

**3,265 Sq. Ft.**  
Office For Lease

**CBRE**

**18 FISCHER-HALLMAN**

DR. MONICA PIERONI  
& ASSOCIATES  
OPTOMETRISTS  
& CONTACT LENSES

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FISCHER-HALLMAN DENTAL

**18**

**FISCHER HALLMAN ROAD**

**Unit 301 & 302**  
Waterloo

# Property Information

Prime 3,265 sq. ft. medical or professional office space for lease in a well-established multi-storey office building at 18 Fischer-Hallman Road North, Waterloo, offering excellent exposure on a busy arterial corridor and convenient access to surrounding residential neighbourhoods, employment centres, and amenities. Versatile C4-20 zoning supports a range of medical, health-related, and professional office uses, with functional layouts possible for reception, treatment rooms, private offices, and support areas.



**301 & 302**

Unit

**3,265**

Sq. Ft.

**C4-20**

Zoning

**\$19.50**

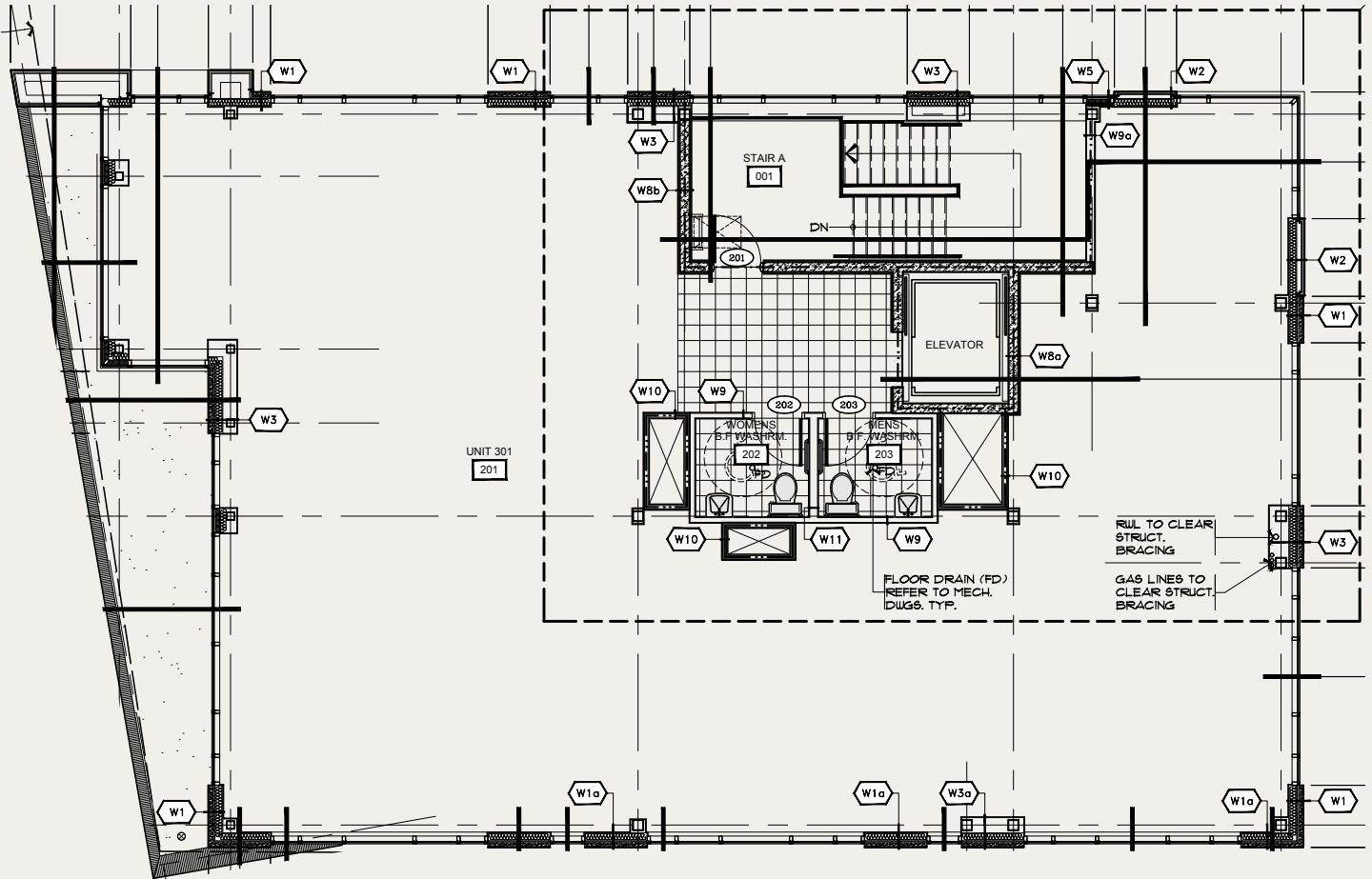
Price Per Sq. Ft. Net

**\$14.00**

TMI Per Sq. Ft. Net

# Floorplan

Second Floor



3,265 Sq. Ft.

# Zoning - Mixed-Use Office (C4)

## Primary Uses:

- Business Incubator
- Commercial School
- Commercial Service
- Financial Service
- Major Office
- Medical Clinic
- Office
- Office Equipment And Supplies (Sales And Service)
- Personal Service Shop
- Pet Services (Class A)
- Tech Office
- Training Facility
- Veterinary Clinic

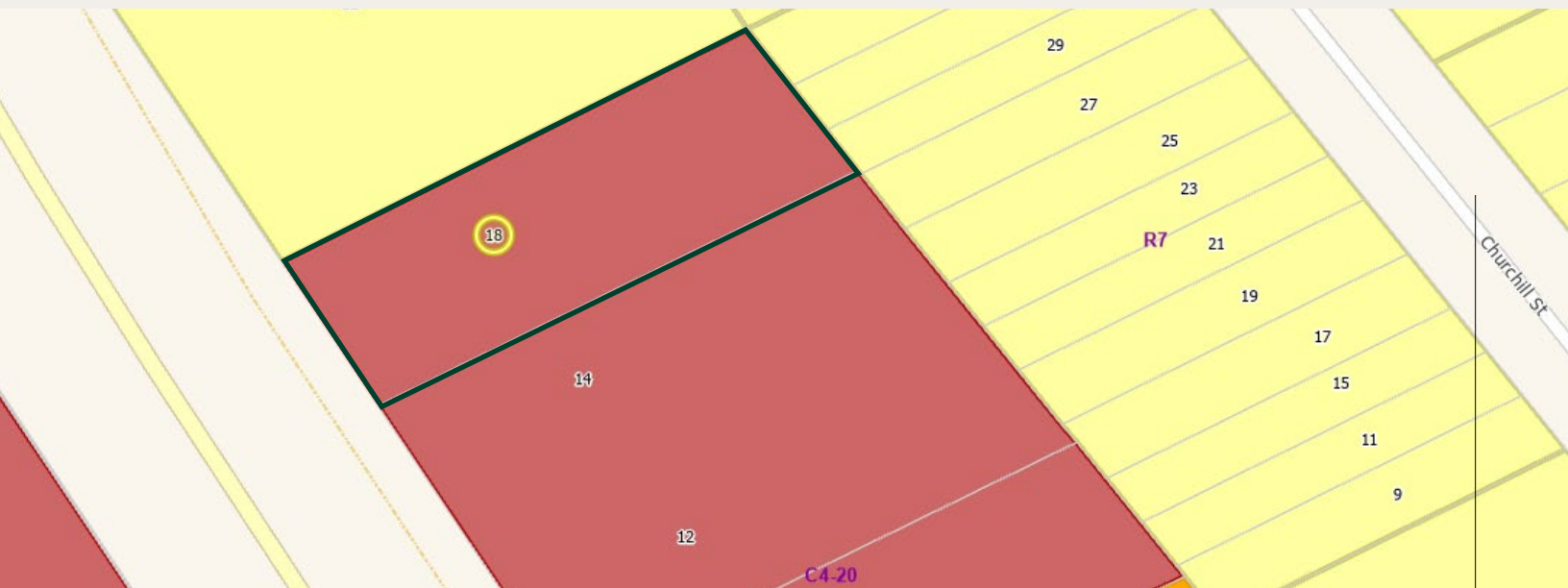
## Complementary Uses:

- Alternative Education Centre
- Child Care Centre
- Commercial Recreation
- Commercial Wellness
- Cultural Facilities
- Government Uses
- Institution
- Makerspace (Class A)
- Municipal Recreation Facility
- Parking Facility
- Public Market
- Temporary Farmers Market
- Transportation Service

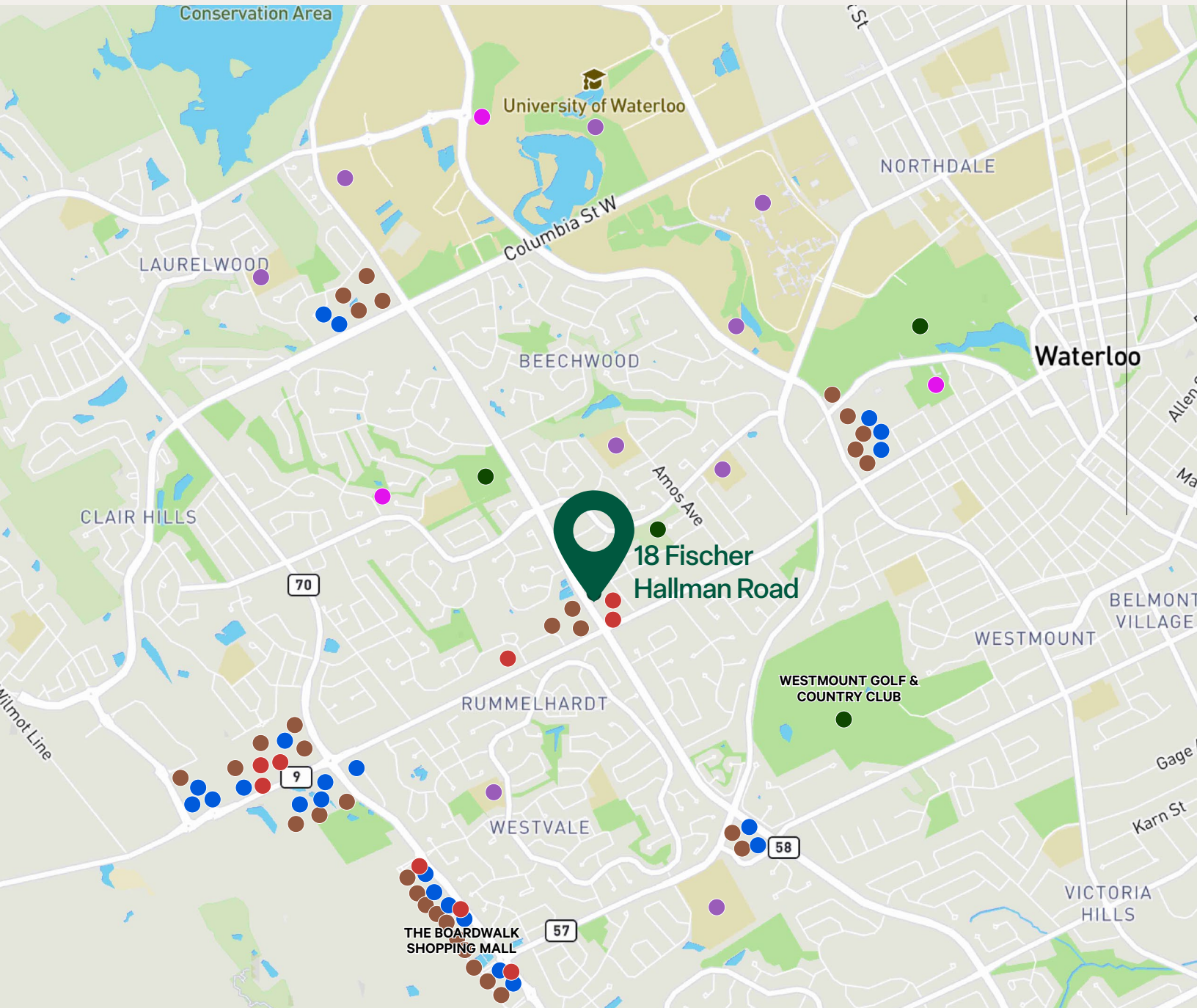
## Ancillary Uses:

To a building containing an office, major office, tech office, and or medical clinic

- Assisted Living Facility Above The First Storey
- Dwelling Units Above The First Storey
- Long Term Care Facility Above The First Storey
- Bake Shop, Including Outdoor Bake Shop Patio
- Café, Including Outdoor Café Patio
- Nanobrewery
- Restaurant, Including Outdoor Restaurant Patio
- Restaurant (Take-Out), Including Outdoor Restaurant Patio



# Amenities



## Within 3KM

- Retail
- Food and Drinks
- Banks
- Parks
- Institutions
- Recreation



# 18 FISCHER HALLMAN ROAD

Unit 301 & 302 | Waterloo

Office Space Available for Lease

## Contact Us

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