



**CUSHMAN &
WAKEFIELD**
Waterloo Region

SECOND FLOOR OFFICE SPACE FOR LEASE



366 HESPELER RD
UNIT 13
CAMBRIDGE , ON



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366 HESPELER RD, #13 CAMBRIDGE, ON UNIT FOR LEASE

PROPERTY FEATURES

- Clean, bright second floor office space available for lease in busy plaza on Hespeler Road. Over 50,000 vehicles pass by this plaza each day.
- Located across the street from the Cambridge Centre, and located on a bus route.
- Extremely competitive net rental rate for second floor space in this busy retail node. Plaza is managed efficiently with low TMI costs.
- Ample on site free parking included in the rent. Unit has 5 offices, boardroom, washroom and kitchenette.



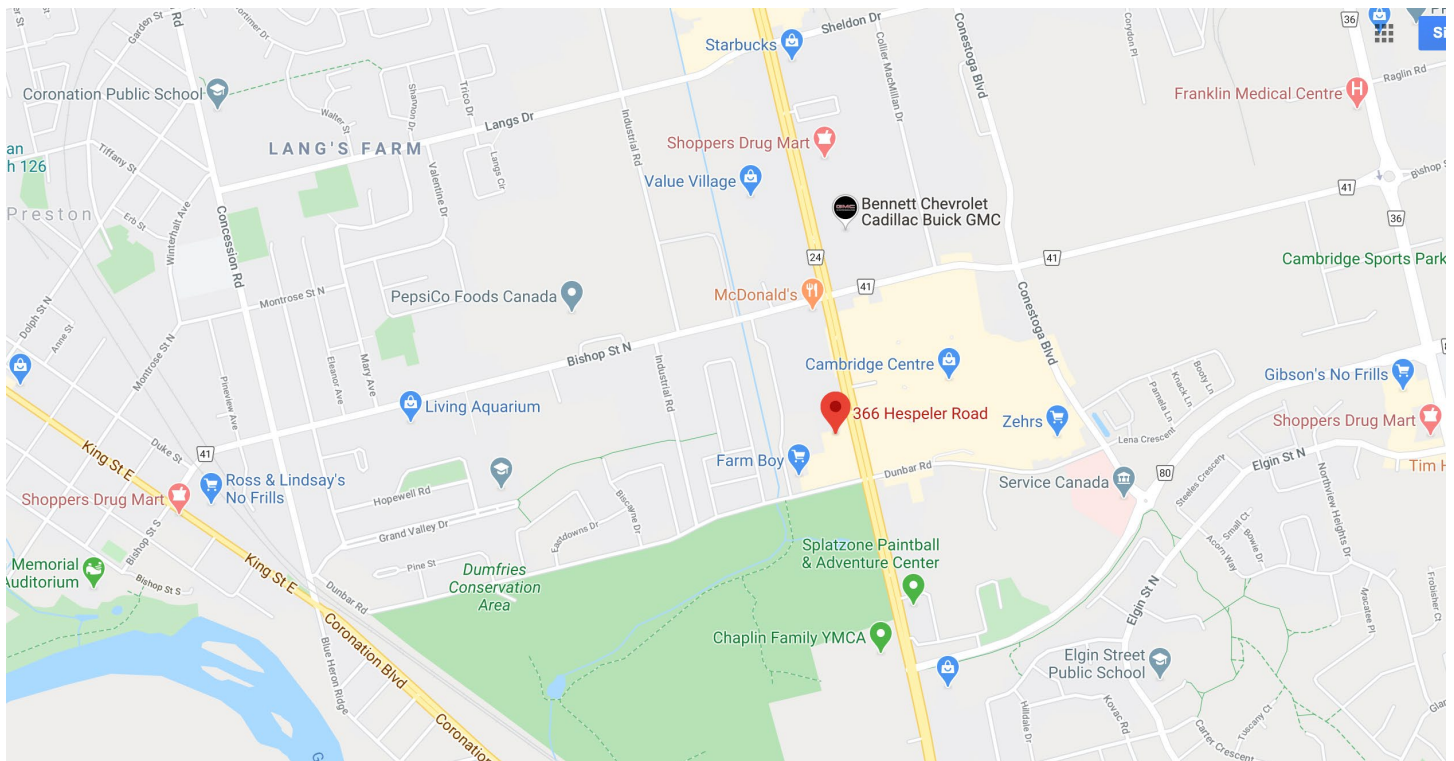
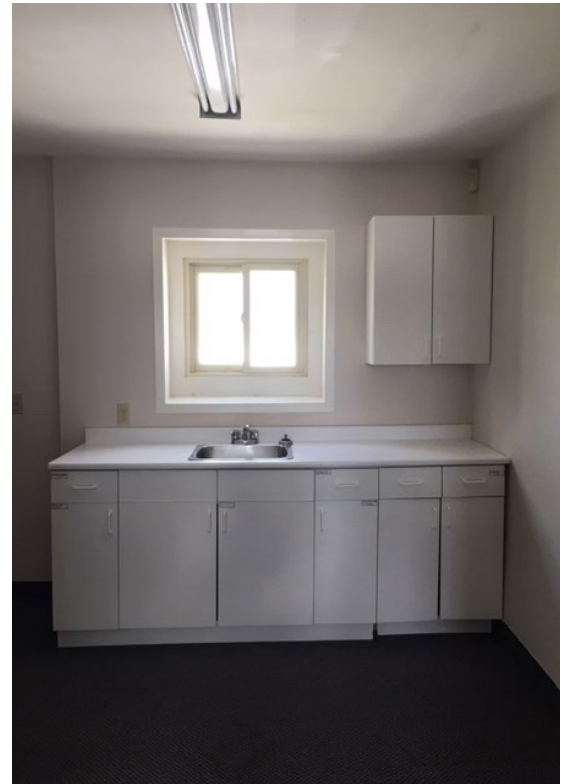
LEASE PRICE

\$7.95 PSF Net
+ TMI \$5.30 PSF (2020)



SPACE AVAILABLE

2,058 SF

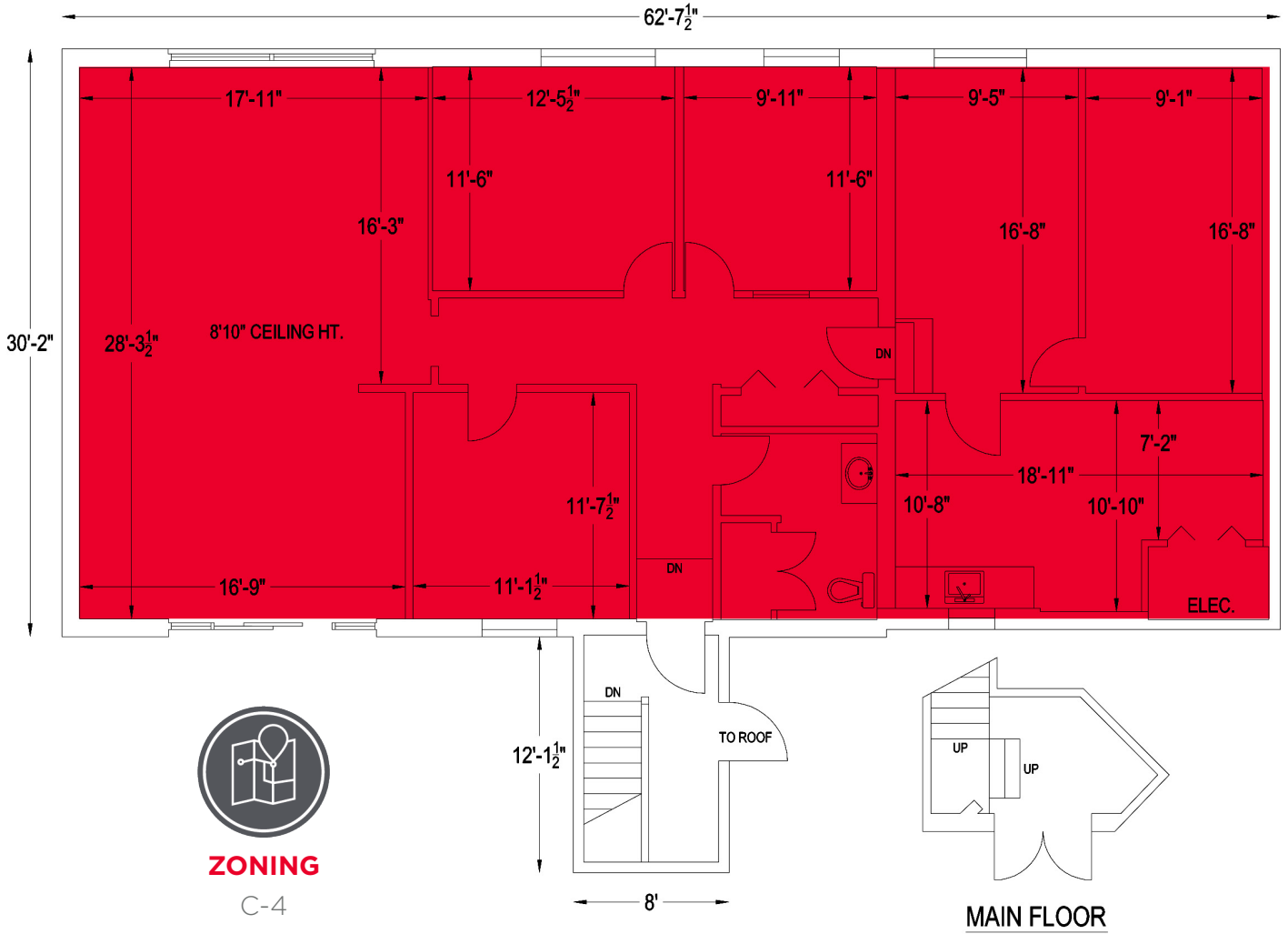




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For more information, please contact:

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