CUSHMAN & WAKEFIELD
Waterloo Region

2445 Eagle Street N, Cambridge

FOR LEASE

PROFESSIONAL, FULLY FINISHED OFFICE UNIT AVAILABLE FOR LEASE

Key Features

- Prominent location with quick access to Hwy 401 and Hwy 24 Hespeler Rd
- Abundant parking
- Excellent visibility
- Mix of private and open concept office space

Unit Size	Zoning	Lease Rate	CAM
11,189 SF	C4	$11.95 SF Net	$7.75 SF

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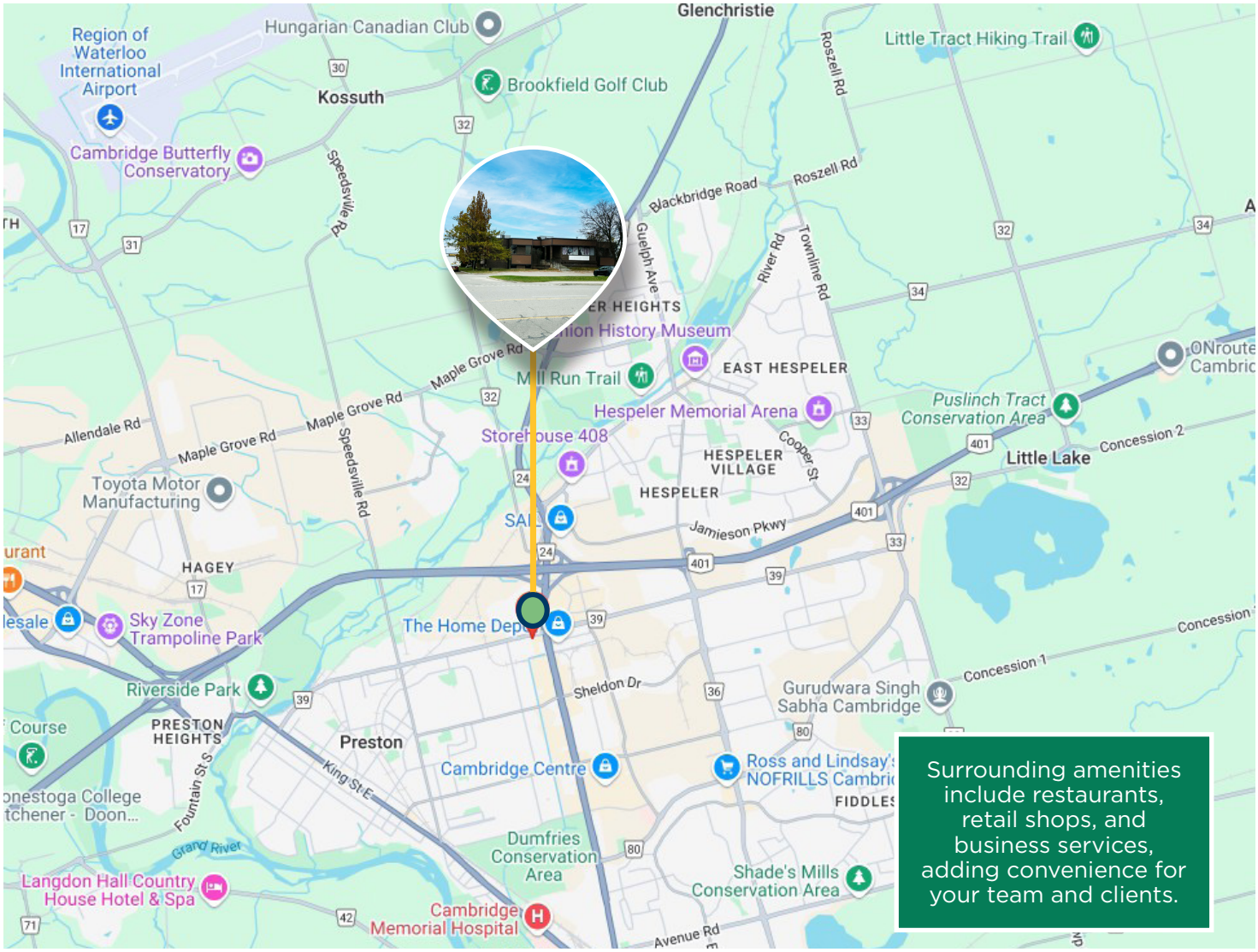

Surrounding amenities include restaurants, retail shops, and business services, adding convenience for your team and clients.

AREA DEMOGRAPHICS

Population
A population of 138,479
A predicted population of 176,000 by 2031

Number of Households
51,269

Labour Pool
A consumer market of over 500,000 people live and work in the region, with a labour pool of over 296,000.

Average Household Income
$ 97,490

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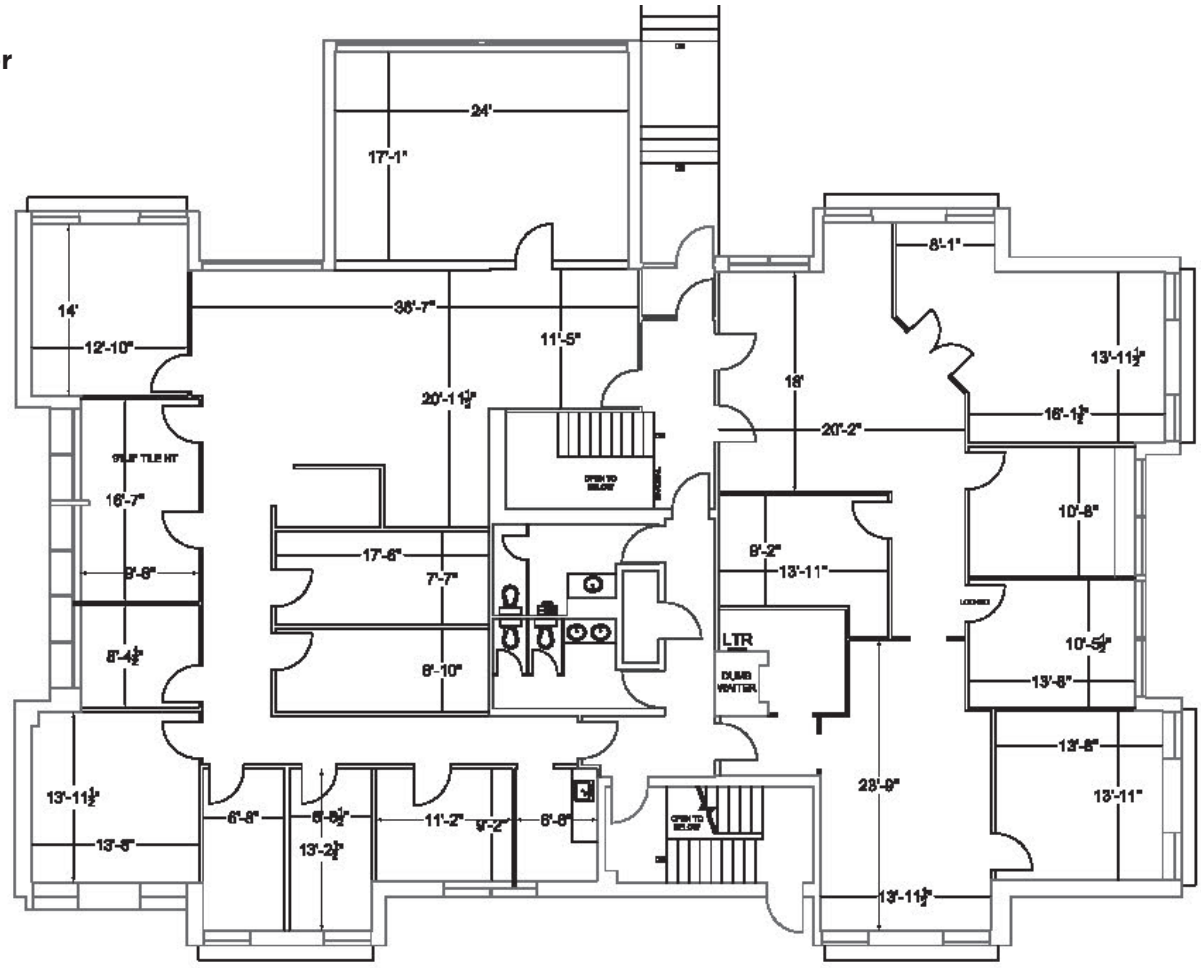
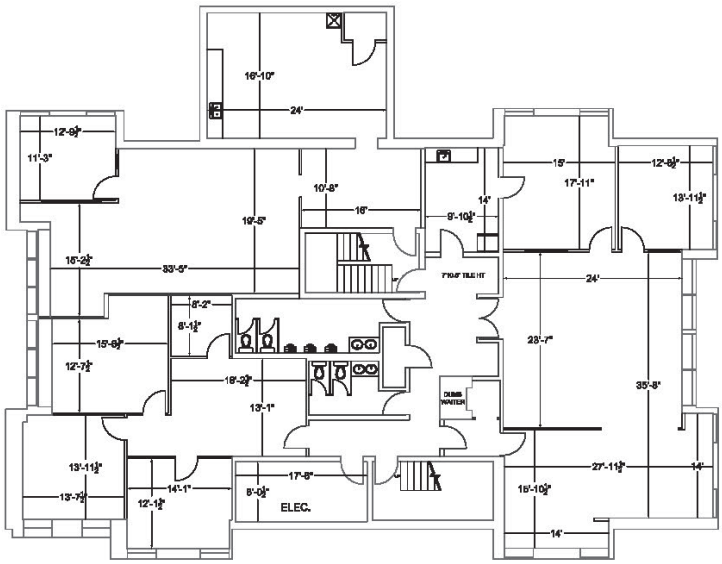
Main Floor



Basement



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