

FOR LEASE

2,550 SF
MODERN OFFICE/
PROFESSIONAL SPACE



90 EARL MARTIN DRIVE

Elmira, ON

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Royal LePage® Wolle Realty, Brokerage
7A-180 Northfield Drive West, Waterloo, ON
Independently Owned & Operated

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PROPERTY OVERVIEW

\$13.50 PSF

Property Features

- Well Priced, Modern Office/Professional Space
- Available Immediately
- Reasonable CAM of \$4.50 PSF
- Ample Parking with Ten Surface Parking Spots
- Plug and Play - 9 Offices, 2 Board Rooms, Two Washrooms and Reception
- EM-4 Zoning Allows for a Multitude of Uses
- Located in Premier Industrial Area with Abundance of Potential Clients
- Small Town Vibe that Supports Local

[Click for Virtual Tour](#)

[Click for Zoning](#)



PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLAN

Unit 1-90 Earl Martin Dr, Elmira, ON

Main Floor Exterior Area 1330.67 sq ft
Interior Area 1168.41 sq ft



0 4 8 ft

PREPARED: 2025/01/08



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

FLOOR PLAN

Unit 1-90 Earl Martin Dr, Elmira, ON

2nd Floor Exterior Area 1365.39 sq ft
Interior Area 1200.91 sq ft
Excluded Area 73.35 sq ft



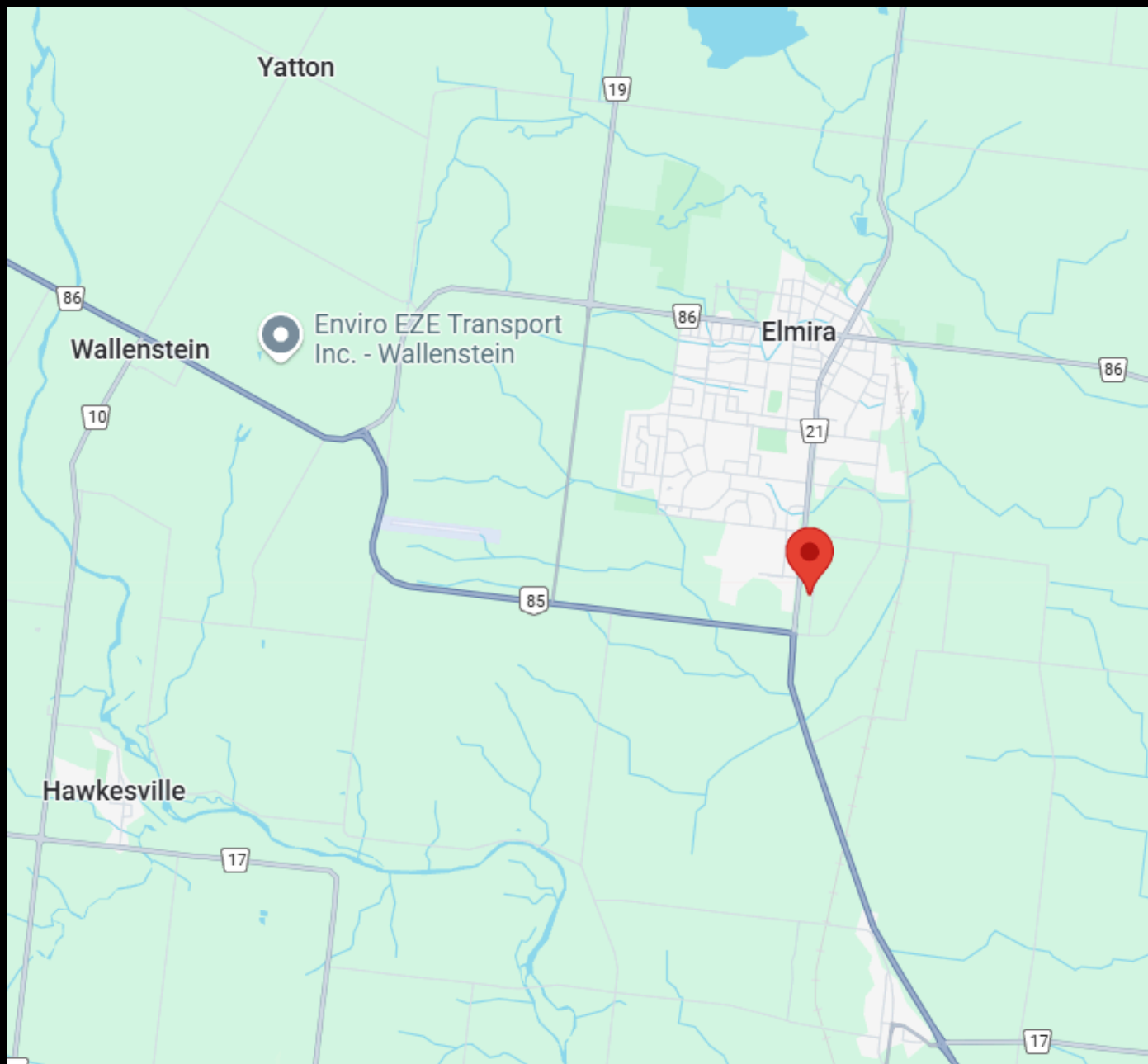
0 4 8 ft

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LOCATION MAP



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