

Own your space.  
**unlock** your potential.

# 1500 FROBISHER

Commercial condominiums **FOR SALE** in a premium North-Waterloo location.

# 155 FROBISHER

**PROPERTY DETAILS:**

Year Built	1989
Total Building Size	43,892 sqft.
Total Units	39
Unit Sizes	From 1,000 sqft.
Zoning	E1-27
Parking	On-site Surface



## A space that WORKS for you.

155 Frobisher Drive provides you the unique opportunity to own a premier commercial condominium suite in North Waterloo.

Ownership not only secures you a real-estate investment in a growing and in-demand Region, but also provides buyers with full control of the environment to maintain their unique brand and corporate culture.

The building has recently completed a lobby and exterior renovation that's sure to impress employees and guests alike.

This Class A property features unique architectural design, tenant-controlled HVAC units, and expansive glass windows. Deeded exterior signage is available to feature and promote your business at additional cost.

**KEY HIGHLIGHTS:**

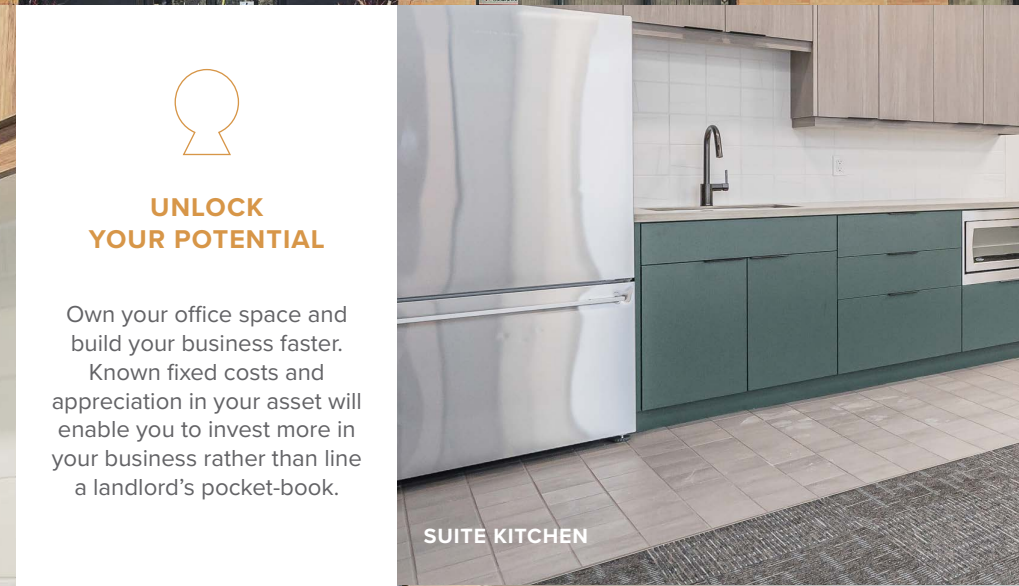
<b>Condo Fees</b>	Approx. \$4.99 psf
<b>Building Features</b>	2 storey, all brick, air conditioned, ample windows & natural light
<b>Permitted Uses ( not limited to )</b>	Professional Office; Medical Clinic, Tech Office, Data Centre, Training facility
<b>Inclusions</b>	Water, Natural Gas, Common area elements, garbage removal, seasonal property maintenance



EXTERIOR FACADE



SUITE KITCHEN



SUITE KITCHEN



**UNLOCK YOUR POTENTIAL**

Own your office space and build your business faster. Known fixed costs and appreciation in your asset will enable you to invest more in your business rather than line a landlord's pocket-book.



LOBBY MURAL



## A location that WORKS for you.

155 Frobisher is ideally situated near the major traffic artery of the Conestoga Parkway and Northfield Drive. The prime North-Waterloo location yields a unique combination of readily accessible transit, streets peppered with ample neighborhood amenities, and a thriving business environment that directly drives tenant traffic.

Here you will find unmatched convenience and a vibrant neighborhood to inspire innovation, imagination, and success.

### NEARBY AND NOTABLE IN THE NEIGHBOURHOOD...

#### 1. Conestoga Mall

- Zehrs
- Indigo
- Shoppers Drug Mart
- Ion Conestoga Station
- Galaxy Cinemas
- TD Canada Trust
- Apple
- City of Waterloo Museum
- CIBC
- Starbucks

#### 2. Northfield East Shopping

- Homesense
- Best Buy
- Wendy's
- Starbucks
- Structube
- Kelsey's

#### 3. Northfield West Shopping

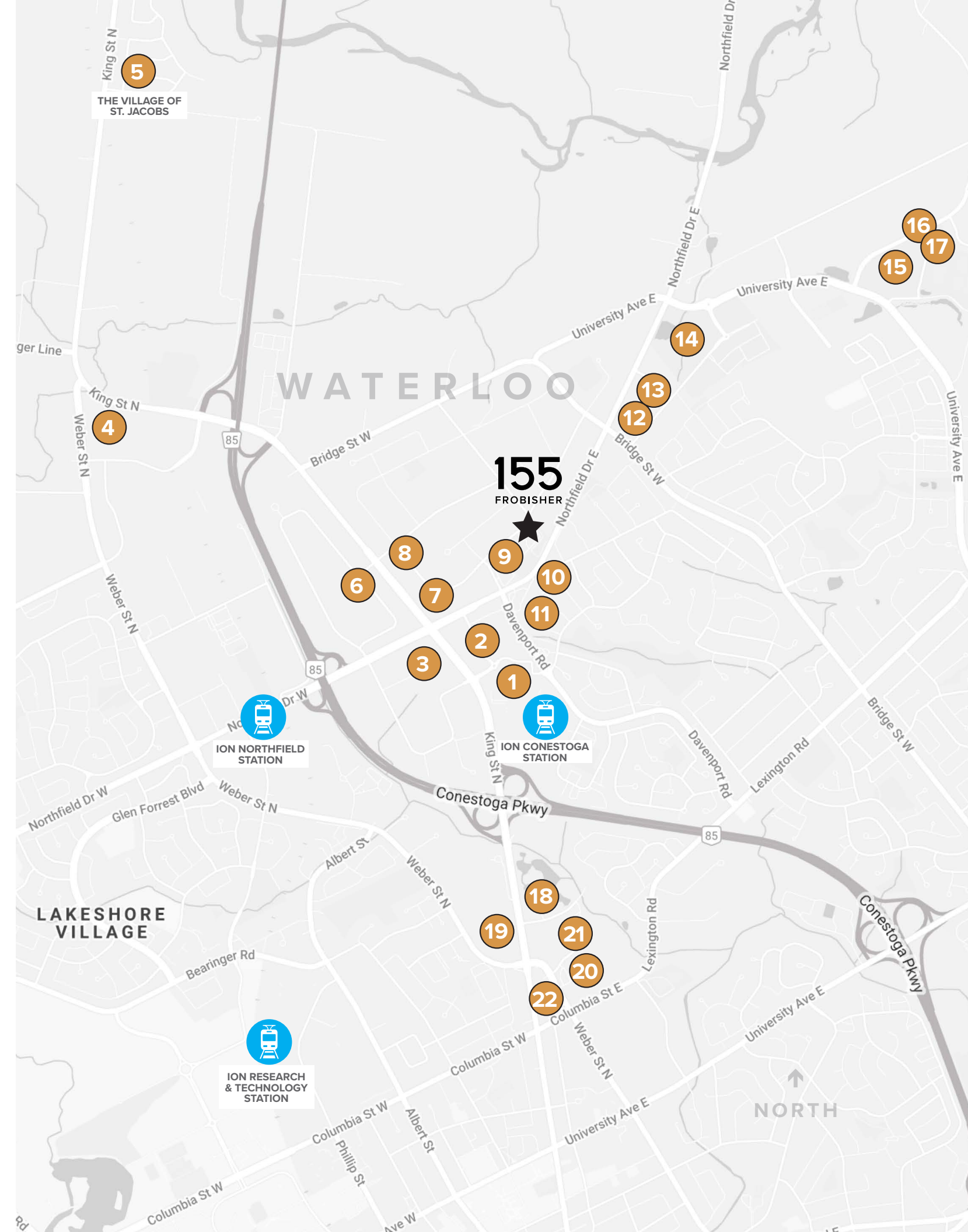
- LCBO
- Scotiabank
- Petro-Canada
- Tim Hortons
- Massage Addict
- Gibson's Furnishings

#### 4. St. Jacobs Farmers' Market

- Antiques Market
- Mark's
- St. Jacobs Outlet Mall
- St. Jacobs Train Station
- St. Jacobs Furnishings
- Jack's Restaurant
- Dollarama
- St. Jacobs Country Playhouse
- Walmart Supercentre

#### 5. Village of St. Jacobs

- Boston Pizza
- Home Depot
- Staples
- Lee Valley
- McDonalds
- Tim Hortons
- St. Louis Bar & Grill
- Golf Without Limits
- Blackberry Technology Park
- RIM Park
- Levetto Italian Restaurant
- Carriage Crossing Animal Hospital
- East Side Mario's
- Wildcraft Long Bar and Grill
- Canadian Tire
- Wholesale Club
- Ennio's Pasta House



# 155 FROBISHER



LOBBY MURAL

## An investment that **WORKS** for you.

You've realized the potential of owning your own business, now realize the potential in owning your own office space. Discover the many reasons why buying office space at 155 Frobisher offers the potential of serving as a reliable and secure investment vehicle.

### CONTROL

Unlike with leasing, when you own, you can tailor your space to your business. Any renovations made will only add value to your commercial asset over time.

### EQUITY AND APPRECIATION

Owning provides you with a secure real-estate investment that will accrue equity and appreciate in value. This equity can be used as collateral to expand or re-invest in your business, or aide in your future retirement goals.

### FIXED COSTS

Locking in your commercial mortgage long-term can give your business clear, fixed costs without the worry of unexpected rent increases.

### TAX BENEFITS

Ownership allows you to depreciate your unit over the life of the asset. This can save money when calculating taxes and earnings. Owning can offer additional tax deductions such as mortgage interest and property taxes.

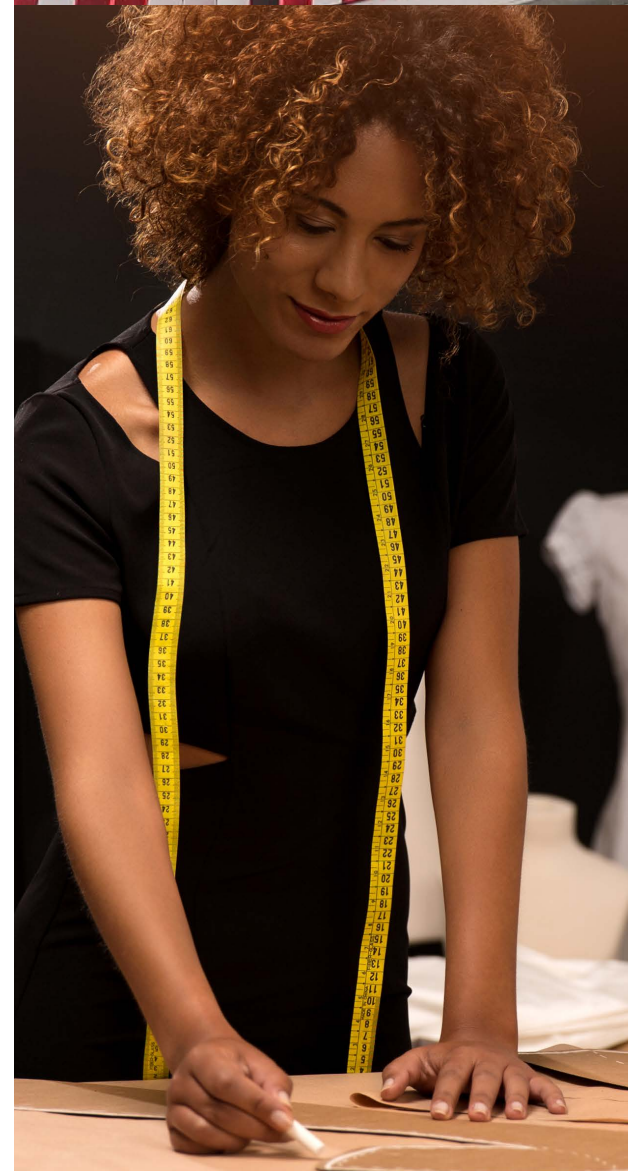
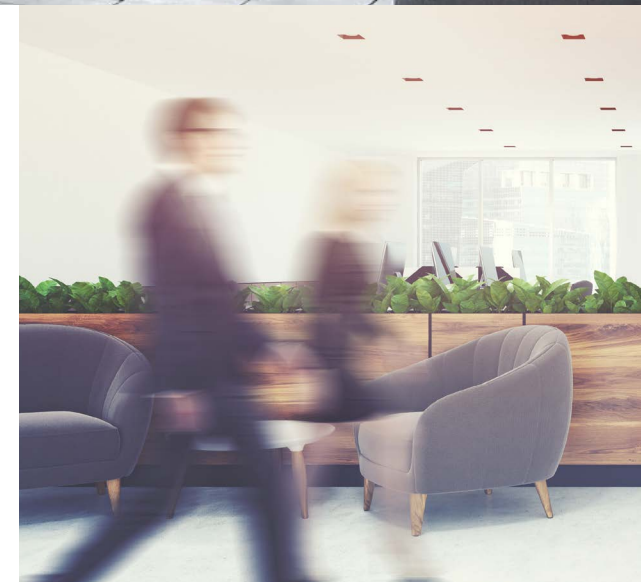
### INCOME POTENTIAL

If a portion of your space is rented out, added income can be used to pay down the mortgage on the property or fund other business objectives.



### INVEST IN YOUR KEY TO SUCCESS

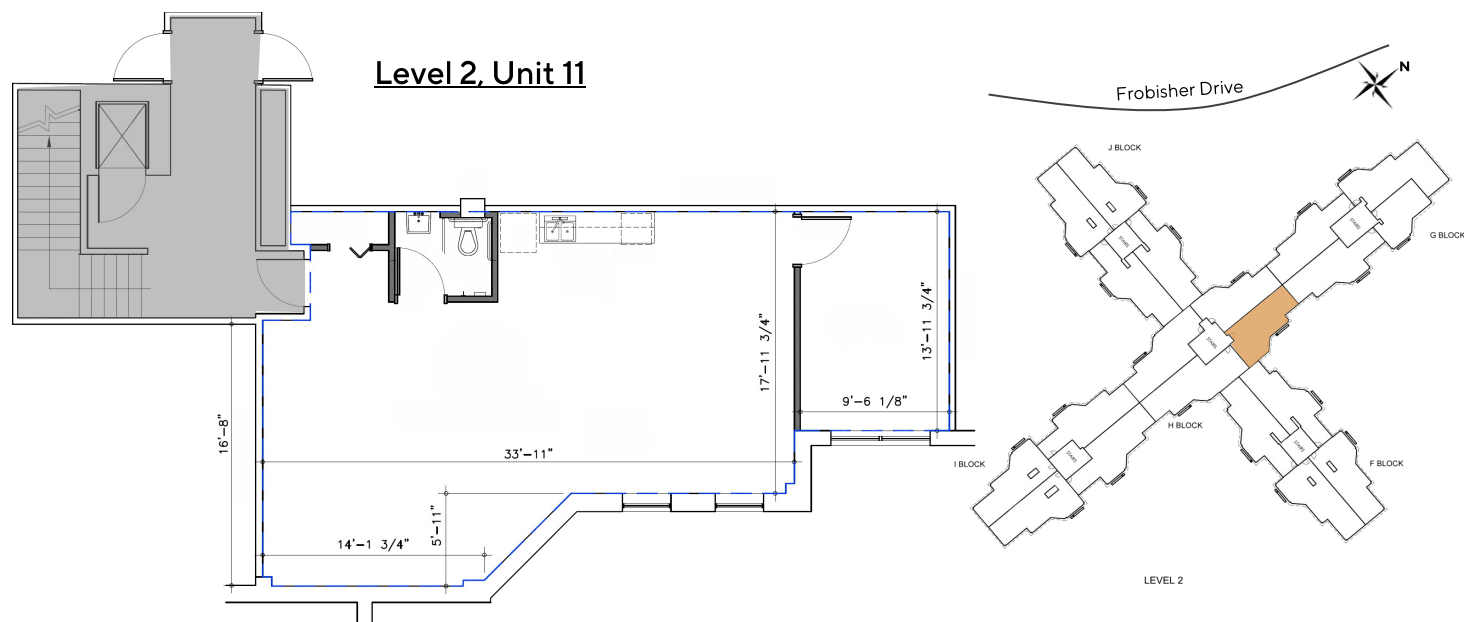
Take control of your business and your future. With commercial office ownership you can tailor your space to your unique business brand and operational needs.



# 155 FROBISHER

Own your space.  
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Sale Price:  
**\$449,900**



\*Images below are examples of model suite and possible finishes for this unit

**UNIT**  
Block H, Level 2, Unit 11

**SIZE**  
985 sq ft

**EST. CONDO FEES**  
\$409.60/month

**EST. PROPERTY TAXES**  
\$441.81/month

**UNIT FEATURES**

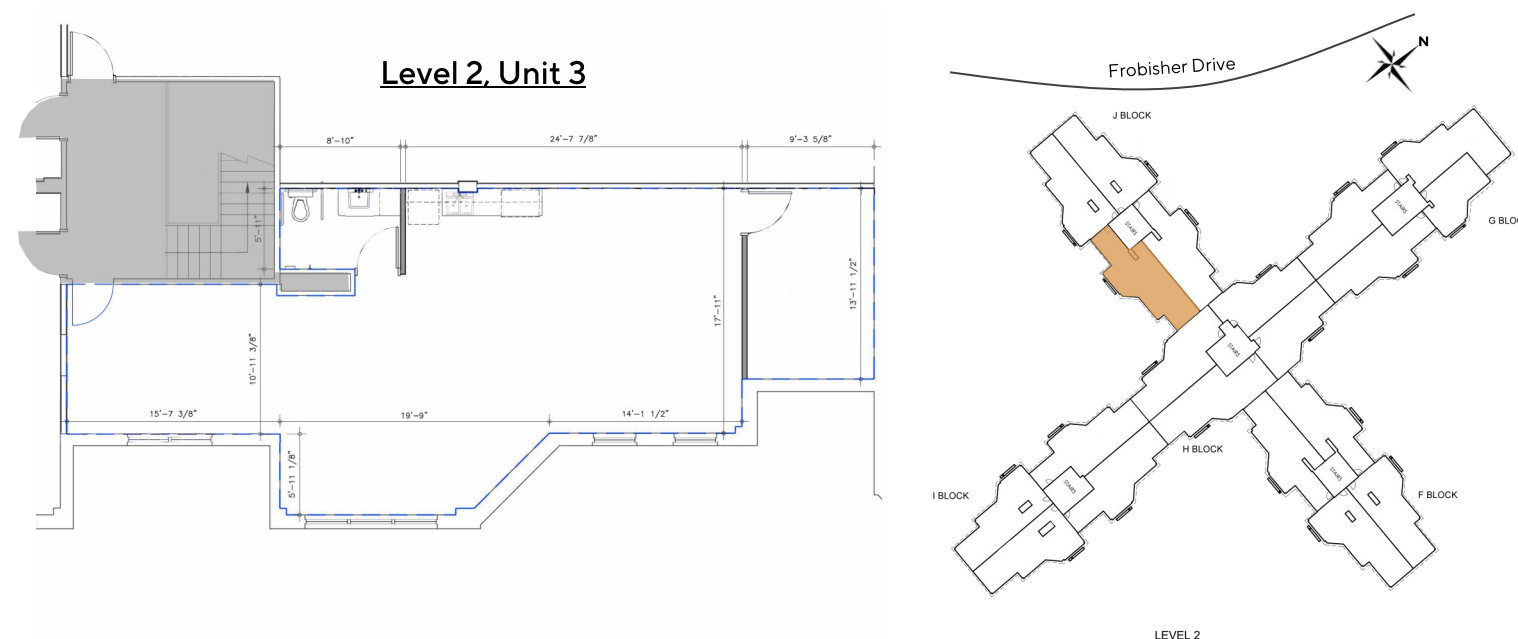
- Second Floor Office Condo - Ready for you to choose your finishes
- Single private office included
- In-suite washroom included
- Kitchenette with stainless steel appliances included
- Hard surface countertops
- Mixture of carpet tile and ceramic tile throughout *(other flooring options possible)*



# 155 FROBISHER

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Sale Price:  
**\$499,900**



\*Images below are examples of model suite and possible finishes for this unit

**UNIT**  
Block J, Level 2, Unit 3

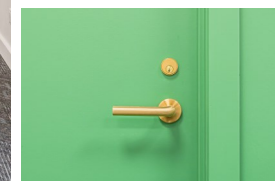
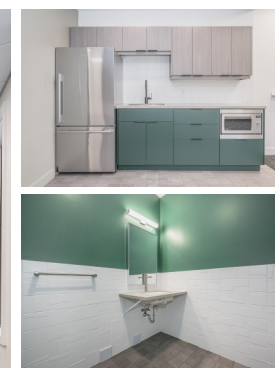
**SIZE**  
1,205 sq ft

**EST. CONDO FEES**  
\$501.08/month

**EST. PROPERTY TAXES**  
\$441.82/month

**UNIT FEATURES**

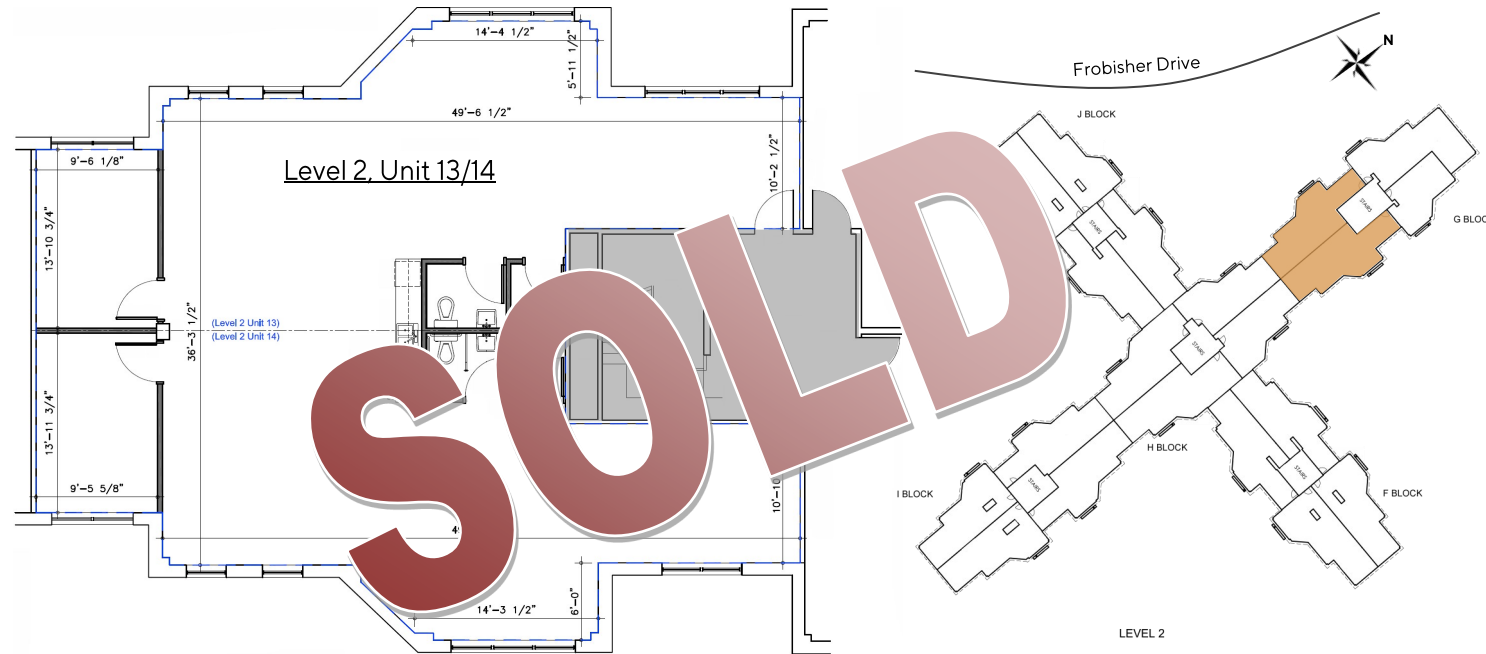
- Second Floor Office Condo - Ready for you to choose your finishes
- Single private office included
- In-suite washroom included
- Kitchenette with stainless steel appliances included
- Hard surface countertops
- Mixture of carpet tile and ceramic tile throughout *(other flooring options possible)*



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Sale Price:  
**SOLD**



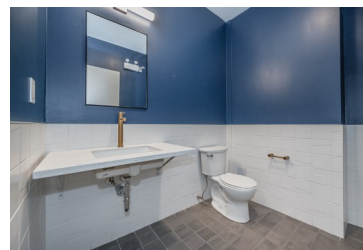
\*Images below are examples of possible finishes for this unit

**UNIT**  
Block G, Level 2, Unit 13/14

**SIZE**  
2,367 sq ft

**EST. CONDO FEES**  
\$984.28/month

**EST. PROPERTY TAXES**  
\$883.63/month



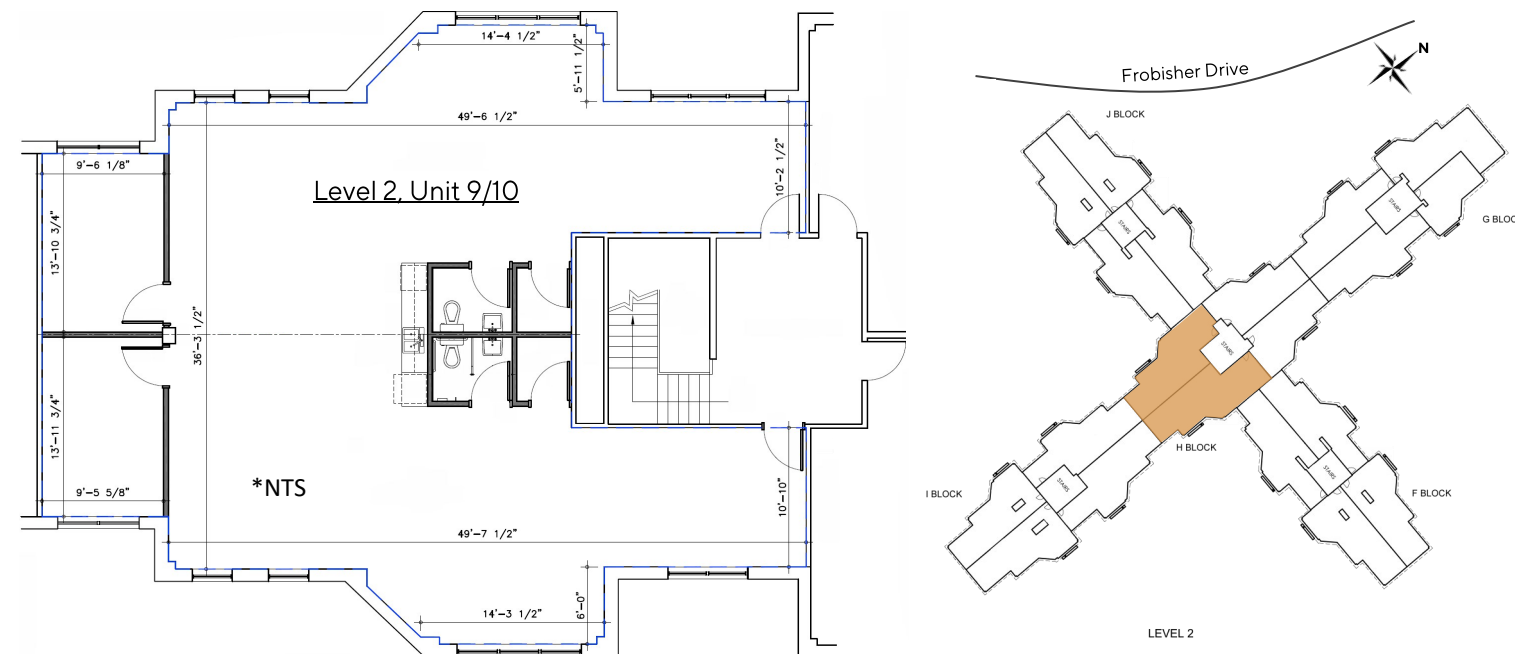
**UNIT FEATURES**

- Second Floor Office Condo - ready for your finishes
- Unit layout and finishes can be revised to accommodate your needs
- Mixture of carpet tile and laminate throughout (other flooring options possible)
- Ample windows for lots of natural light
- 2 in-suite washrooms and kitchenette

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Sale Price:  
**\$949,900**



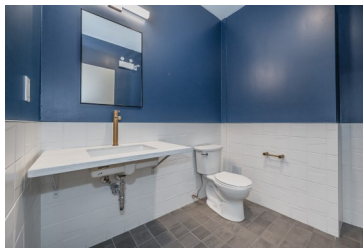
\*Images below are examples of possible finishes for this unit

**UNIT**  
Block H, Level 2, Unit 9/10

**SIZE**  
2,490 sq ft

**EST. CONDO FEES**  
\$1,051.49/month

**EST. PROPERTY TAXES**  
\$938.84/month



**UNIT FEATURES**

- Second Floor Office Condo - ready for your finishes
- Unit layout and finishes can be revised to accommodate your needs
- Mixture of carpet tile and laminate throughout (other flooring options possible)
- Ample windows for lots of natural light
- 2 in-suite washrooms and kitchenette

# 155

FROBISHER

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Sales inquiries and availability:

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