

# FOR SUBLEASE

**WHITNEY**  
Commercial Real Estate Services

## 510 WEBER ST N, WATERLOO



### 3,537 SF DRIVE-UP SHELL SPACE AVAILABLE

3,537 SF office unit available for Sublease. This main level unit features ample natural light, on-site parking, amenities within close proximity, and great signage opportunities.

The E2-27 Zoning allows for a variety of uses, making it an ideal choice for different industries. Advanced tech companies, 'light' industrial assembly / manufacturing / processing businesses, maker-spaces, medical clinics, training facilities, and offices can all thrive in this space.

**UNIT SIZE** | 3,537 SF

---

**ZONING** | E2-27

---

**LEASE RATE** | \$16.00 / SF Net

---

**ADDITIONAL RENT** | \$13.97 / SF

---

**CEILING HEIGHT** | 16'

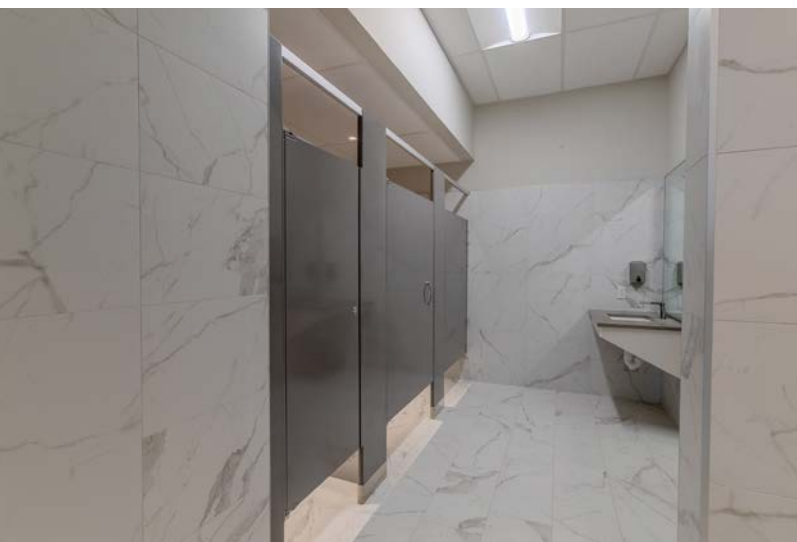
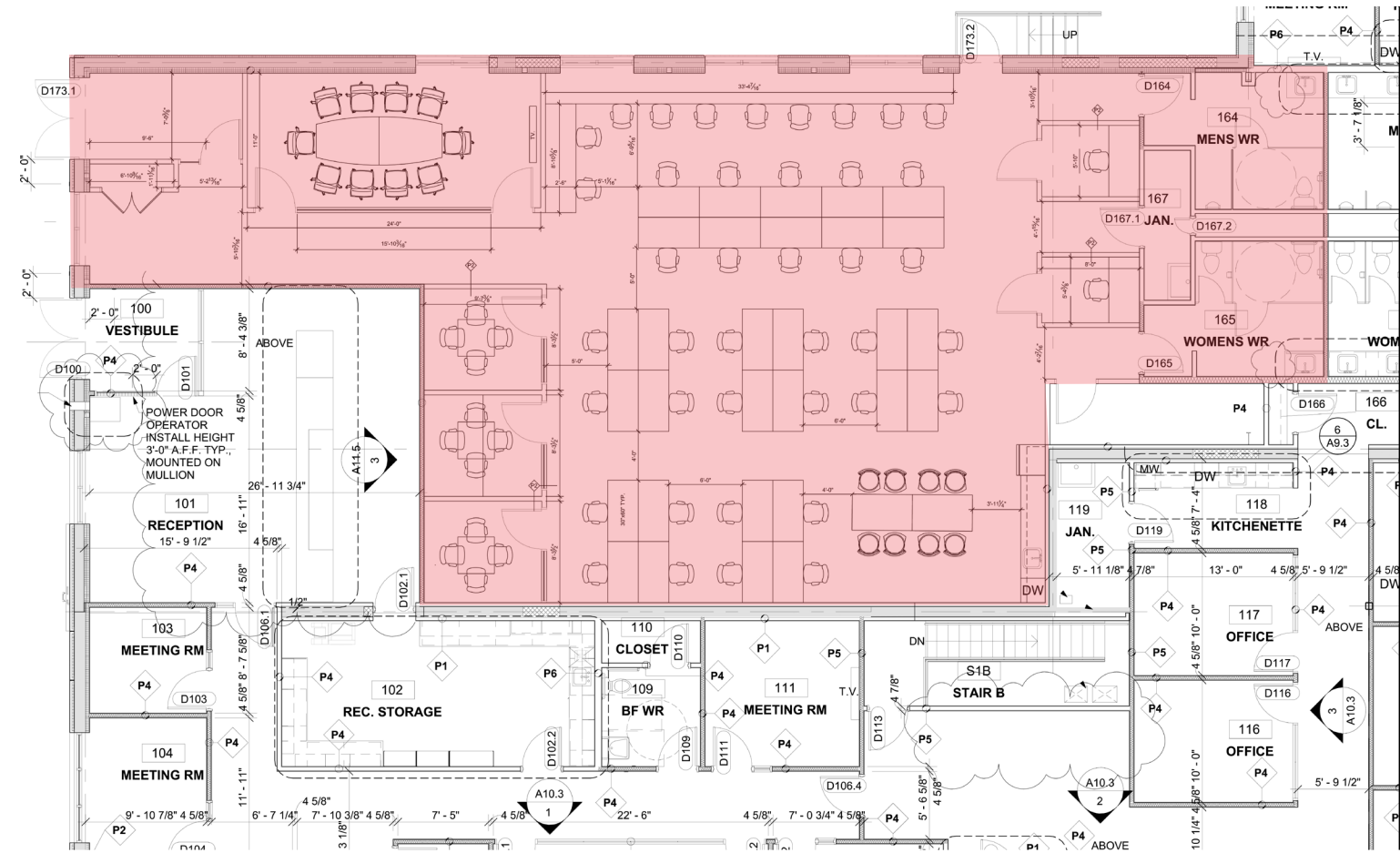
---

**SUBLEASE DATE** | 02/27/2033



# PROPOSED FLOOR PLAN

3,537 SF



Highway Access



Public Transit



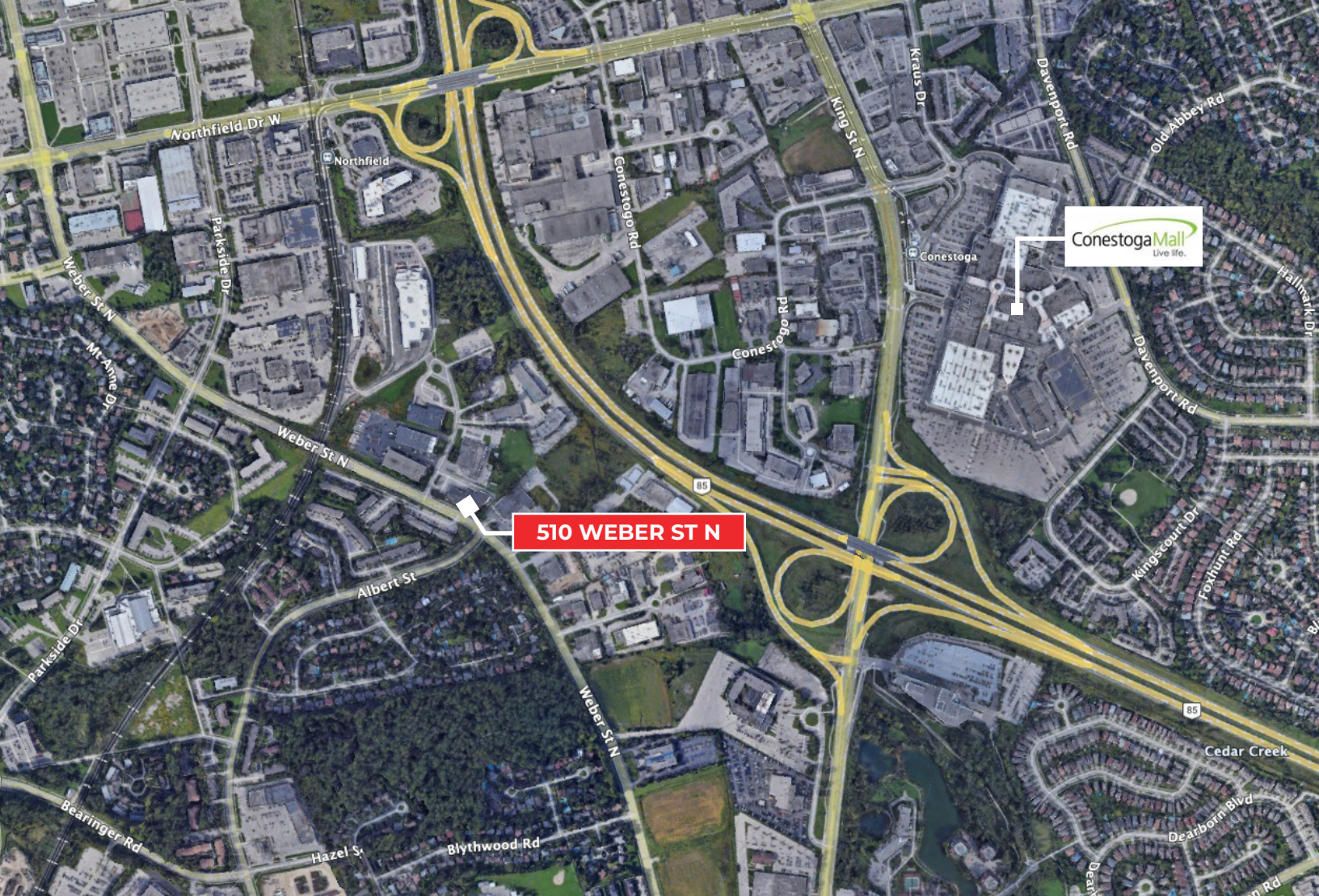
10 Parking Spots



Customizable Space

## PERMITTED USES (Complete list available upon request)

- ADVANCED TECH
- BUSINESS INCUBATOR
- COMMUNICATION PRODUCTION
- DATA CENTRE
- GOVERNMENT USE
- 'LIGHT' INDUSTRIAL ASSEMBLY
- 'LIGHT' INDUSTRIAL MANUFACTURING
- 'LIGHT' INDUSTRIAL PROCESSING
- MEDICAL CLINIC
- OFFICE
- PARKING FACILITY
- PRINTING ESTABLISHMENT
- TRAINING FACILITY



**510 WEBER ST N**

ST. JACOBS .....	6KM	MILTON .....	65KM
CAMBRIDGE.....	31KM	MISSISSAUGA .....	93KM
GUELPH.....	34KM	TORONTO .....	116KM
BRANTFORD .....	57KM	LONDON .....	119KM

Contact us for more information



**Ginger Whitney, SIOR**  
 Partner, Broker  
 519.590.5242  
[ginger.whitney@whitneyre.com](mailto:ginger.whitney@whitneyre.com)



**Jack Hayward**  
 Sales Representative  
 519.270.3314  
[jack.hayward@whitneyre.com](mailto:jack.hayward@whitneyre.com)

**WHITNEY**  
 Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage  
 103 Bauer Place, Suite 2, Waterloo, ON N2L 6B5

**519.746.6300 | [www.whitneyre.com](http://www.whitneyre.com)**

The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information"), is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representations as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the Information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2026 MLS  
 \*\*Broker \*Sales Representative