



405 King Street North | Waterloo, ON

Freestanding Commercial Building **For Lease**

Will Kissick
Sales Representative
Kitchener, ON
+1 519 904 2202
will.kissick@colliers.com



Accelerating success.

Property Overview

Freestanding commercial building totaling approximately 10,900 square feet on 0.70 acres, ideal for a single tenant. The property features 5,273 square feet on the upper floor and 5,627 square feet on the lower floor, with approximately 40 on-site parking spaces.

Prominently located on a major Waterloo corridor near both universities, the property offers exceptional visibility, high vehicle and pedestrian traffic, and excellent access to surrounding amenities. Ideal for office, medical, or commercial users.

Address	405 King Street North, Waterloo, ON
Rentable Area	Upper Floor: 5,273 SF
	Lower Floor: 5,627 SF
	Total SF: 10,900 SF
Acres	0.70 AC
Availability	1-29 Days
Asking Lease Rate	\$10,000 / Month Net



Property Highlights



Prime Location

Prominently located on major
Waterloo Corridor, easily
accessible by Hwy 85



Access to Public Transit

Great access to
public transit



High Quality Space

Functional layout featuring
2 floors, ideal for a
single tenant



Close proximity to amenities

Short drive to a host of
amenities including retail,
banks and restaurants



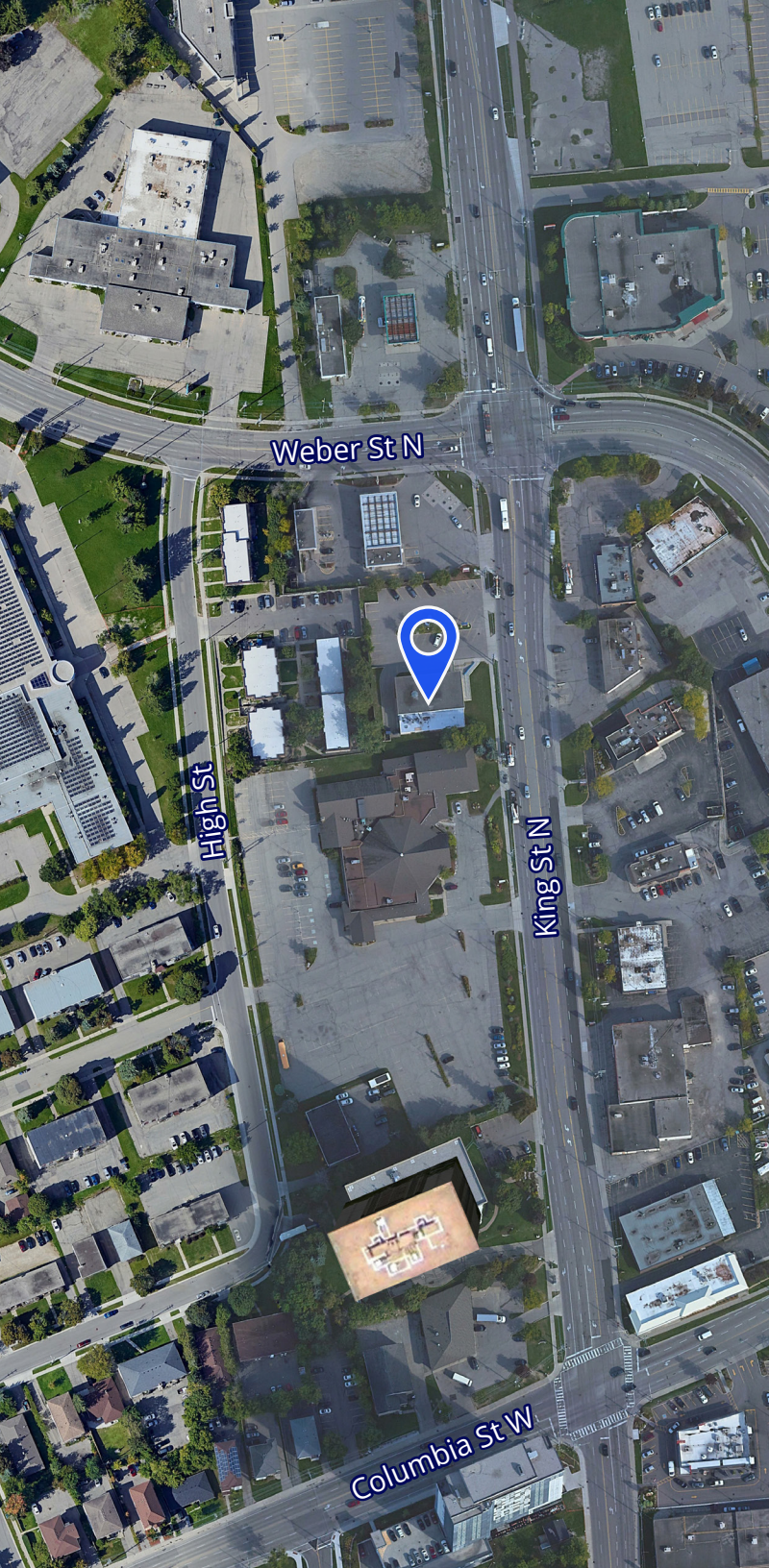
High Traffic

Vibrant and bustling
environment with great
visibility

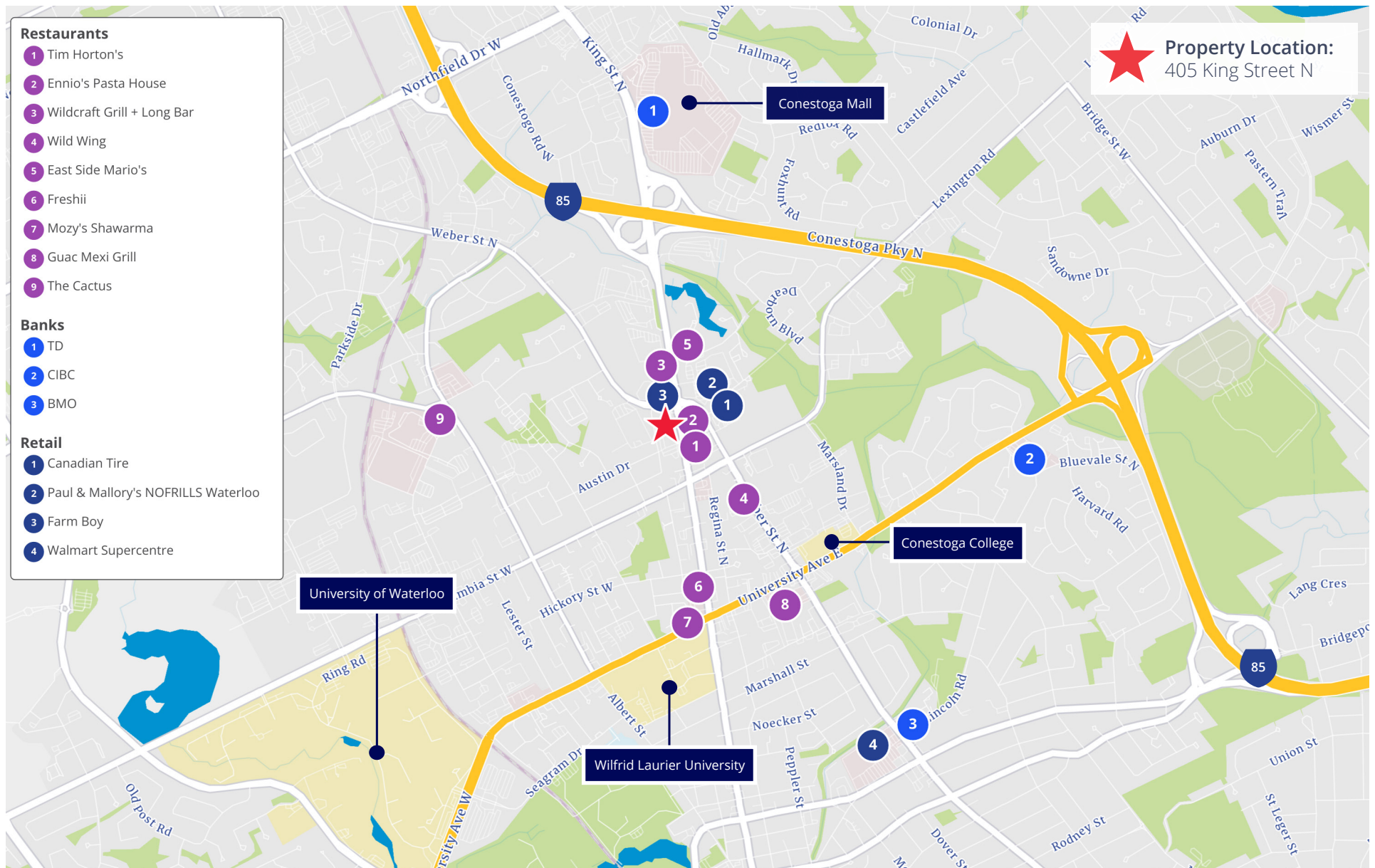


Parking

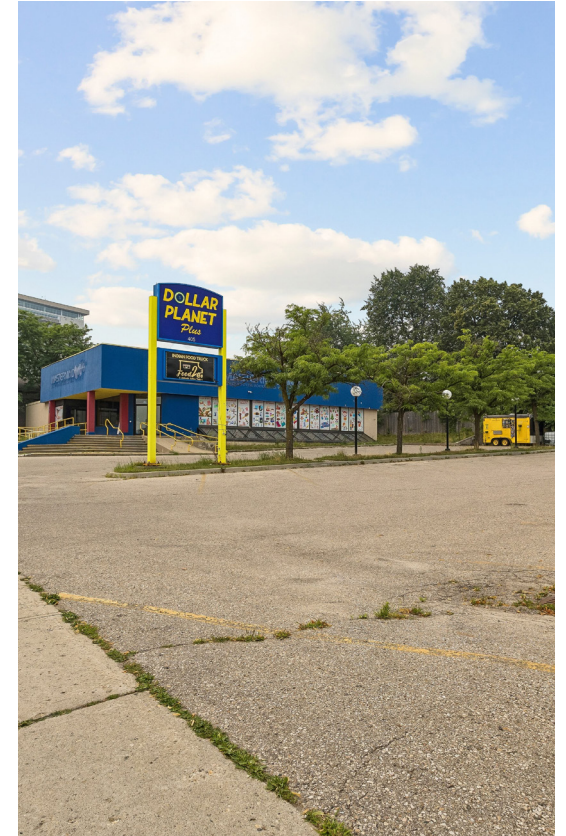
40-On-site
parking spaces



Amenities Map



Property Photos





405 King Street North | Waterloo, ON

Will Kissick
Sales Representative
Kitchener, ON
+1 519 904 2202
will.kissick@colliers.com

Copyright © 2026 Colliers International. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Copyright © 2026 Colliers Macaulay Nicolls Inc., Canada.



collierscanada.com

Accelerating success.