



FOR LEASE

520

**UNIVERSITY AVENUE W,
WATERLOO, ON**

Partnership. Performance.

HIGH EXPOSURE COMMERCIAL

- Drive up high exposure space
- First class office/service commercial space
- Directly across from The Boardwalk
- Location borders both Kitchener & Waterloo

Nick Boertien, Senior Vice President
Principal, Sales Representative
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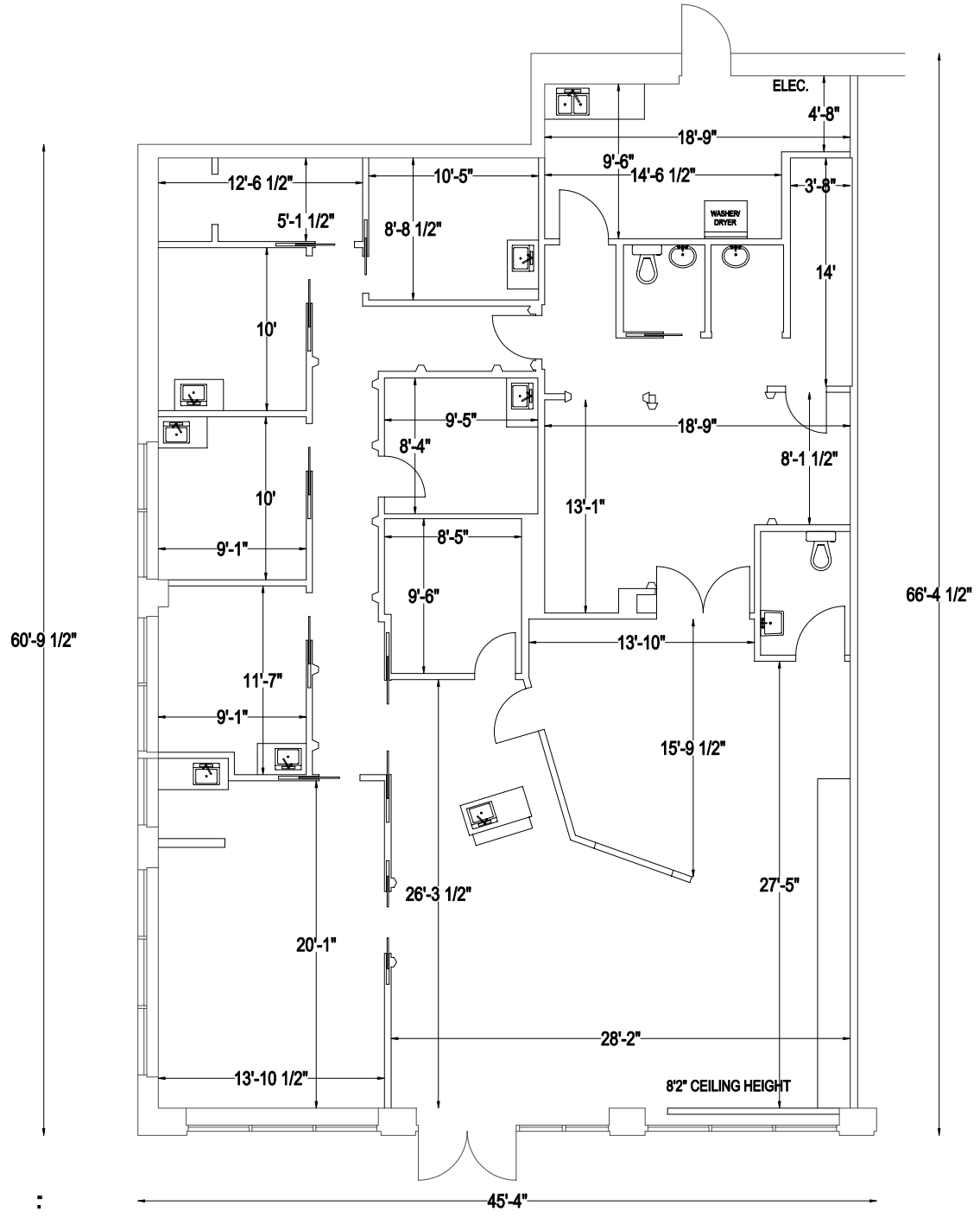
Goran Ibrahim
Sales Representative
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Platinum
member

COMMENTS

- High exposure medical, office or service comemrcial space for lease.
- Ideal for a salon & spa, physiththerapy, general office or medical related uses.
- Pylon and building signage available
- John shadow achnors: Walmart, Landmark Cinemas, Marshalls, Rona, Staples, Costco and more!
- Excellent accessibility to GRT and located in close proximity to tens of thousands of Kitchener and Waterloo residents.
- Landlord located on site.



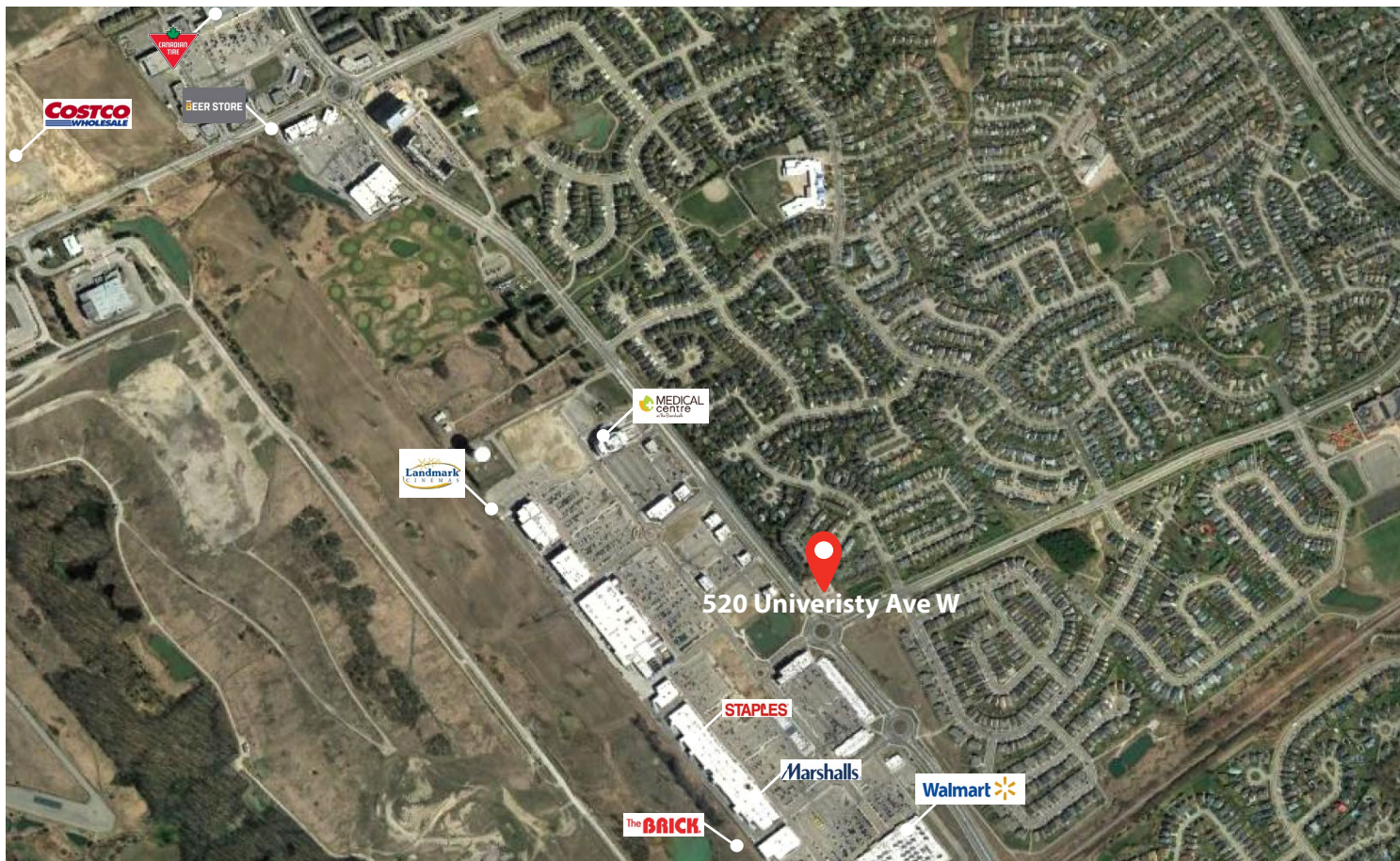
PROPERTY HIGHLIGHTS

- Total Area: 2,771 sf
- Zoning: CC-4
- Sprinklers: Yes
- Parking: Ample free onsite
- Property Use: Medical, Office, & Service Commercial
- Daily Average Traffic Counts: 22,796



Asking Net Rate
\$23.00 psf

Additional Rate
\$10.06 psf



For more information, please contact:



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