



57 ERB ST W, WATERLOO, ON

39,173 SF of Landmark Office Space in Uptown Waterloo Gets a New Lease on Life

Large office transactions in the Region happening more frequently

The Property

Originally the former flagship operation for the Seagram Distillery and previously the Seagram Museum, authentic features have remained within the new integrated modern design. This exceptional and commanding location in the heart of Uptown Waterloo offers access to fabulous amenities, LRT, Waterloo Park, trails and quick access to the expressway.

Building Area Total	39,173 SF
First Floor	22,001 SF
Second Floor	10,310 SF
Third Floor	6,862 SF
Parking Spaces	70
Fully Furnished	
Commercial Kitchen	



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THE ASSIGNMENT

WHITNEY & Company was contracted in December of 2021 to provide leasing services for 57 Erb St W in Waterloo. The space was one of 2 buildings occupied by Shopify in Uptown Waterloo. In response to the Covid-19 Pandemic, they made the decision to be a “remote first” company and have all employees work from home on a permanent basis. Since there was no need for them to have office space, the building was to be subleased.

THE PLAN

Because of the sheer size of the multi-level space, multiple initial visits were required to fully understand the flow of the building, office space and which areas would work well for photographs. Hundreds of photos were taken for a 6 page brochure, the WHITNEY website, as well as social posts on LinkedIn and Instagram. Tours were promoted as it was necessary to get potential clients into the space to truly understand how unique the building was and overall functionality of the space.

THE RESULT

The entire 39,173 SF space was recently leased in May 2022. The Tenant is a local tech company in the area who needed more space in order to bring 2 companies together under one roof.



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