

Medical, Wellness or Professional Space For Lease

620 Davenport Road, Unit 8, Waterloo



1,190 SF | Main Floor Access | Available March 2027

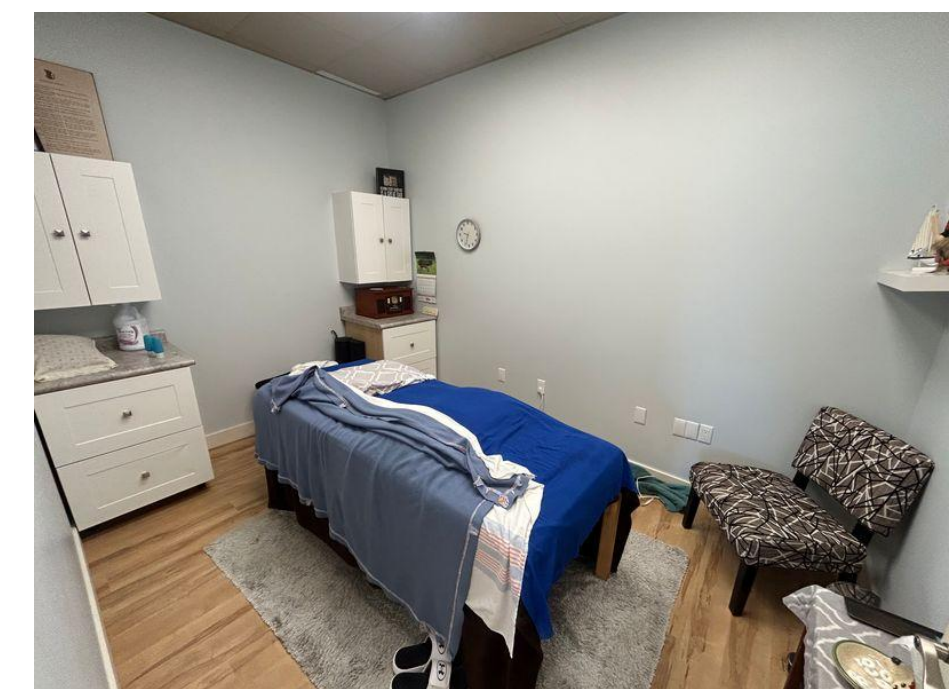
PROPERTY OVERVIEW

NET RENT	\$19.00/SF
ADDITIONAL RENT	\$8.50/SF
MONTHLY RENT	\$2,727 + HST + Utilities
UNIT SIZE	1,190 SF
PROPERTY TYPE	Mixed-Use Commercial
ZONING	E1-27
ACCESSIBILITY	Wheelchair Accessible, Automatic Door Openers
ROOMS	4 Private Rooms + Certified X-Ray Room
PARKING	Open Parking

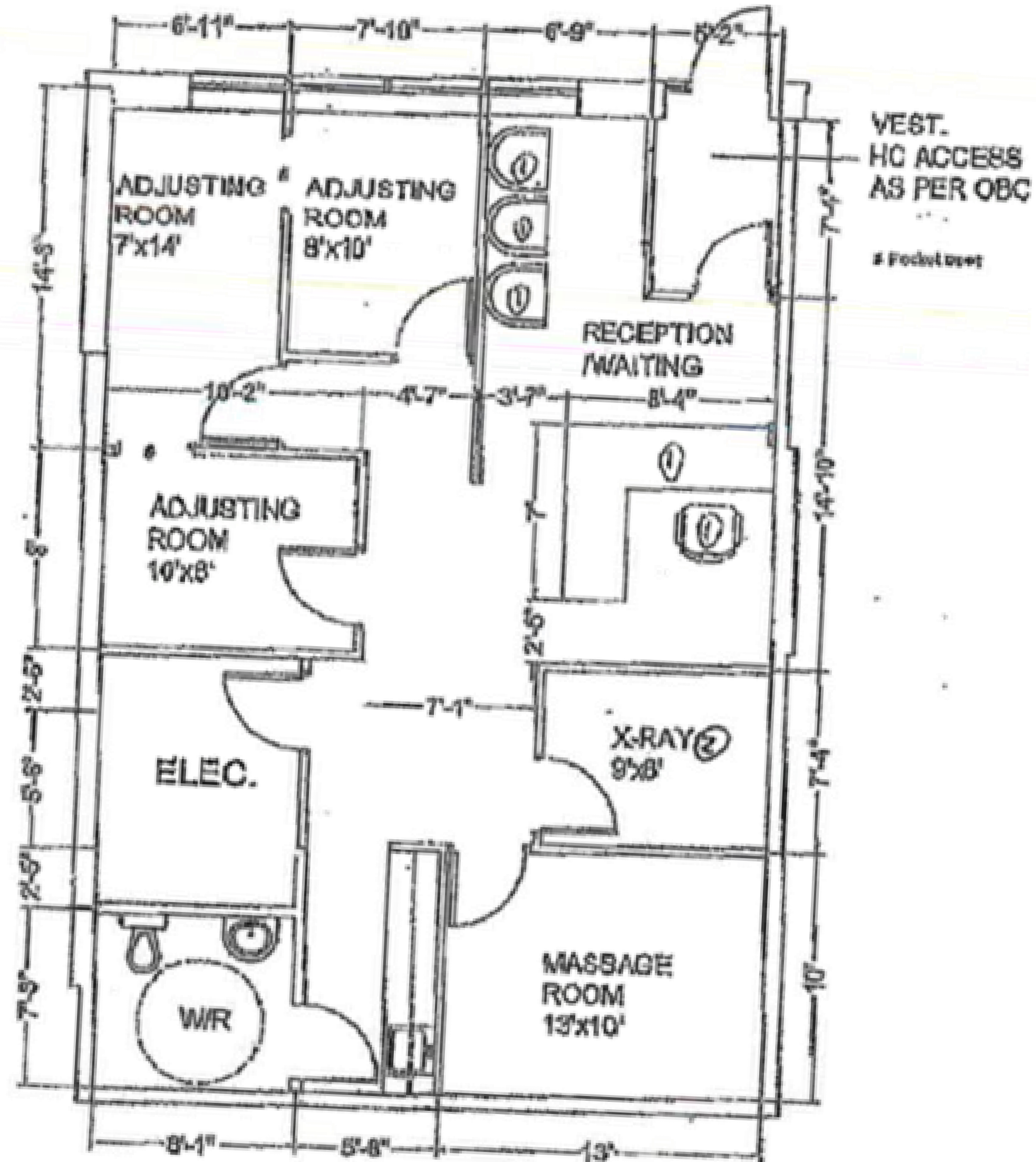


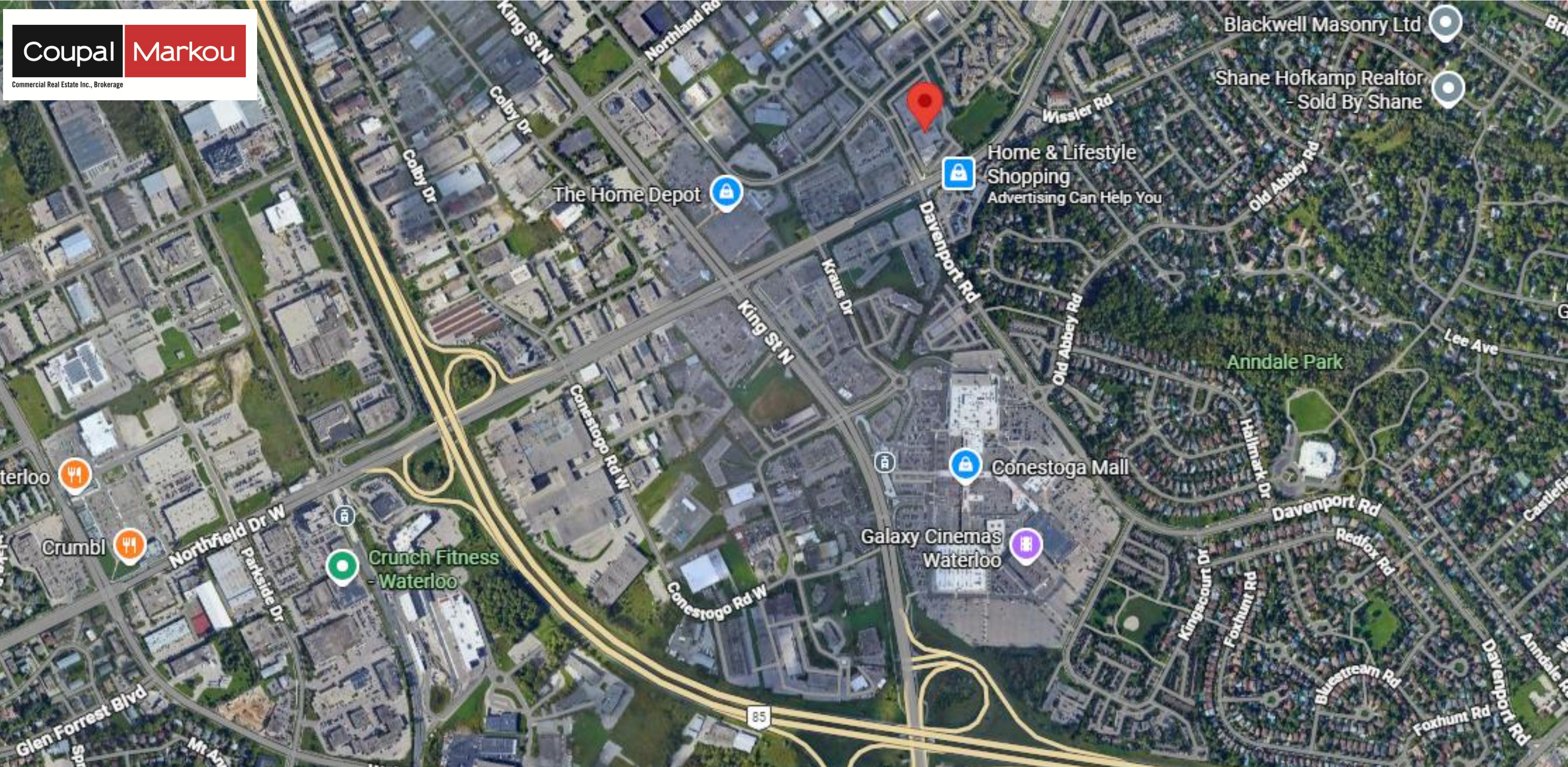
PROPERTY HIGHLIGHTS

- Efficient 1,190 SF main-floor medical, wellness or professional unit
- Existing reception and waiting area
- Four private treatment or consultation rooms
- Existing certified X-ray room
- Private in-suite washroom
- Barrier-free entrance with automatic door openers
- Convenient open parking immediately outside the premises
- Excellent proximity to public transit, restaurants, shopping and Highway 85
- Located within the established Lee Valley Plaza at Davenport Road & Northfield Drive
- Suitable for medical, health & wellness, personal service, or professional office users



FLOOR PLAN





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