

# 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
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

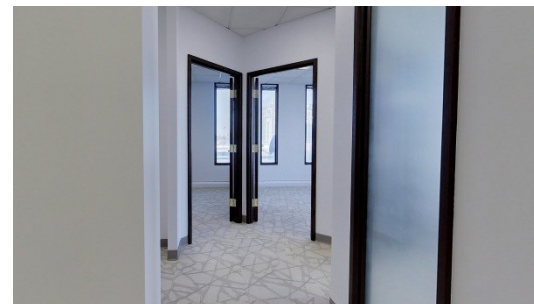
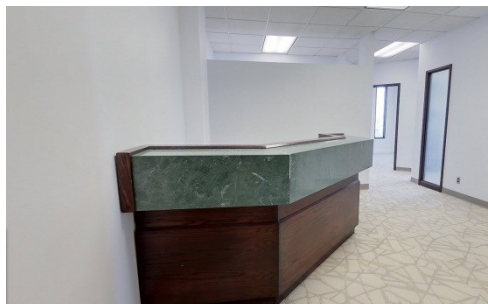
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UNIT 203 FLOOR PLAN - 3,004 SQ FT - \$15.95/SQ FT

Virtual Tour:

[Click here](#)



www.coupalmarkou.com

**COUPAL MARKOU**  
COMMERCIAL REAL ESTATE INC.

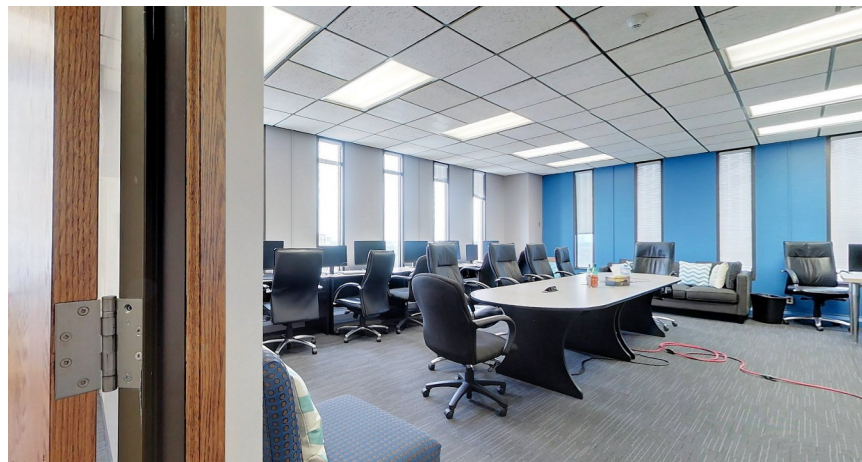
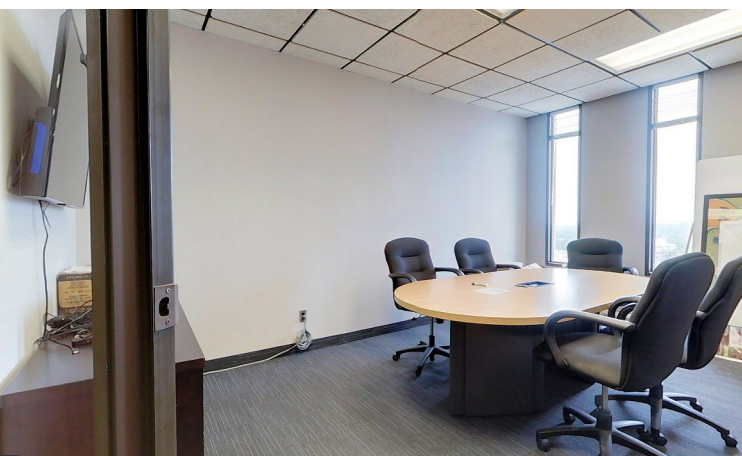
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Sales Representative  
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peter@coupalmarkou.com

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## 20 ERB STREET WEST, WATERLOO

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

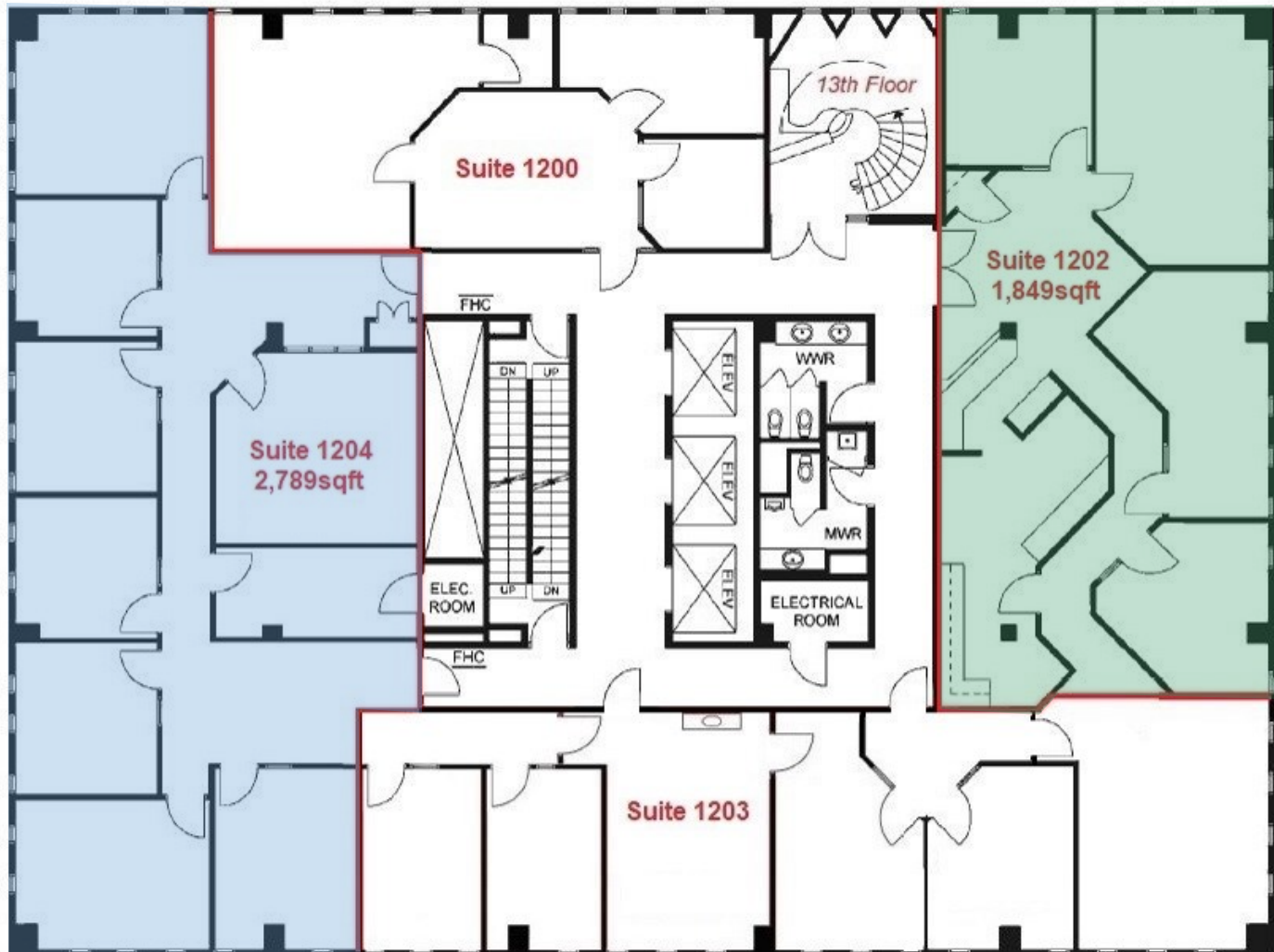


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## 20 ERB STREET WEST, WATERLOO

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

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

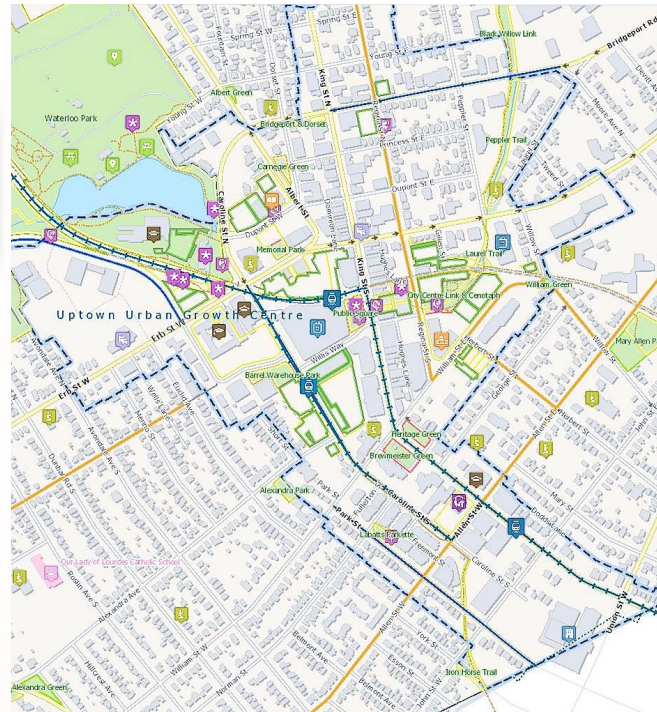


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### Uptown Waterloo Urban Growth Centre



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

LEASING INQUIRIES & AVAILABILITY:

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