

3,602 SQ. FT. SPACE FOR SUBLEASE



20
ERB STREET W
WATERLOO, ONTARIO

CBRE



PROPERTY OVERVIEW

Prime 3,602 sq ft office space available on the first floor in a professionally-managed building in the heart of Uptown Waterloo. The layout includes private offices, meeting rooms, and open-plan workspace. Benefits from plentiful on-site parking (additional charge), an on-site bistro, and high-speed fibre internet. Equipped with two backup generators (50kW and 150kW). Zoned U1-60, permitting a range of uses such as office, medical, and restaurant.

\$20.00
PER SQ. FT. GROSS

3,602
SQ. FT.

U1-81
ZONING

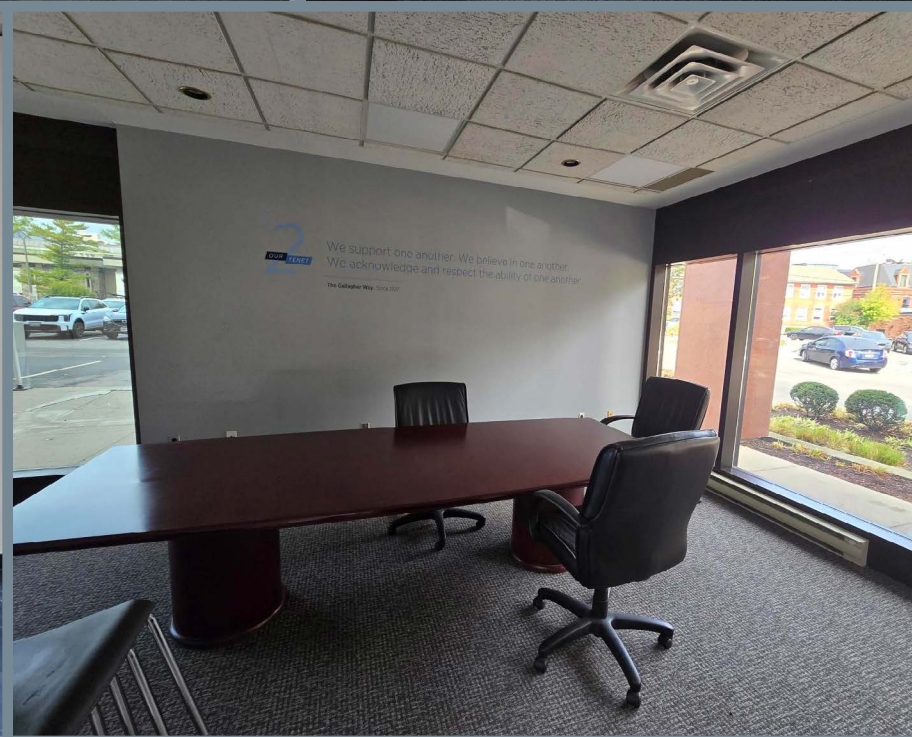
Directions

Located on Erb Street near King Street



20 ERB STREET W, WATERLOO, ON | FOR SUBLEASE

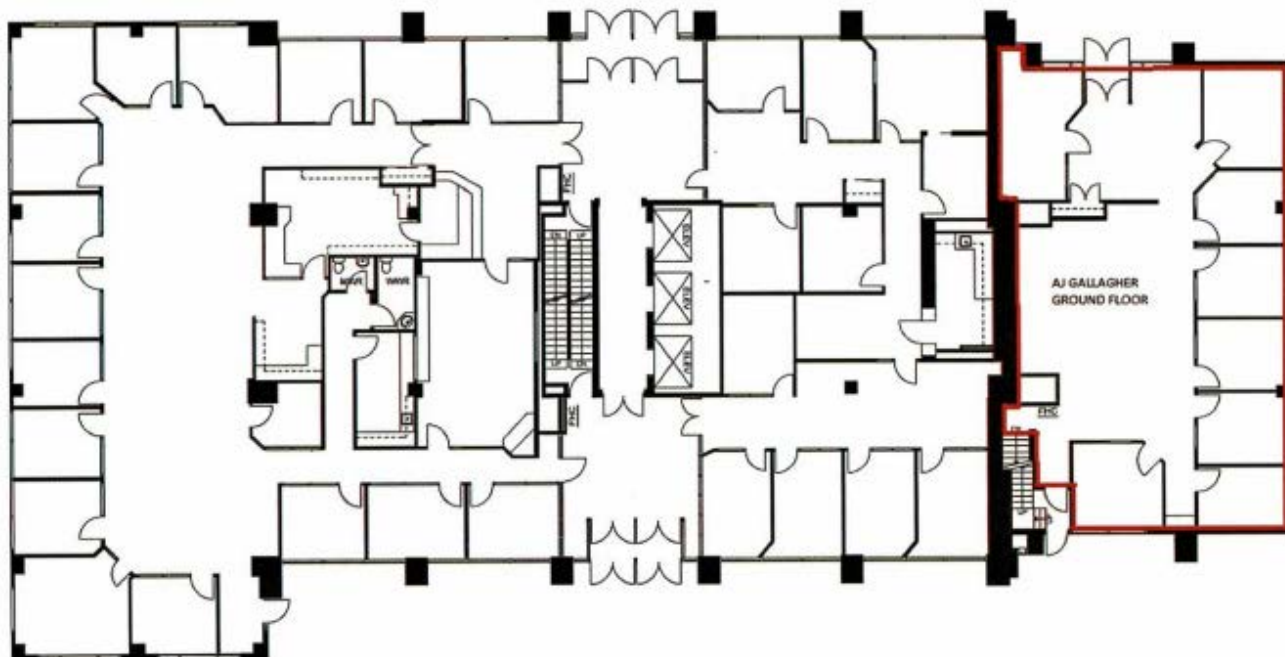
PROPERTY PHOTOS



FLOOR PLAN

UNIT 200

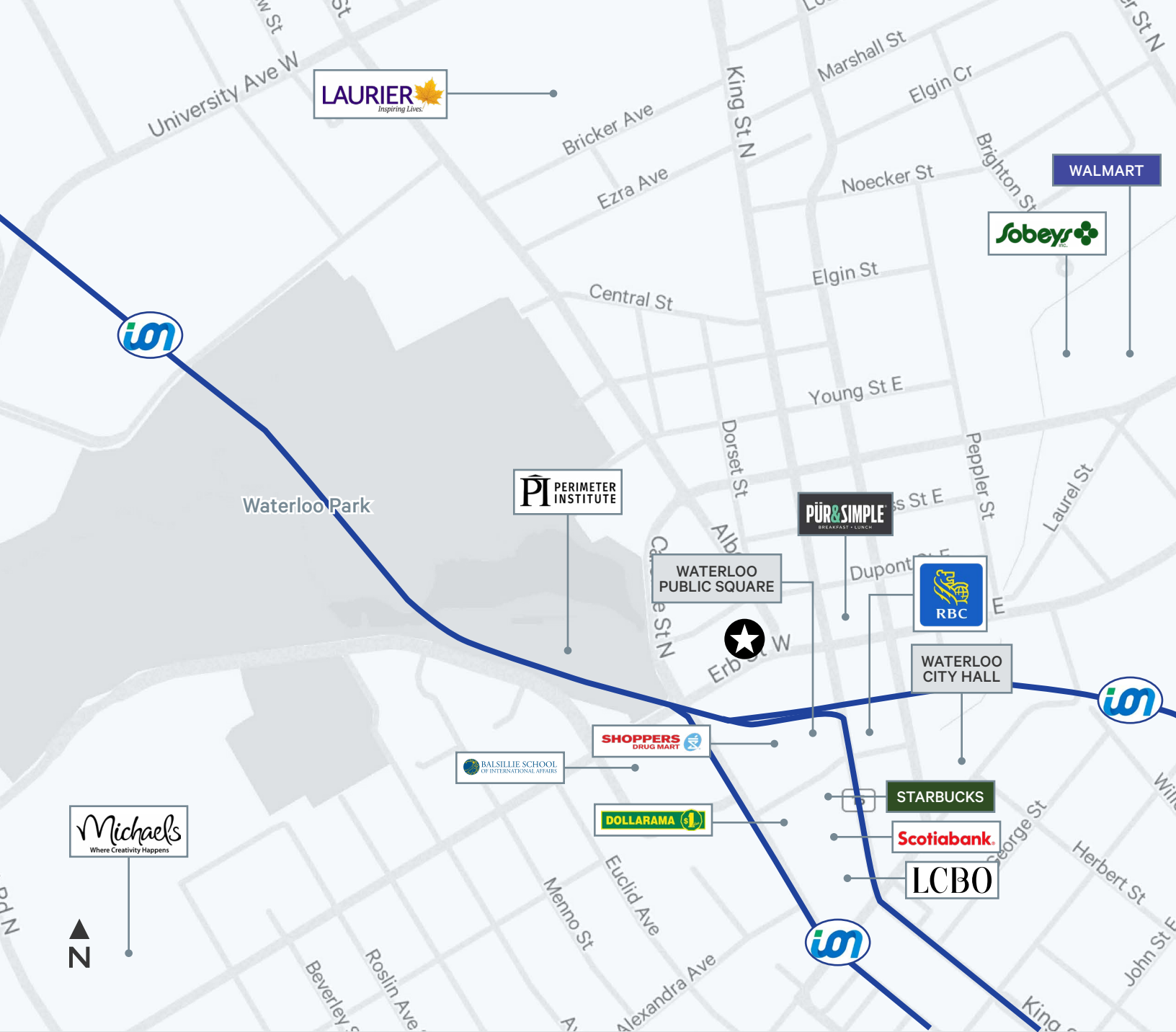
Ground Floor



Basement Level



3,602 SQ. FT.



AREA OVERVIEW

LOCATION	DRIVE TIME
HWY 7	±7 Min 4 KM
HWY 401	±15 Min 17.4 KM
KITCHENER	±10 Min 3.3 KM
CAMBRIDGE	±30 Min 28 KM
GUELPH	±36 Min 28.8 KM
TORONTO	±1 Hr 21 Min 114 KM
PEARSON INTL AIRPORT	±1 Hr 93.5 KM



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WATERLOO, ON

3,602 SQ. FT.
SPACE FOR SUBLEASE



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