

FOR LEASE

WHITNEY
Commercial Real Estate Services

219 LABRADOR DR, WATERLOO - UNIT 101



EXPANSIVE WINDOWS, DEDICATED ENTRY, MAIN LEVEL OFFICE

Discover an inviting office space at 219 Labrador Drive, Waterloo. This bright main-level unit features large windows flooding the space with natural light, creating an uplifting work environment. The colorful building enhances your professional image and visibility.

Includes open office area, two private offices, kitchenette, and direct exterior access from the parking lot. Enjoy on-site parking, BBQ area, and patio.

Located in a two-storey office building with on-site landlord support. Prime location with nearby amenities like Browns Social, Cobs, Camillia Bake Shop, and scenic Health Valley Trail leading to St. Jacobs. Immediate possession available for businesses seeking a dynamic location.

BUILDING AREA | 2,160 SF

ZONING | E1-27

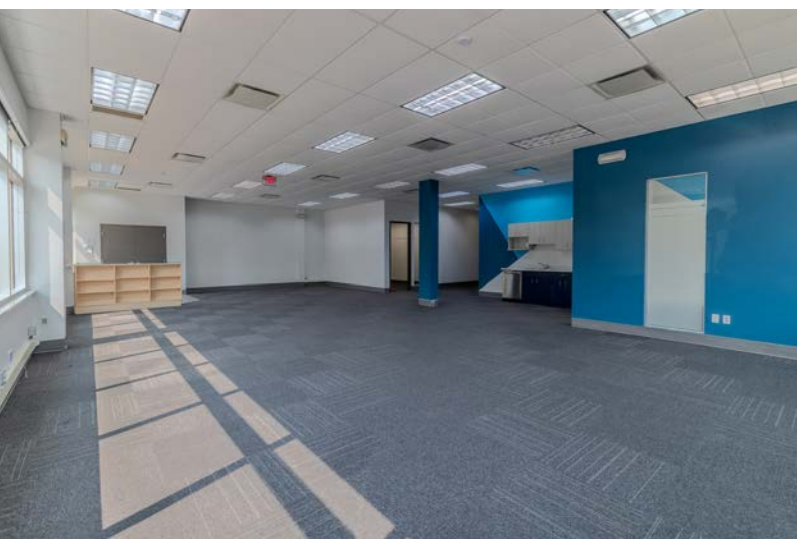
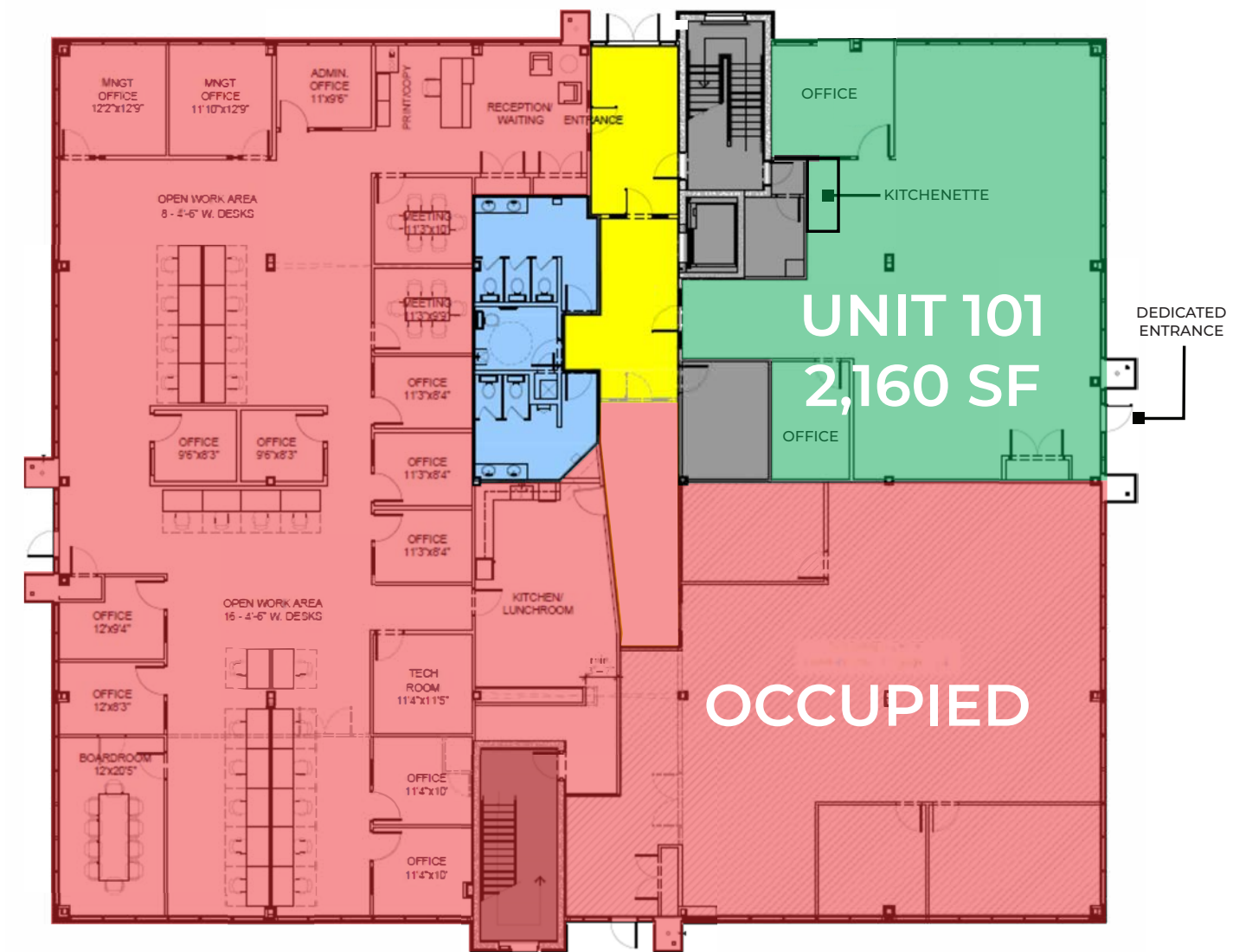
LEASE RATE | \$17.75 / SF

ADDITIONAL RENT | \$12.91 / SF



FLOOR PLAN

2,160 SF



GRT / LRT
Nearby



Close Proximity
To HWY 85



On-site
Parking



Nearby
Amenities



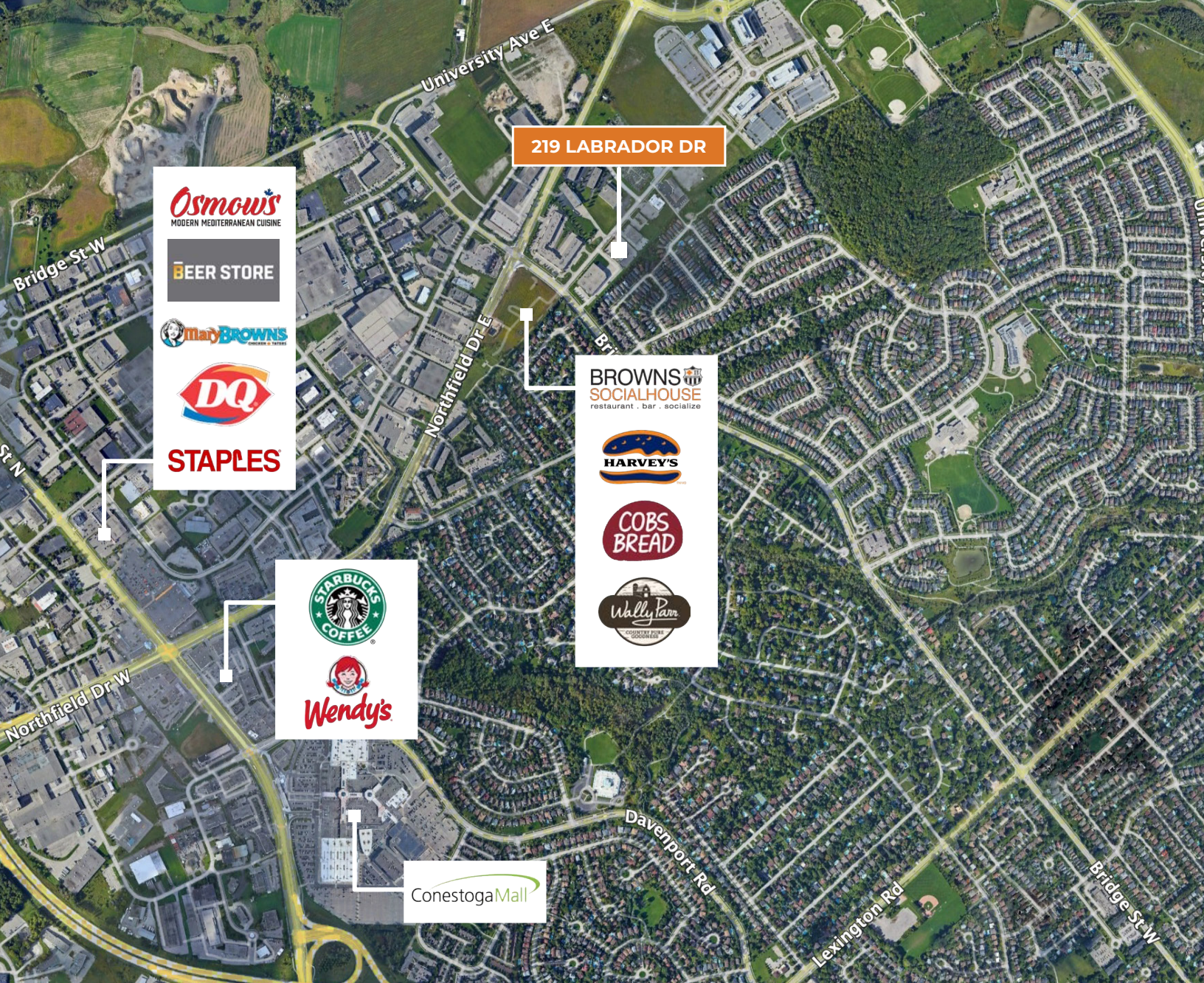
Dedicated
Entrance



Oversized
Windows

PERMITTED USES (Complete list available upon request)

- Advanced Tech
- Business Incubator
- Communication Production
- Data Centre
- Government Use
- Medical Clinic
- Office
- Printing Establishment
- Tech Office
- Training Facility



Contact us for more information



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**Broker *Sales Representative