

FOR LEASE

WHITNEY
Commercial Real Estate Services

219 LABRADOR DR, WATERLOO - UNIT 101



MAIN LEVEL SPACE WITH DEDICATED ENTRY

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 colourful building enhances your professional image and visibility.

The current layout includes open office area, two private offices, a kitchenette, and direct exterior access from the parking lot. Enjoy on-site parking, BBQ area, and patio.

The Landlord has completed 3 different space plans on how the unit can be built out to accommodate different layout requirements. Rates will vary dependent on the build-out.

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.

AVAILABLE AREA | 2,160 SF

LEASE RATE | \$17.75 / SF - \$20.00 / SF
(Rates Vary - Dependent on Build-out)

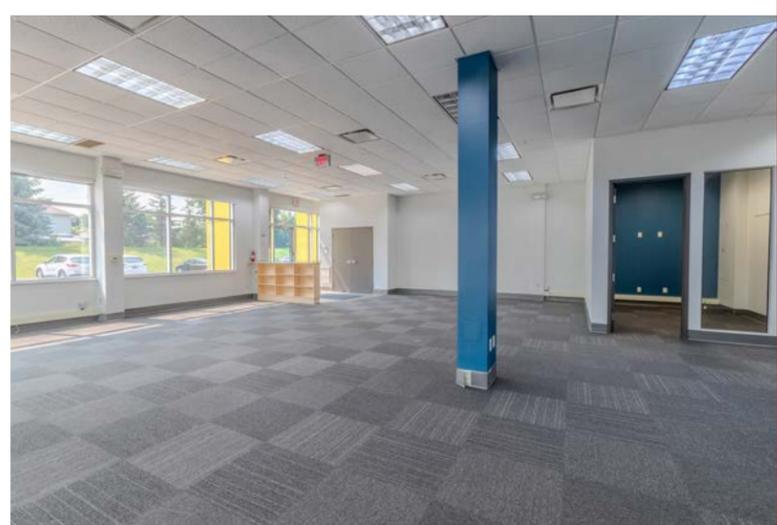
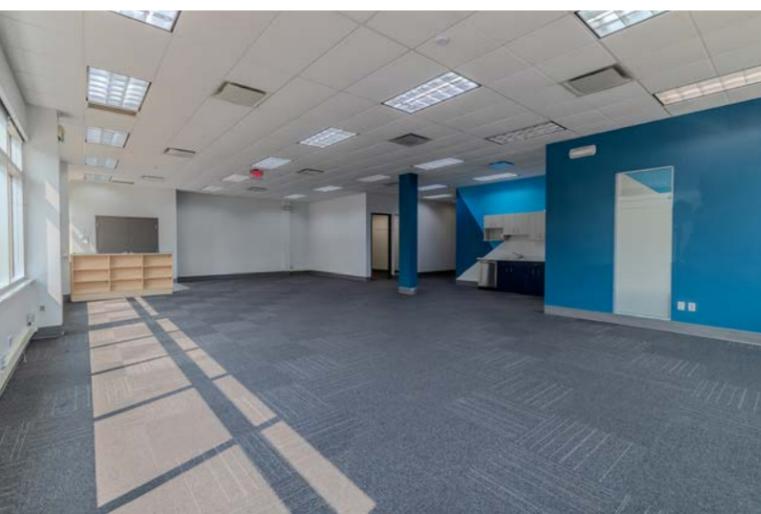
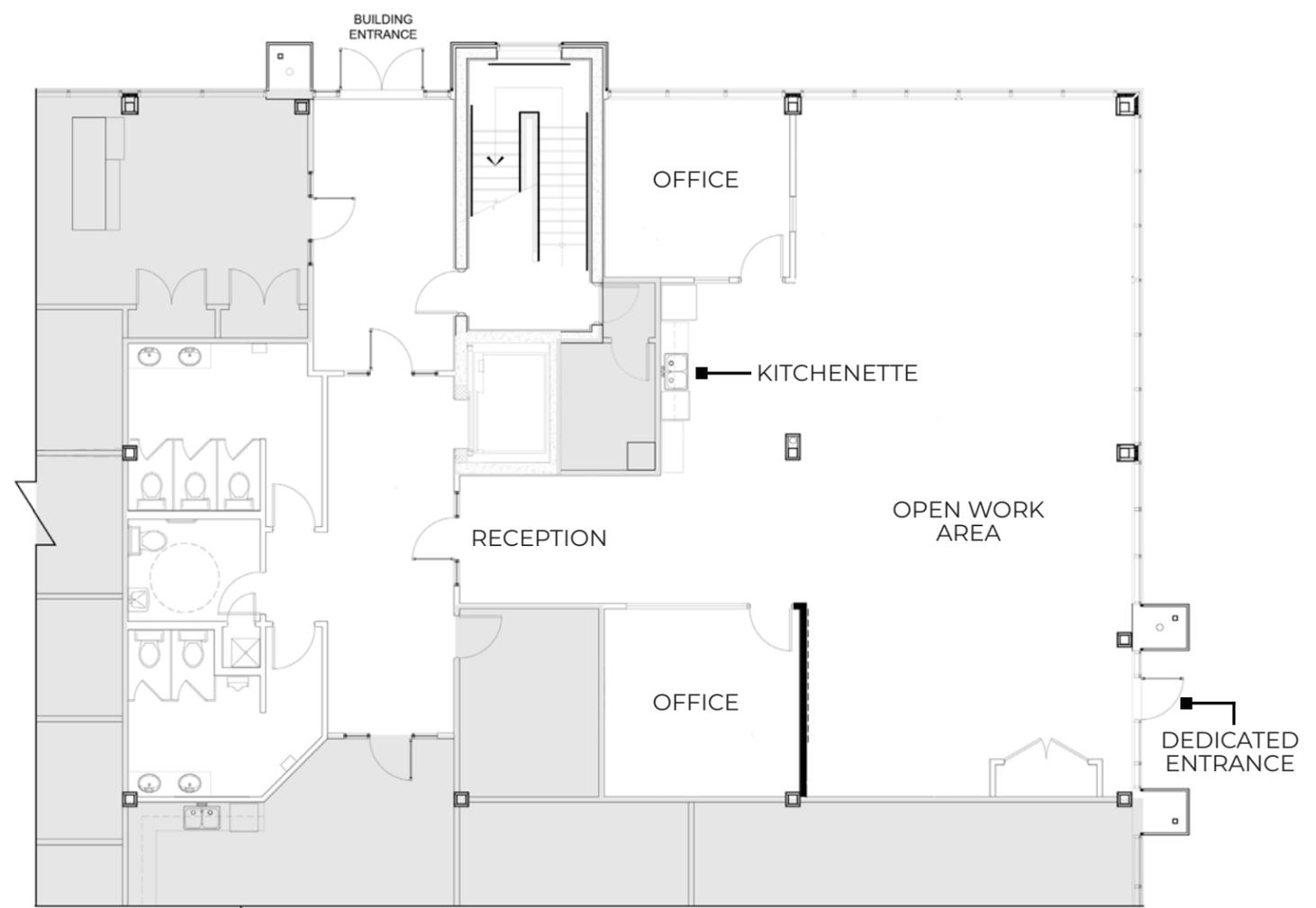
ADDITIONAL RENT | \$15.50 / SF
(Includes Utilities & In-suite Janitorial)



DEDICATED ENTRANCE TO PARKING LOT

AS IS FLOOR PLAN

2,160 SF



GRT / LRT
Nearby



Close Proximity
To HWY 85



On-site
Parking



Nearby
Amenities



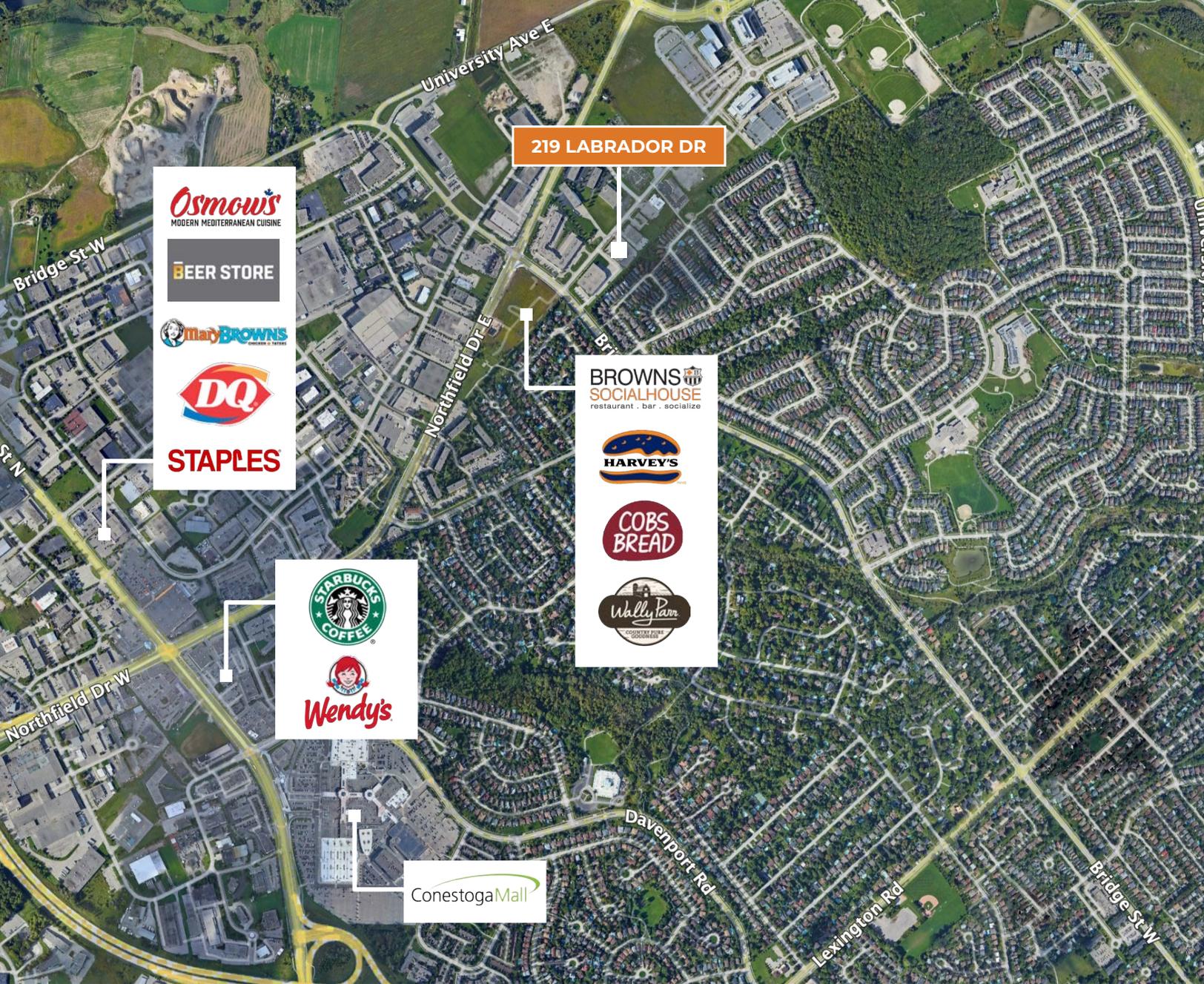
Dedicated
Entrance



Oversized
Windows

PERMITTED USES (E1-27) (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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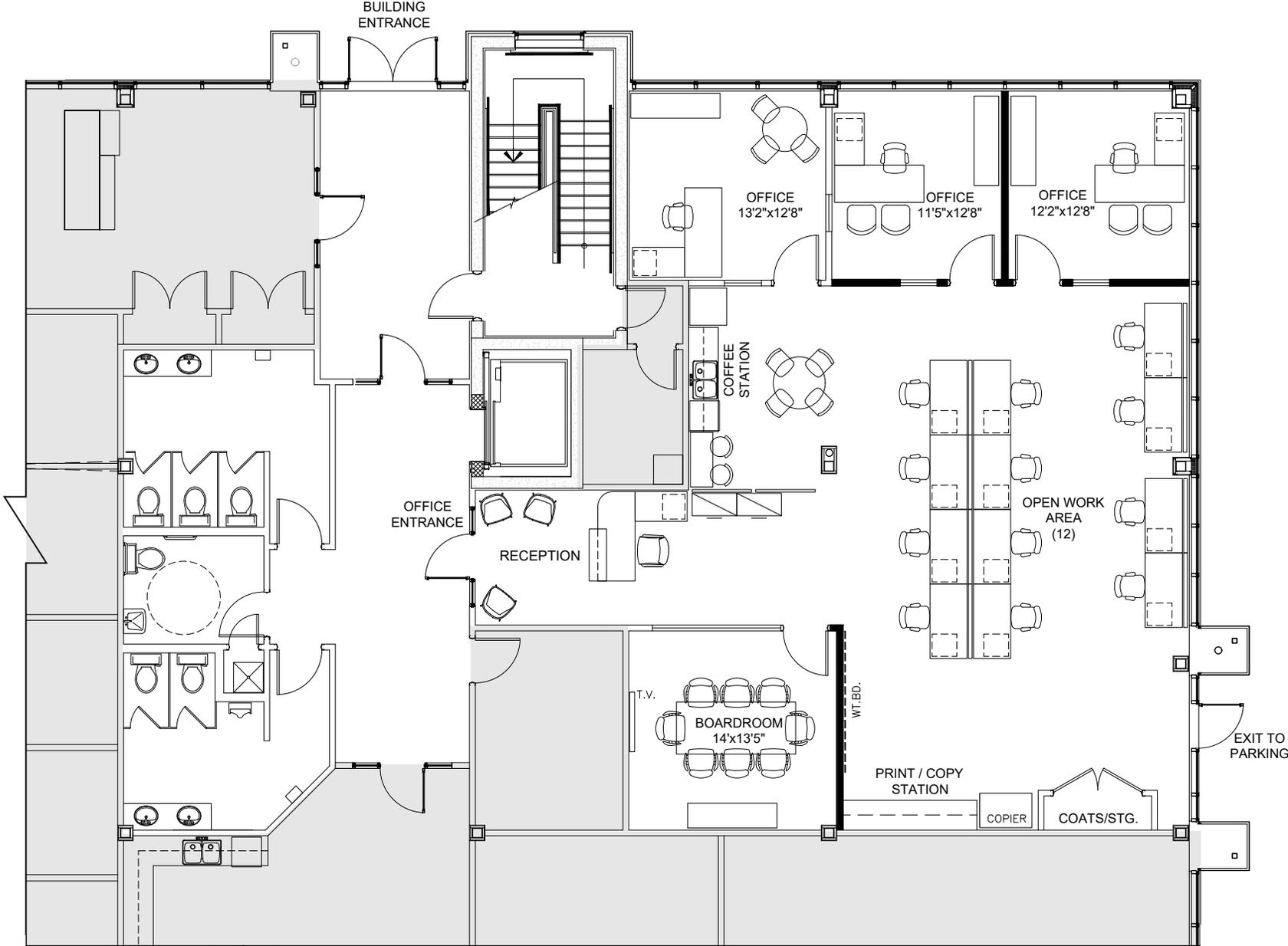
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**Broker *Sales Representative

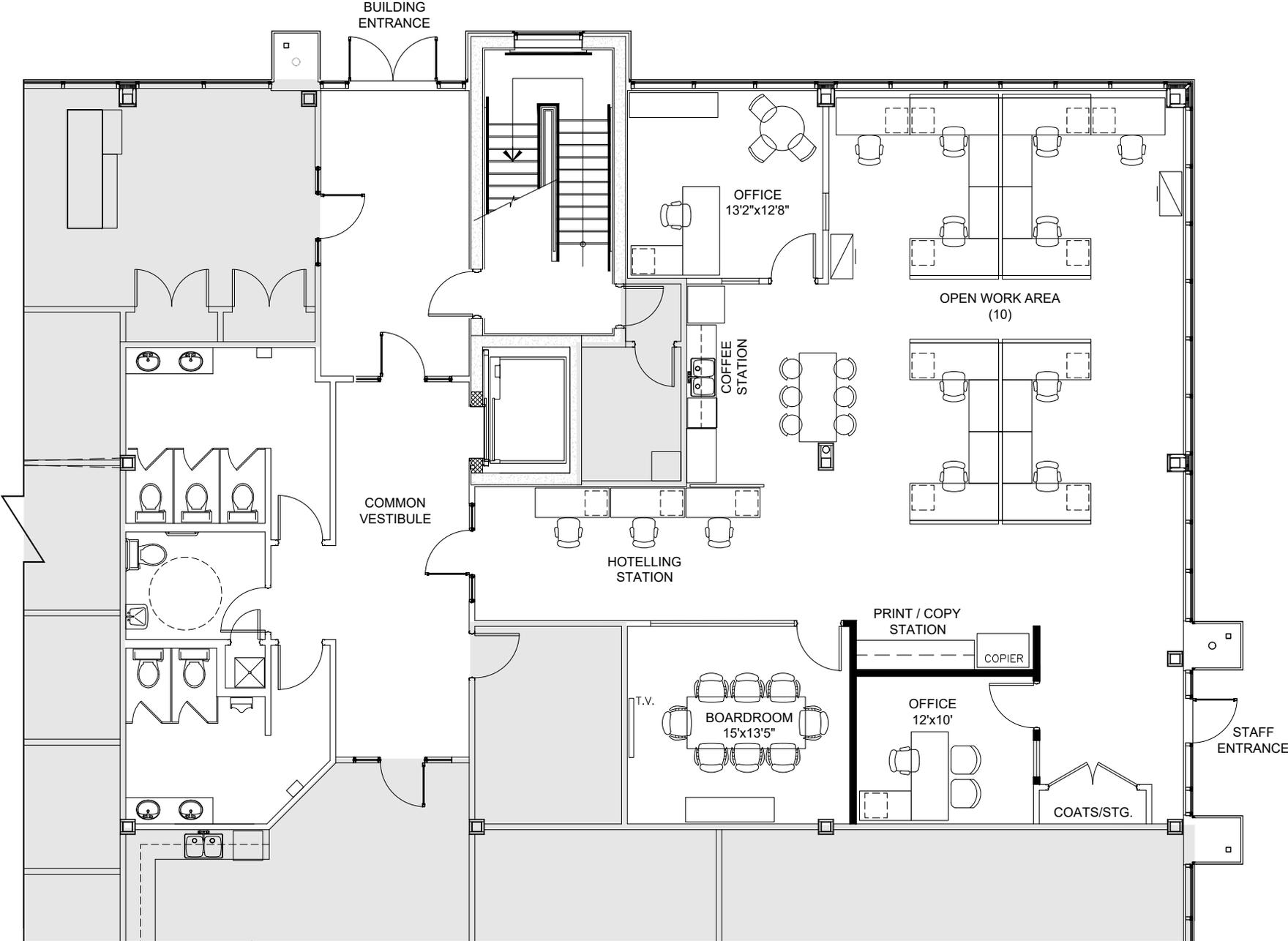
SITE PLAN

OPTION 1



SITE PLAN

OPTION 2



SITE PLAN

OPTION 3 - MEDICAL USERS

