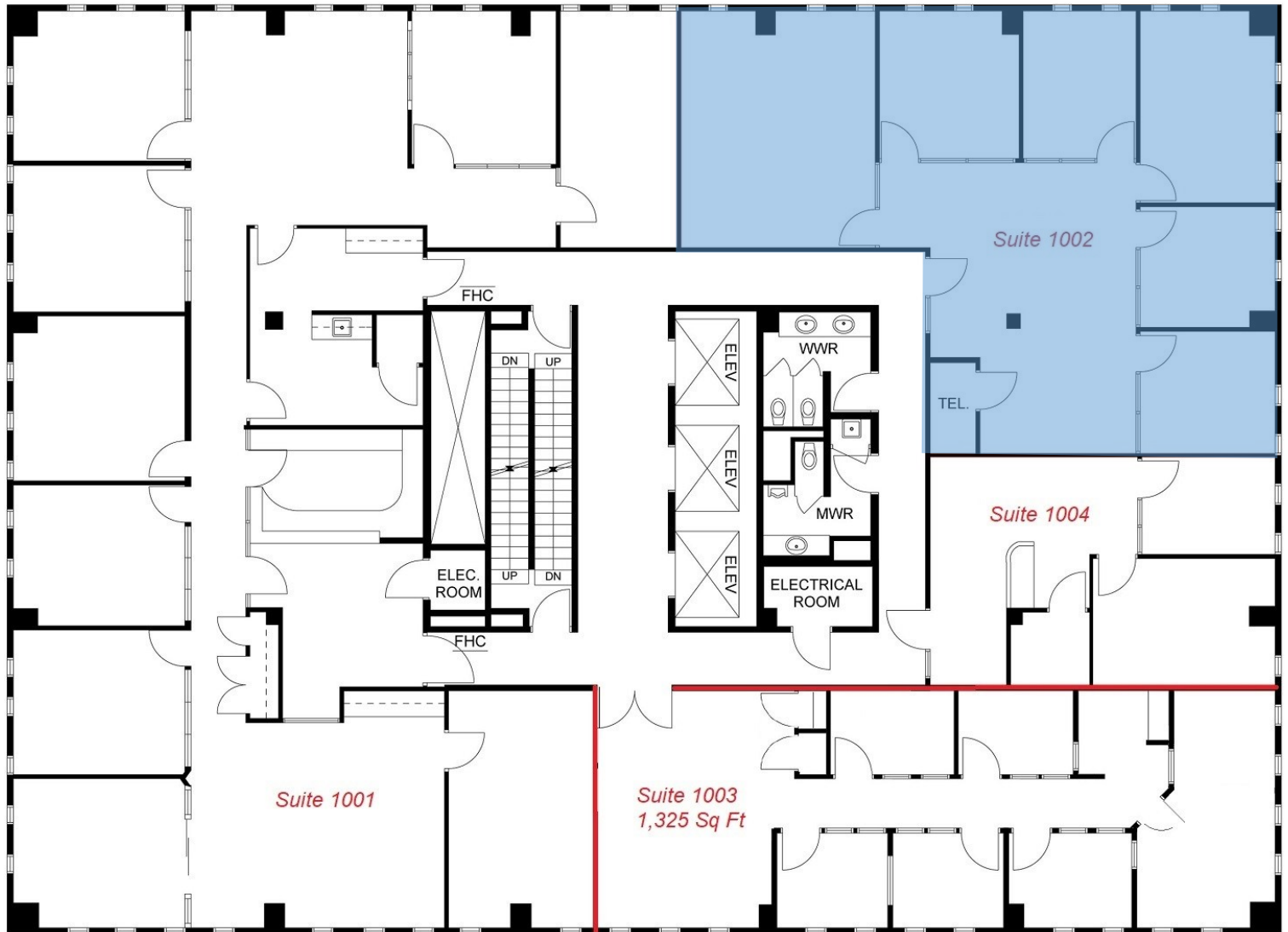
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# PREMIUM OFFICE SPACE

## 20 ERB STREET WEST, WATERLOO

UNIT 1002 FLOOR PLAN - 2,156 SQ FT - \$15.95/SQ FT



# PREMIUM OFFICE SPACE

## 20 ERB STREET WEST, WATERLOO

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

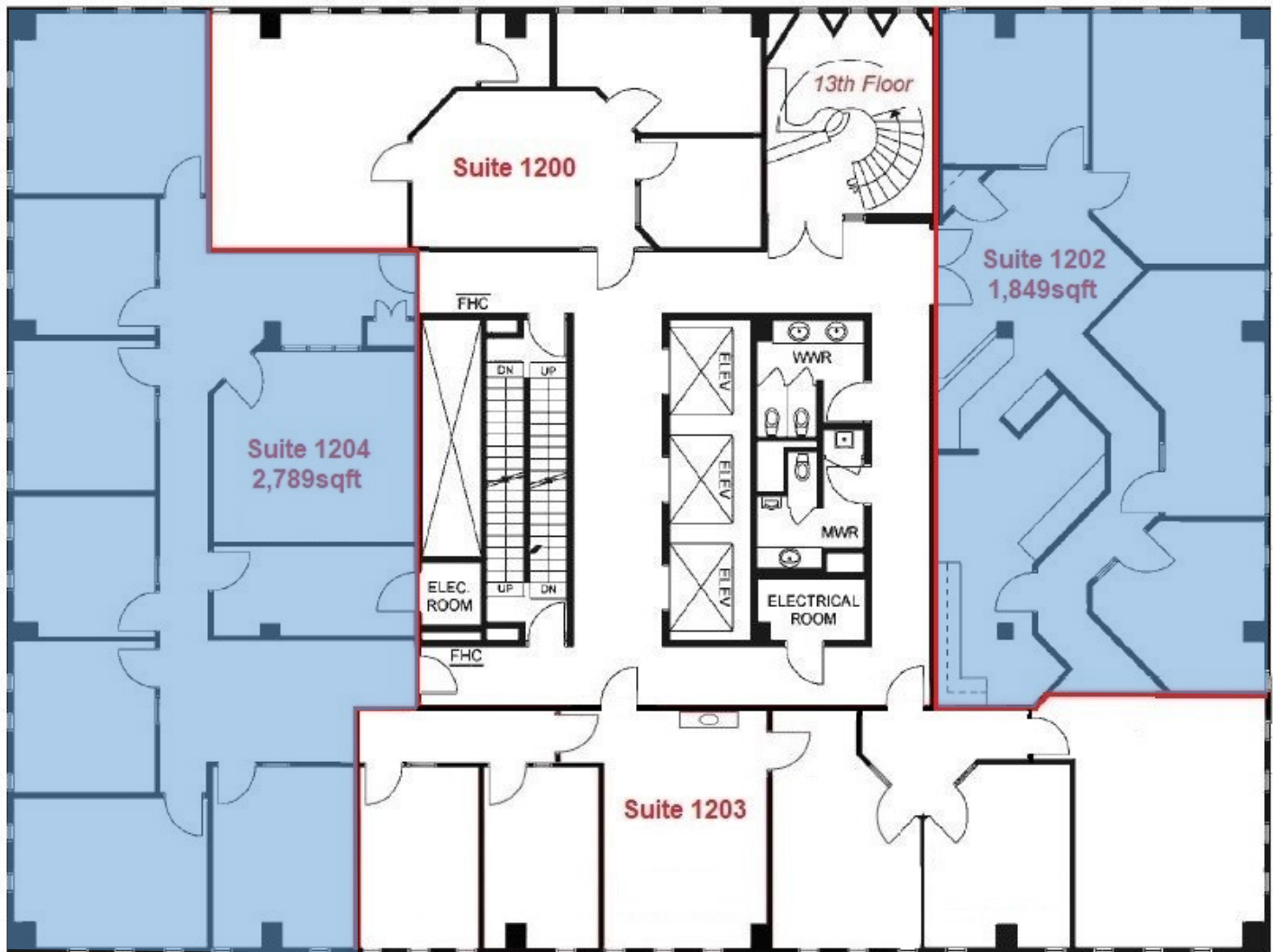
Virtual Tour:

[Click here](#)

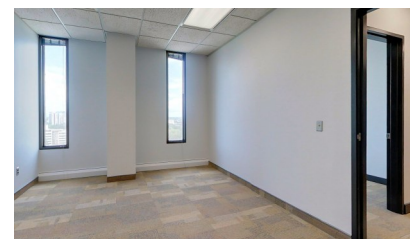
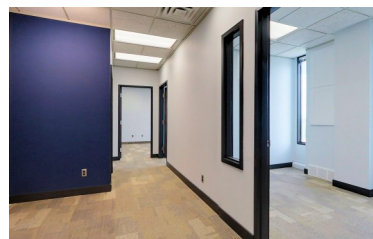
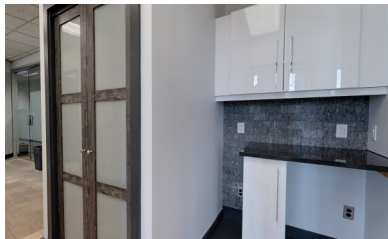
UNIT 1204 FLOOR PLAN - 2,789 SQ FT - \$15.95/SQ FT

Virtual Tour:

[Click here](#)



1202

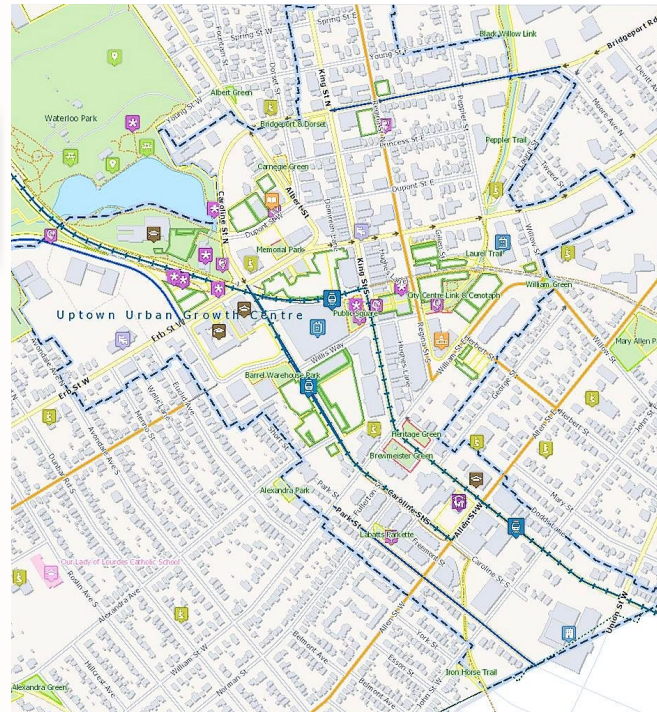


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### Uptown Waterloo Urban Growth Centre



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

## Erb Street West, Waterloo

### AAA Class Office Building in the Heart of Uptown

LEASING INQUIRIES & AVAILABILITY:

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