

# 380 King Street North, Waterloo, Ontario

UNIT 1A, 1B & 1A+B

AFFORDABLE SECOND FLOOR SPACE RETAIL / PROFESSIONAL SPACE AVAILABLE NEAR UNIVERSITIES



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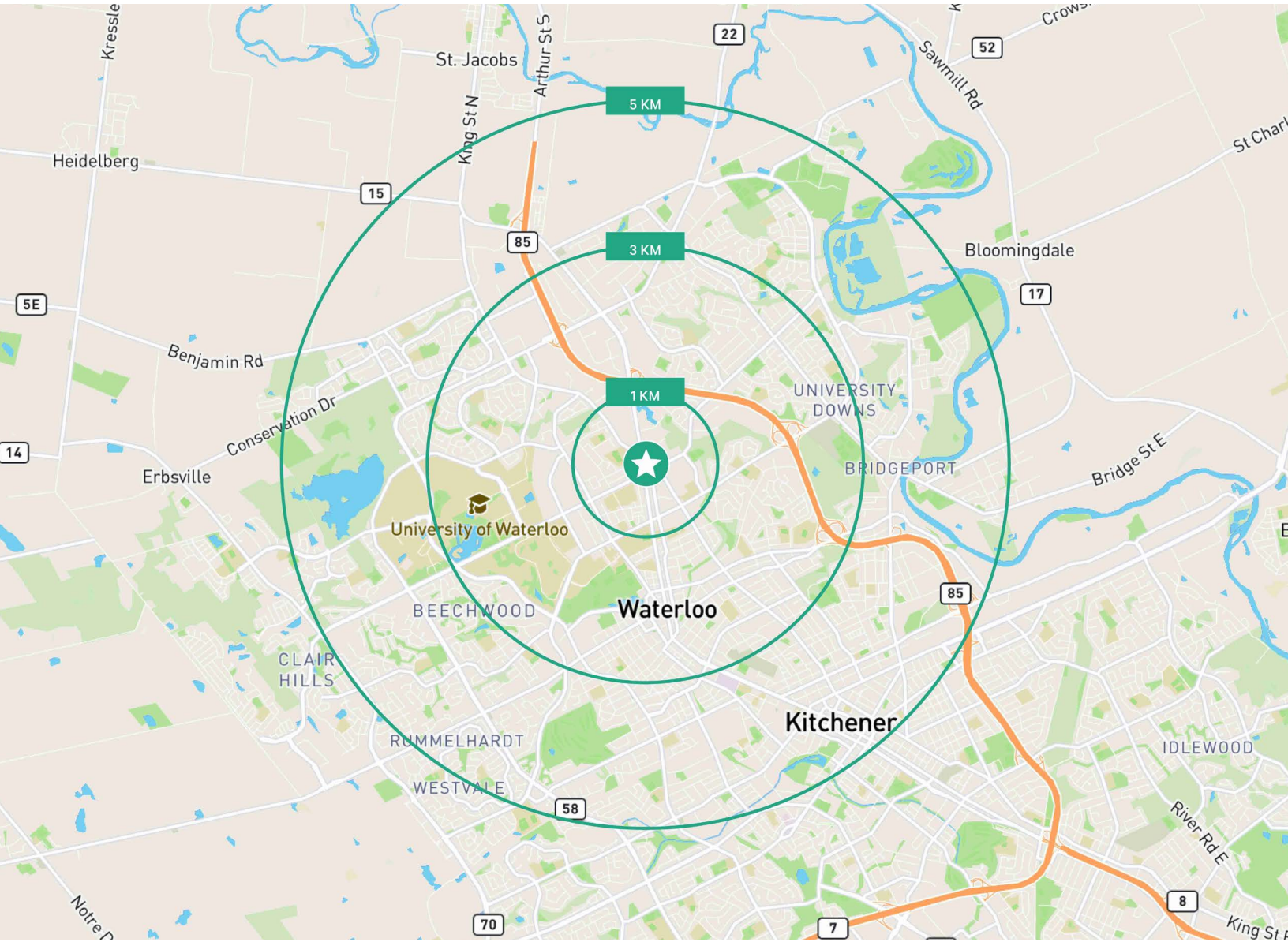
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# Prime Medical Office Space in Downtown Waterloo

Located just steps from Wilfred Laurier University and University of Waterloo, this second floor retail / service commercial space offers an exceptional opportunity for many uses looking for an economical space. This location boasts convenient access to major transit routes, and proximity to a wide array of amenities including restaurants, shops, and other essential services. The flexible layout allows for customization to suit various uses including office, medical, commercial rec and retail. Don't miss this chance to establish your business in a prime, high-traffic location with excellent visibility and accessibility.

Details	Unit 1A + B	Unit 1A	Unit 1B
<b>Building Size</b>	±4,016 Sq. Ft.	±1,938 Sq. Ft.	±2,078 Sq. Ft.
<b>Lot Size</b>	0.876 Acres		
<b>Zoning</b>	C5-81		
<b>Lease Rate</b>	\$5.00 Per Sq. Ft.		
<b>TMI (2025)</b>	\$14.00 Per Sq. Ft.		
<b>Comments</b>	<ul style="list-style-type: none"> <li>• Steps from Wilfred Laurier University and University of Waterloo</li> <li>• High-traffic Location</li> <li>• Close to Amenities</li> <li>• Access to Major Transit Routes</li> </ul>		





## Contact Us

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