

For Lease

# Modern Office Space in a Campus Setting

12,083 Square Feet

# 600

WEBER STREET N,  
WATERLOO



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# Professional office space available in the desirable Waterloo Corporate Campus.

600 Weber Street N is a modern, professional office building in a desirable Waterloo location. The site is well positioned along a major thoroughfare, providing quick access to nearby amenities and transit options. The building has been extensively renovated and includes open courtyards, providing an alternative environment for collaboration.



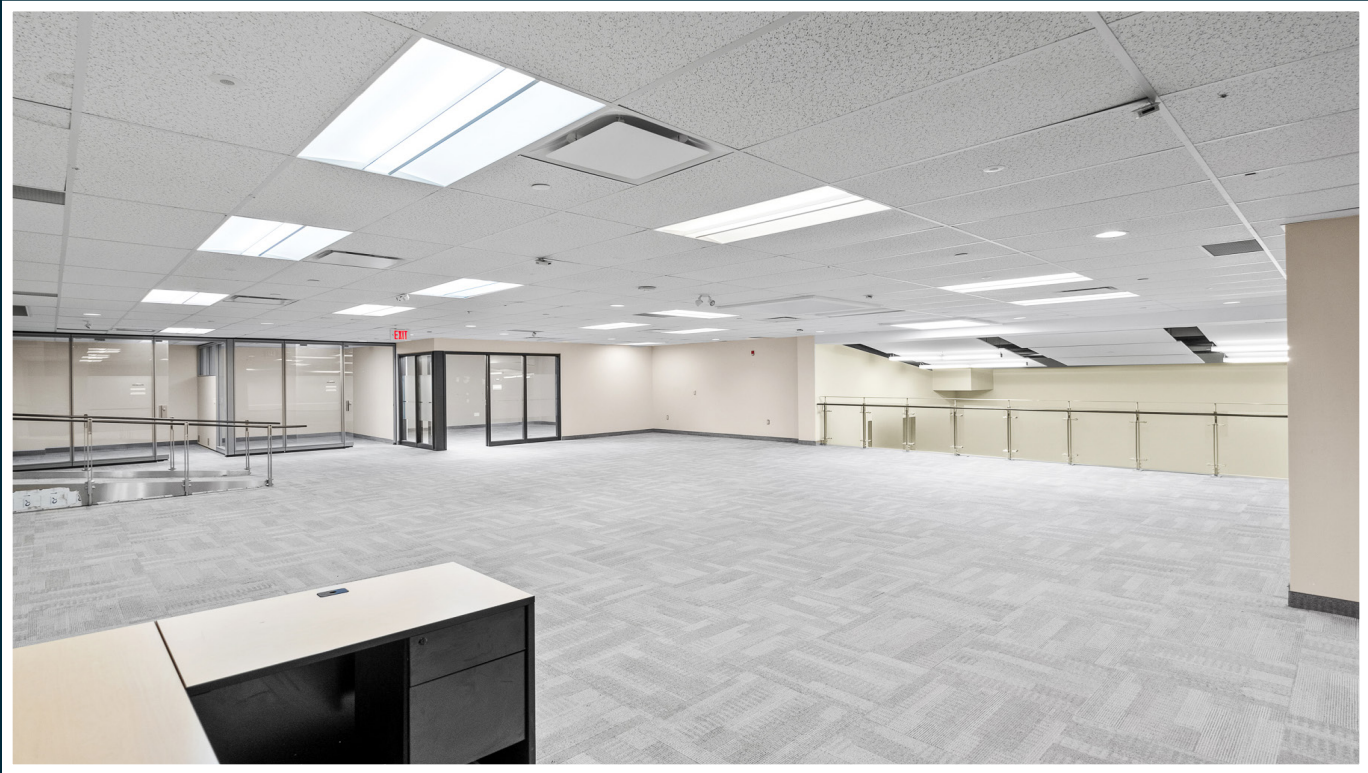
Open  
Courtyard



Amenity Rich Area



LRT & Major Bus Route  
within walking distance



## Property Details

Total Available Size	12,083 sq. ft.
Proximity to Highway 85	1.3 KM
Transit	GRT Bus Stop: At the site on Weber Street N LRT Station: Northfield Station is 1.2 km from the site
Parking	Ample on site surface parking
Additional Rent	\$11.64 per sq. ft.
Asking Lease Rate	\$14.95 per sq. ft.





# Neighbourhood Overview

- 1

Sobeys
- 2

Starbucks
- 3

Shoppers Drug Mart
- 4

Tim Hortons
- 5

TD Canada Trust
- 6

State & Main
- 7

Fit4Less
- 8

Northfield Station - LRT
- 9

Volkswagen Waterloo
- 10

Crunch Fitness



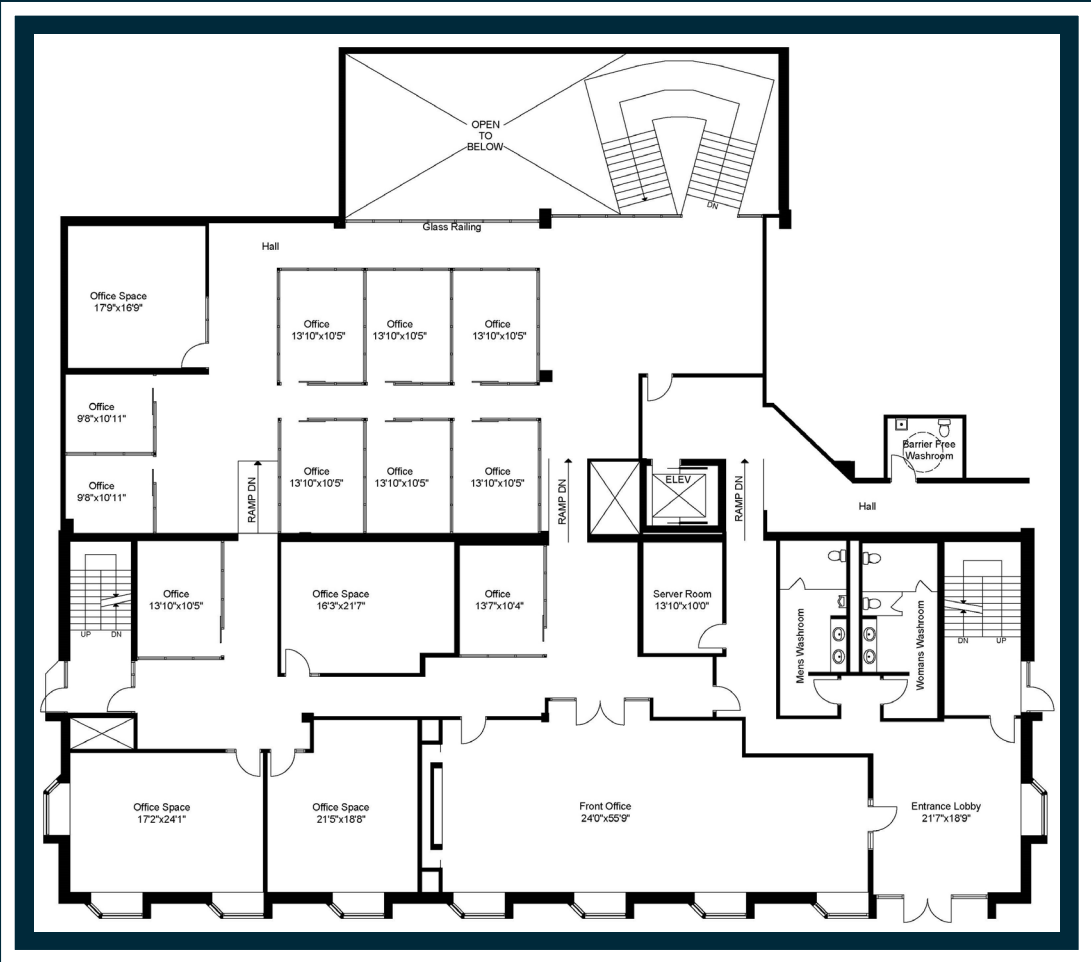
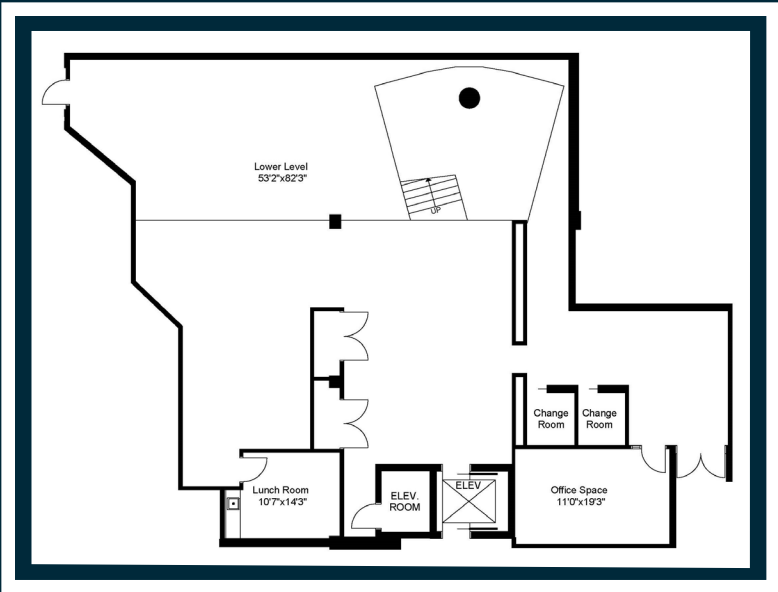
# Location Overview

600 Weber Street N , Waterloo is exceptionally well located providing quick access to area highways and major thoroughfares. The site is positioned within close proximity of Highway 85 and Highway 401, providing quick access to the Greater Toronto Area and U.S. border crossings. 600 Weber Street N is located in “Canada’s Technology Triangle” known for its significant number of technology and startup companies. Waterloo, Ontario offers a strong local labour pool and the city is within commuting distance of Kitchener, Cambridge, Guelph, Brantford, Mississauga, Milton, Hamilton and several other communities in between.





# Floor Plan





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FOR MORE INFORMATION, PLEASE CONTACT

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