

# 465

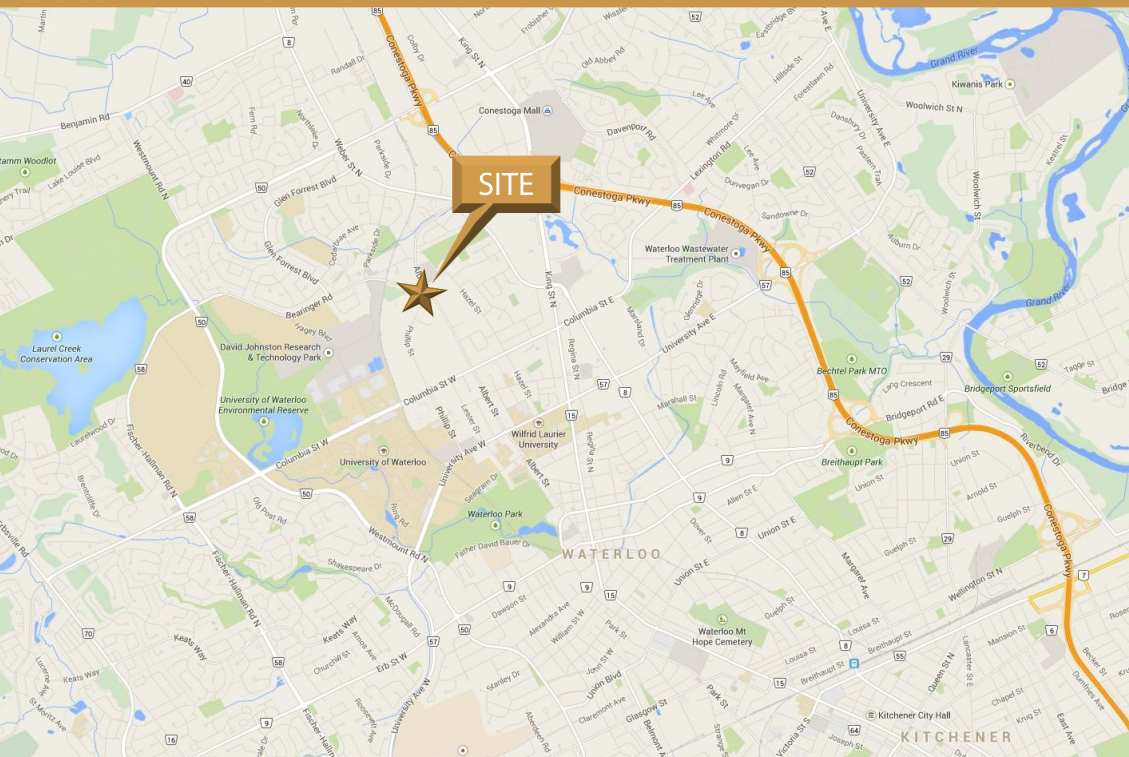
## FOR LEASE SECOND FLOOR OFFICE SPACE

PHILLIP STREET, WATERLOO

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**COUPAL MARKOU COMMERCIAL REAL ESTATE INC**  
150 KING STREET SOUTH  
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### AVAILABILITY

203A - 1,728 sq ft  
204B - 1,444 sq ft  
203A/204B - 3,172 sq ft

### LEASE RATE

\$14.95/sq ft net

### ADDITIONAL RENT

\$22.57/sq ft  
*Utilities Included*

### ZONING

C2-40

### POSSESSION

90 days notice

- \* Located on the Corner of Phillip St, Hazel St and Albert St in Waterloo
- \* Second floor office space with large windows for natural light
- \* This plaza is nestled nicely in the center of student residences, tech companies and other high traffic retail/office nodes
- \* Lots of parking on-site and easily accessible from multiple entrances
- \* Located on multiple bus routes
- \* Recent façade changes completed
- \* Great visibility with signage opportunities
- \* Fully air conditioned

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