

FOR LEASE

WHITNEY
Commercial Real Estate Services

103 BAUER PL, WATERLOO - SUITE 2



4,596 SF OFFICE UNIT

Beautiful, professionally finished office space in a well-maintained building at 103 Bauer Place in Waterloo. This bright, efficient suite features high ceilings, expansive windows and lots of natural light, creating a welcoming and productive work environment.

The thoughtfully designed floor plan includes three private offices, two meeting rooms, two dedicated call rooms and a large boardroom, providing a flexible mix of collaborative and private workspaces. A convenient in-suite kitchenette complements the larger shared kitchen located within the common area. Additional rent includes utilities and in-suite cleaning.

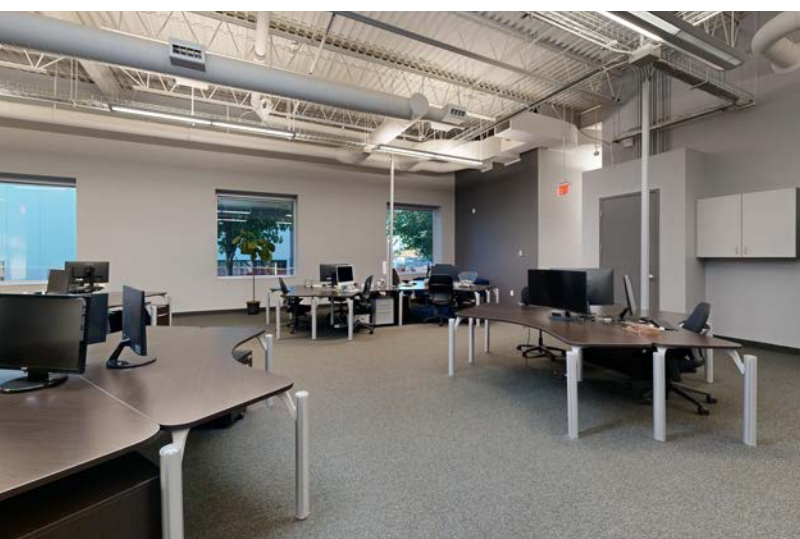
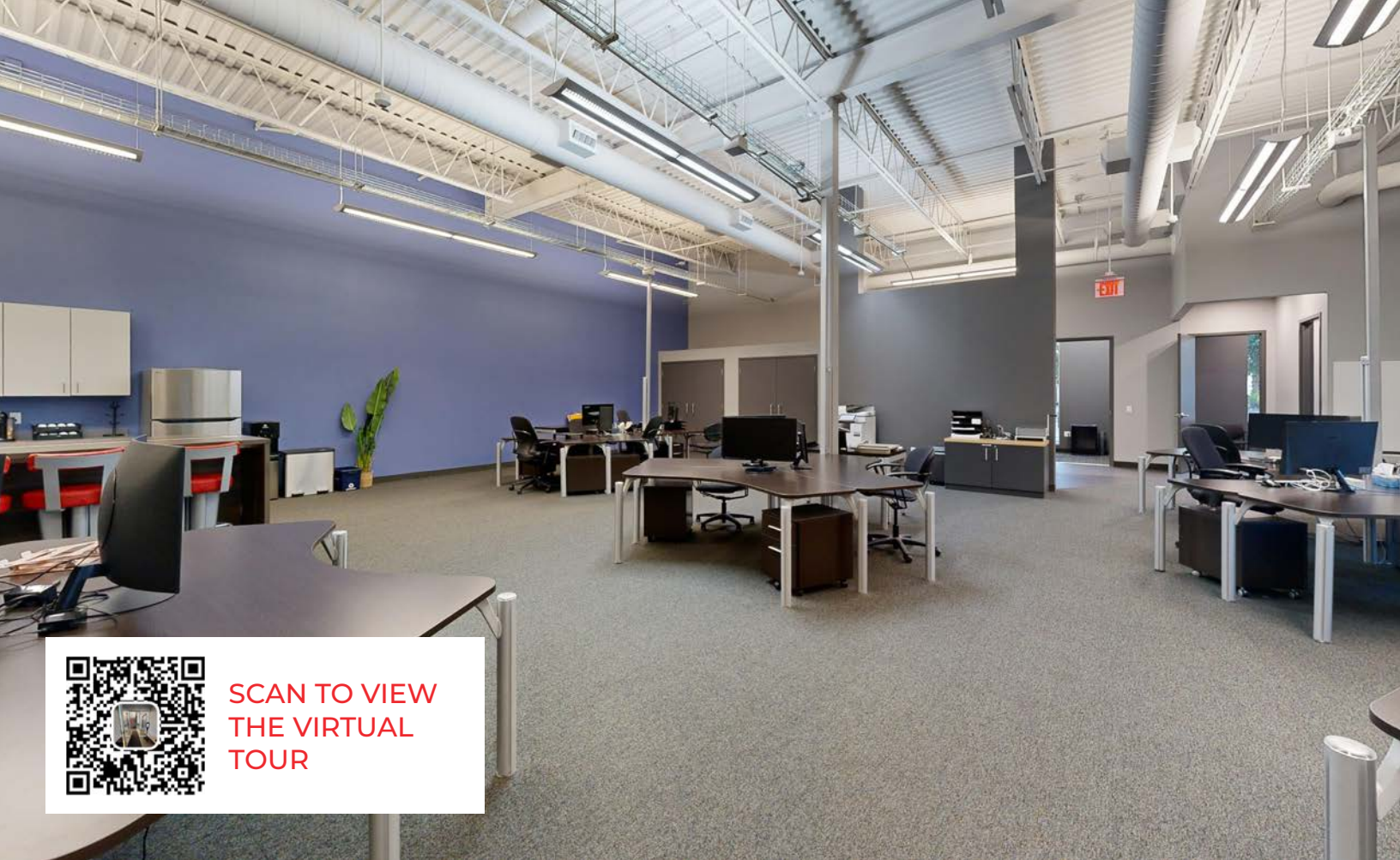
Located in a highly accessible Waterloo location with quick access to the LRT, Highway 85 and major transportation routes, while being surrounded by a wide range of amenities, including Conestoga Mall, restaurants, retail and services.

Available February 1, 2027.

AVAILABLE AREA | 4,596 SF

LEASE RATE | \$18.00 / SF Net

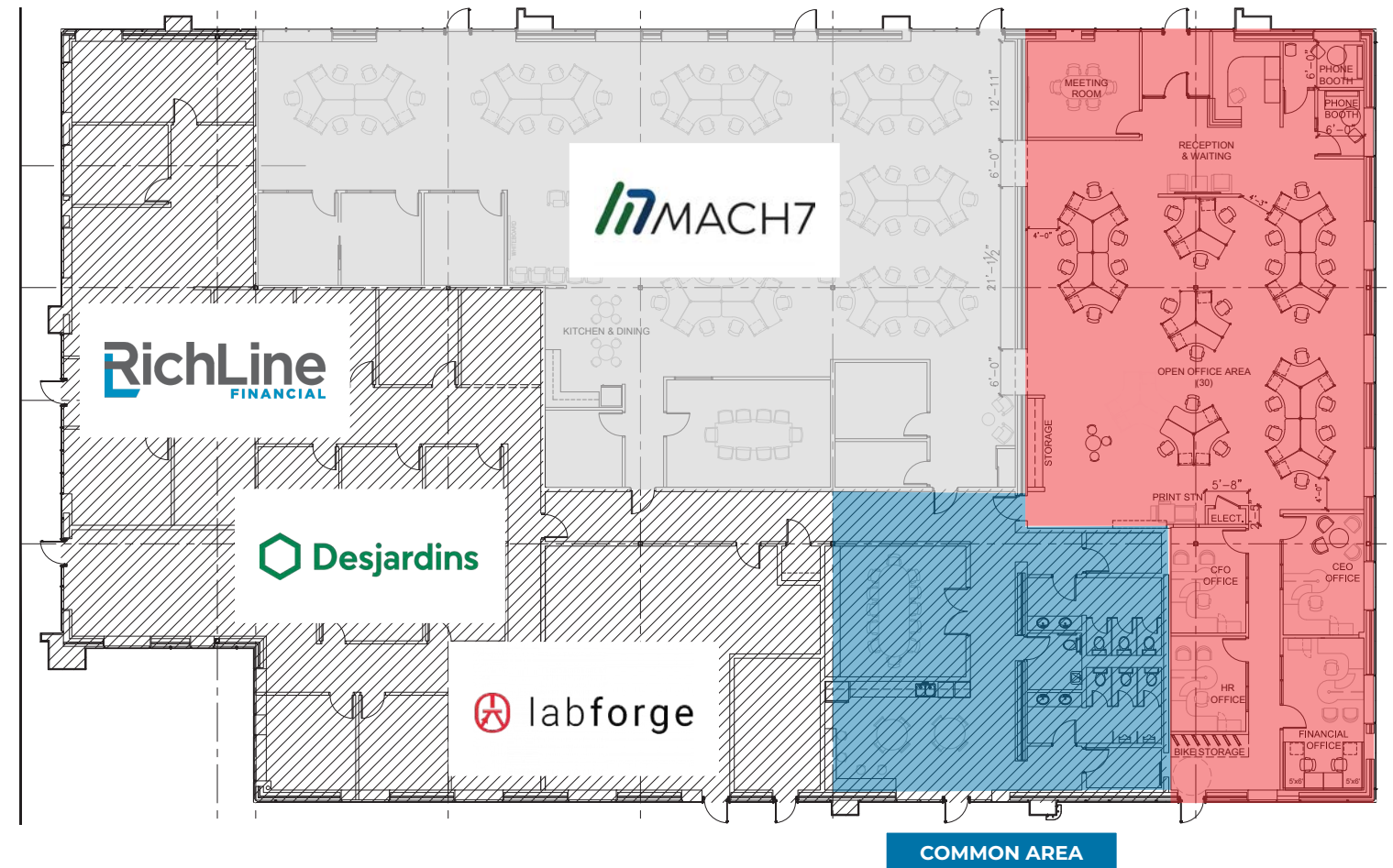
ADDITIONAL RENT | \$14.00 / SF



FLOOR PLAN

4,596 SF

SUITE 2



Close Proximity To HWY 7/8

Transit Nearby

Amenities Nearby

High Traffic Area

Close to Conestoga Mall

On-site Parking

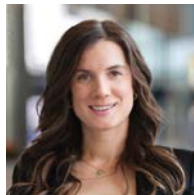
PERMITTED USES (Complete list available upon request)

- Advanced Tech
- Business Incubator
- Communication Production
- Data Centre
- Government Use
- 'Light' Industrial Assembly
- 'Light' Industrial Manufacturing
- 'Light' Industrial Processing
- Makerspace (Class A)
- Major Office
- Medical Clinic
- Office



With close proximity to the LRT, Conestoga Mall, Uptown Waterloo, and a variety of other amenities, this office space is ideally situated to support your business growth. This is an exceptional opportunity to establish your office in a thriving location!

Contact us for more information



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WHITNEY
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**Broker *Sales Representative