

600 WEBER ST N

AT NORTHFIELD DRIVE, WATERLOO, ONTARIO

LARGE SCALE FLEXIBILITY.
FUTURE READY DESIGN.
BUILT TO INSPIRE WHAT COMES NEXT.

SMART LEASING SOLUTIONS FOR LOCAL AND GLOBAL FIRMS.



600 WEBER STREET NORTH, WATERLOO Property Highlights

600 Weber Street North is a state-of-the-art professional office building in a desirable North Waterloo location. Previously occupied by SunLife who completed substantial renovations in early 2020. The site offers easy access to-and-from Hwy 85 and is nearby numerous amenities and transit options (including regional Bus and LRT lines). This space is designed to promote a bright and healthy work environment with open concept work areas, breakout rooms and outdoor courtyards, providing several alternative settings for collaboration. There is ample parking available on site for both staff and visitors.

- Recently renovated open concept work areas, private offices, reception/lobby Boardrooms and lunch area.
- Ample amenities within walking distance, including St. Jacobs Farmers Market, grocery stores, banks and restaurants.
- Fully secured fob access for employees and visitors.
- Access to truck level shipping door.

Level 0

VIEW TENANT A VIRTUAL TOUR



UP TO 110,000 SF AVAILABLE

GROUND LEVEL:

- Tenant A - Available June 1, 2026 - 75,000 sq ft
- Tenant B - Leased - 7,145 sq ft
- Tenant F - Leased - 3,505 SF
- Storage Areas - 3,425 sq ft

LEVEL 1:

- Tenant E - Available Jan 1, 2026 - 7,313 sq ft
- Tenant F - Leased - 8,578 sq ft

LEVEL 2:

- Tenant E - Available June 1, 2025 - 5,400 sq ft

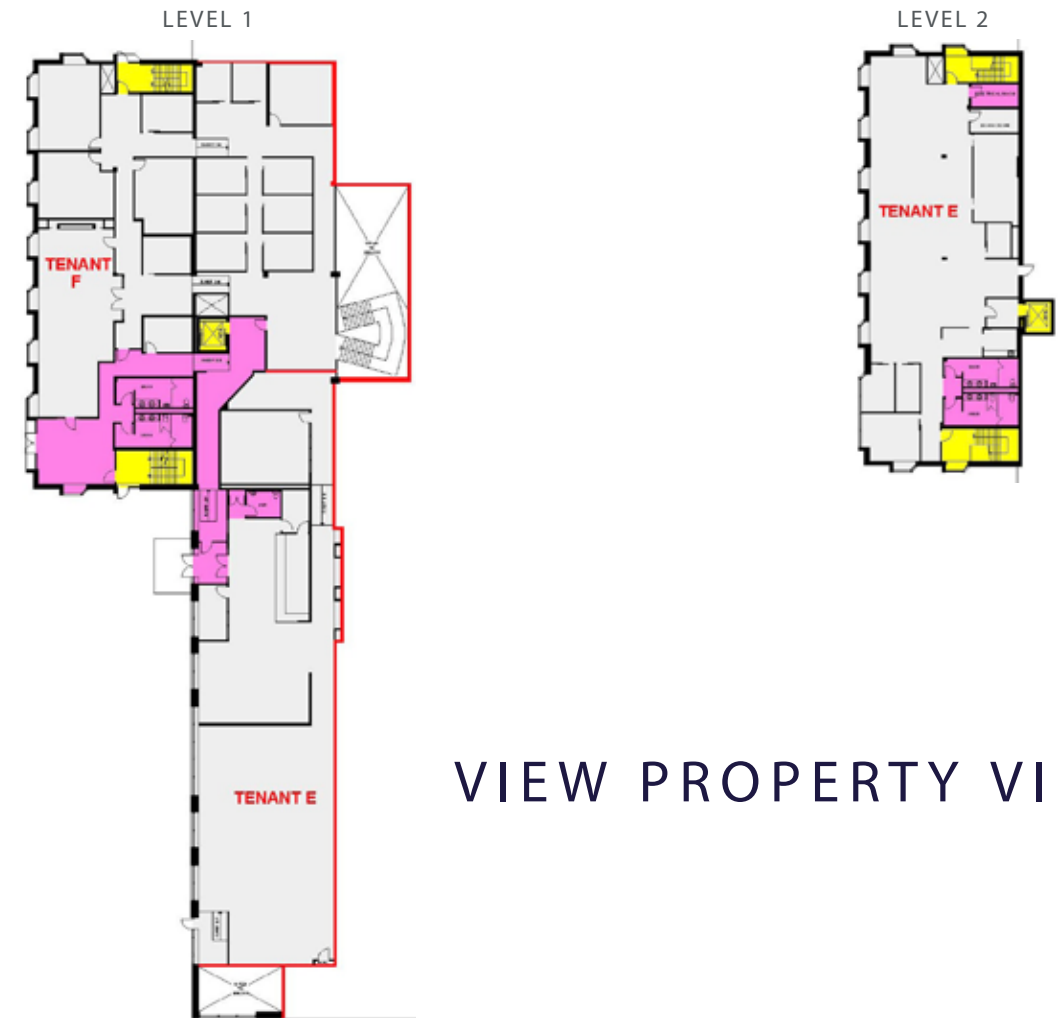
LEVEL 1&2:

- Tenant E - Available June 1, 2025 - 12,083 sq ft

ASKING RENT: \$17.00 PSF NET

TMI: \$9.50 PSF (EST. 2025)

Level 1 & 2

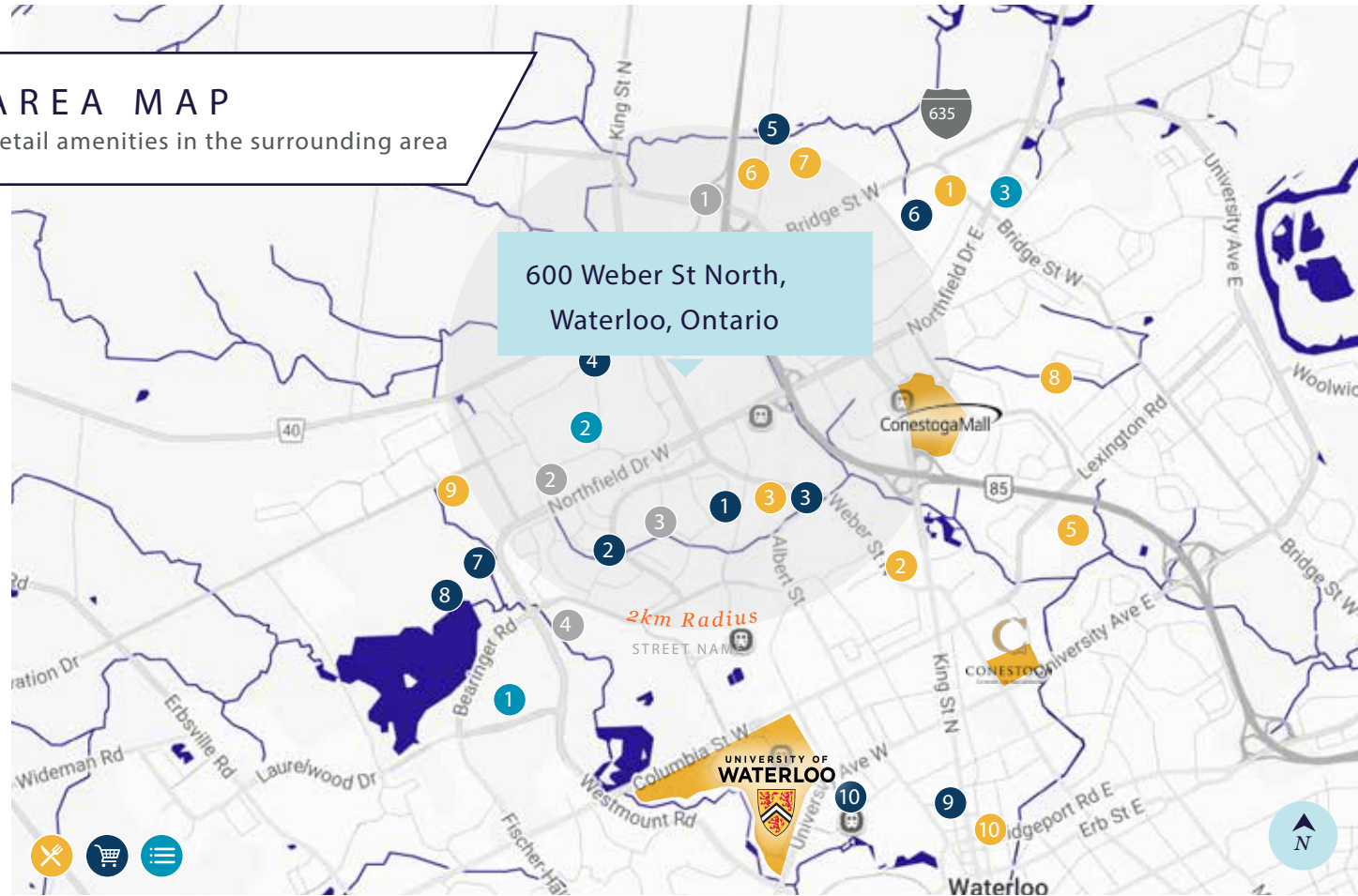


VIEW PROPERTY VIDEO



AREA MAP

Retail amenities in the surrounding area



Area Amenities

FOOD & BEVERAGE

1. Starbucks
2. State & Main
3. Sunset Grill
4. Freshii
5. barBURRITO
6. Firehouse Subs
7. Jack's Family Restaurant
8. Tim Horton's

RETAIL & AMENITIES

1. St. Jacobs Market
2. Walmart
3. Sobey's
4. Shoppers Drug Mart
5. Rexall
6. TD Canada Trust
7. RBC
8. BMO
9. Crush Fitness
10. Holiday Inn Express
11. Hampton Inn & Suites

OCCUPIERS

1. Clearpath Robotics Waterloo
2. ABA Architects
3. Onward Manufacturing
4. Teledyne FLIR
5. Nordia
6. Sun Life (North Waterloo)
7. Ontario Teachers Insurance Plan

22
RESTAURANTS
within 2km

33
RETAIL OPTIONS
within 2km

7
HOTELS
within 2km

16
MULTI-FAMILY
within 2km





CONTACT INFORMATION

BENJAMIN BACH
Sales Representative | Senior Vice President
+1 519 804 4341
benjamin.bach@cushwakewr.com

FRASER VRENJAK
Sales Representative | Senior Vice President
+1 519 804 4355
fraser.vrenjak@cushwakewr.com

MICHAEL KLEIN
Broker | Senior Vice President
+1 519 804 4376
michael.klein@cushwakewr.com

CONNOR WARD
Sales Representative | Vice President
+1 647 462 6641
connor.ward@cushwakewr.com



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