

MAIN FLOOR LIVE/WORK SPACE FOR LEASE

365 ALBERT STREET UNIT 613, WATERLOO

Coupal Markou

PROPERTY DESCRIPTION

NUMBER OF FLOORS 15 STOREYS

SIGNAGE DIGITAL PYLON + FACADE

ZONING RMU-40

PARKING 2 SPACES + VISITOR PARKING

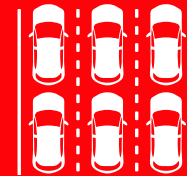
THE HUB IS A PROMINENT MIXED-USE COMMUNITY IN WATERLOO'S UNIVERSITY DISTRICT, WITH QUALITY COMMERCIAL SPACE AT THE BASE OF A HIGH-DENSITY RESIDENTIAL POPULATION THAT SUPPORTS STEADY DAY-TO-DAY DEMAND.

THE AVAILABLE LIVE/WORK-CAPABLE COMMERCIAL UNITS AT 365 ALBERT STREET OFFER FLEXIBLE POSITIONING FOR SERVICE-ORIENTED AND DESTINATION USERS, WITH UNFINISHED SHELL SPACE THAT CAN BE BUILT TO SUIT A WIDE RANGE OF CONCEPTS

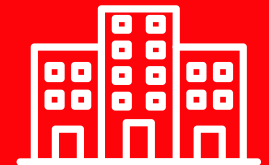
ZONING FOR THE SITE (RMU-40, EXCEPTION C131) SUPPORTS A BROAD MIX OF COMMERCIAL USES, INCLUDING RETAIL STORE, TECH OFFICE, FINANCIAL SERVICE, BAKE SHOP, PHARMACEUTICAL DISPENSARY, EDUCATIONAL INSTITUTION / COMMERCIAL SCHOOL, PRINTING ESTABLISHMENT, PRIVATE SCHOOL, AND NANOBREWERY (BREW PUB) (BUYER/TENANT TO VERIFY APPROVALS AND PERMITTED USES)



**READY FOR
TENANT
BUILD-OUT**



**TRAFFIC COUNT OF
OVER 24,000
VEHICLES DAILY
**AADT VOLUME
REPORT 2024**



**HIGH-DENSITY
RESIDENTIAL
COMMUNITY**

AVAILABLE UNIT

UNIT 613

SIZE: 1,021 SQFT

ASKING RENTS: **\$2,500**/MONTH + HST

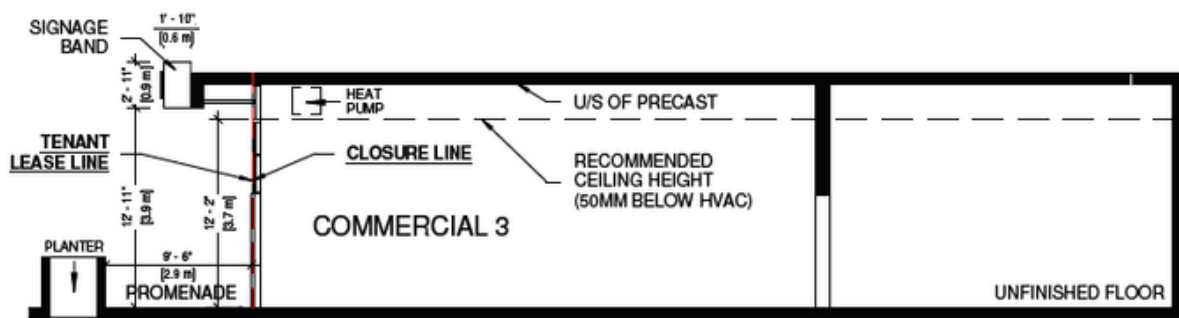
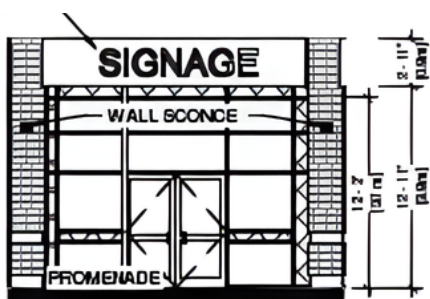
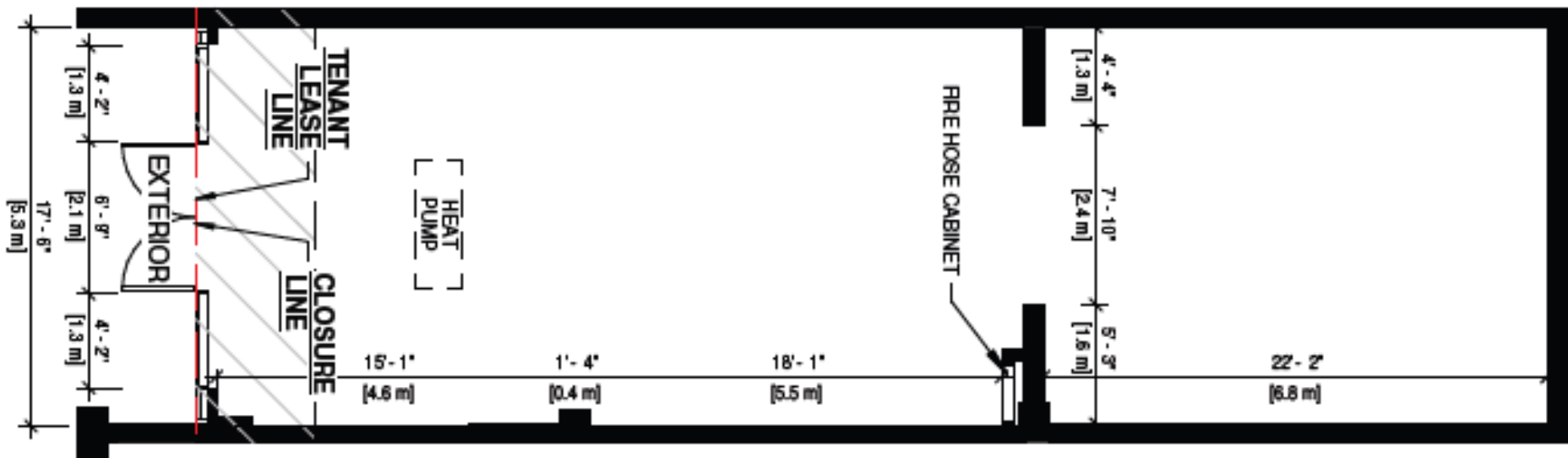
ADDITIONAL RENTS: \$14.00/SQFT ON
COMMERCIAL PORTION OF UNIT

OCCUPANCY: 3-5 MONTHS



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UNIT 613



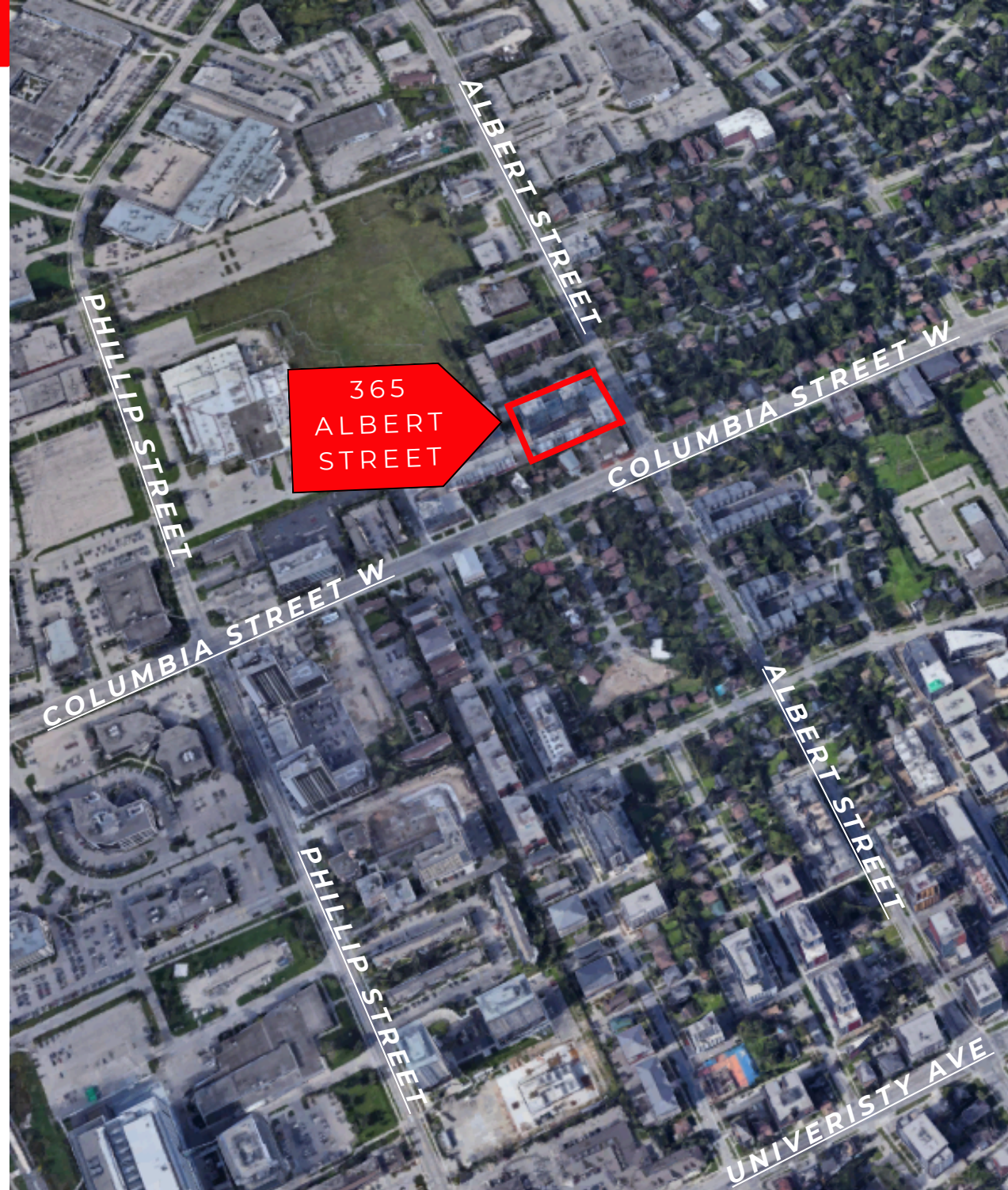
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A LOCATION THAT WORKS FOR YOU

THE HUB AT 365 ALBERT STREET SITS IN THE HEART OF WATERLOO'S UNIVERSITY DISTRICT, SURROUNDED BY A DENSE CONCENTRATION OF STUDENTS, YOUNG PROFESSIONALS, AND ESTABLISHED NEIGHBOURHOODS THAT GENERATE CONSISTENT, WALKABLE DEMAND.

THIS IS A HIGHLY CONNECTED NODE WITH CLOSE PROXIMITY TO WILFRID LAURIER UNIVERSITY AND THE UNIVERSITY OF WATERLOO, AS WELL AS MAJOR EMPLOYERS AND AMENITIES INCLUDING WATERLOO PARK, UPTOWN WATERLOO, AND CONESTOGA MALL

WITH STRONG TRANSIT CONNECTIVITY AND QUICK ACCESS TO WATERLOO'S PRIMARY ARTERIAL ROADS, THE AREA SUPPORTS CONVENIENT TRAVEL FOR CLIENTS AND STAFF COMING FROM ACROSS WATERLOO AND KITCHENER, WHILE STILL CAPTURING THE BUILT-IN CUSTOMER BASE IMMEDIATELY SURROUNDING THE SITE.





365 ALBERT STREET UNIT 613, WATERLOO

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BROKER

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THEO PAPADOPOULOS
SALES REPRESENTATIVE

 519-569-1905

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