

OFFICE SPACE FOR LEASE

99
NORTHFIELD
DRIVE EAST
WATERLOO



COLDWELL BANKER
COMMERCIAL

PETER BENNINGER
REALTY, BROKERAGE



ADDRESS: 99 NORTHFIELD DRIVE EAST, WATERLOO

AVAILABLE SPACE:

UNIT #205 : 732 SQ. FT.

UNIT #301 : 695 SQ. FT.

BASE LEASE RATE: \$11.95/SQ. FT. NET

TMI AMOUNT: \$15.10/SQ. FT.

ZONING: C-2

PARKING: ONSITE; AMPLE

COMMENTS: Well situated office building located on busy Northfield Drive, in close proximity to many nearby amenities, on GRT route and close to highway #85. The building is equipped with fiber and CAM includes all utilities. Great opportunity for medical, financial, technology, engineering or consulting businesses. Landlord is prepared to provide financial incentives to qualified tenants.



CHAD RITZER

Sales Representative

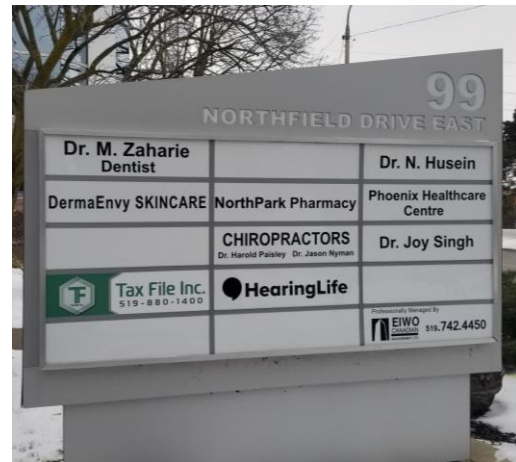
519.743.5211 x 3033 | critzter@coldwellbankerpbr.com



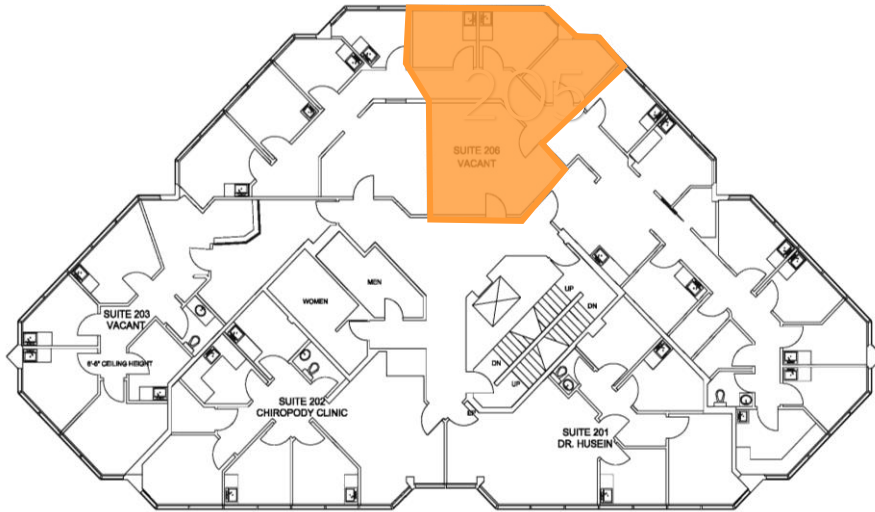
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PROPERTY OVERVIEW | INTERIOR PHOTOS



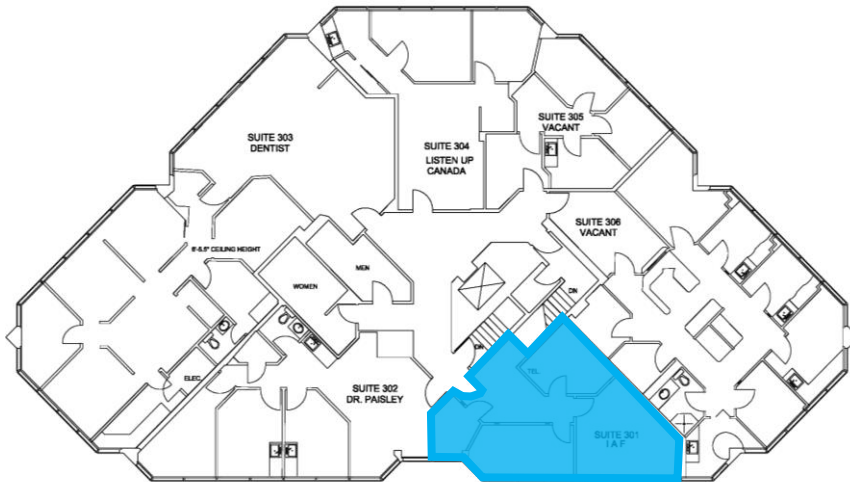
SECOND FLOOR



SUITE 205 : 732 SF

 VIEW FLOORPLAN

THIRD FLOOR



SUITE 301 : 695 SF

 VIEW FLOORPLAN

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PROPERTY OVERVIEW | LOCATION

- CORNER PROPERTY
- EASY ACCESS TO HIGHWAY #85
- LOCATED ON TRANSIT ROUTE



CONTACT FOR MORE INFORMATION

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