

**Available for immediate occupancy**

## **564 Weber Street North, Unit 11**

### **2,500 sq ft office space available in multi-tenant building**

- Location:** Located at the corner of Weber Street North and Northfield Drive next to Northfield Racquet Club
- Zoning:** I—Industrial, allows for many office and tech uses
- Available area:** 2,500 sq ft
- Lease rate:** \$12.50/sq ft Net
- Additional rent:** \$4.80/sq ft (2010 estimate)
- Utilities:** Individually metered, paid by tenant
- Parking:** Good on-site parking at no additional charge
- Comments:**
- Close proximity to the Conestoga Expressway (Hwy 85) and all amenities including recreation, retail and public transit
  - Well finished air-conditioned office space, including 3 or 4 private offices, meeting room, general office area, reception, storage, lunch area
  - Currently has one truck level loading area to small unfinished area (this could be removed if not required by Tenant)
  - Signage available
  - Ideal for office, tech, sales/service and professional uses

**Peter Kruschen, SIOR**

Sales Representative  
peter.kruschen@dtzbarnicke.com  
**Tel:** 519 746 6300 x 223

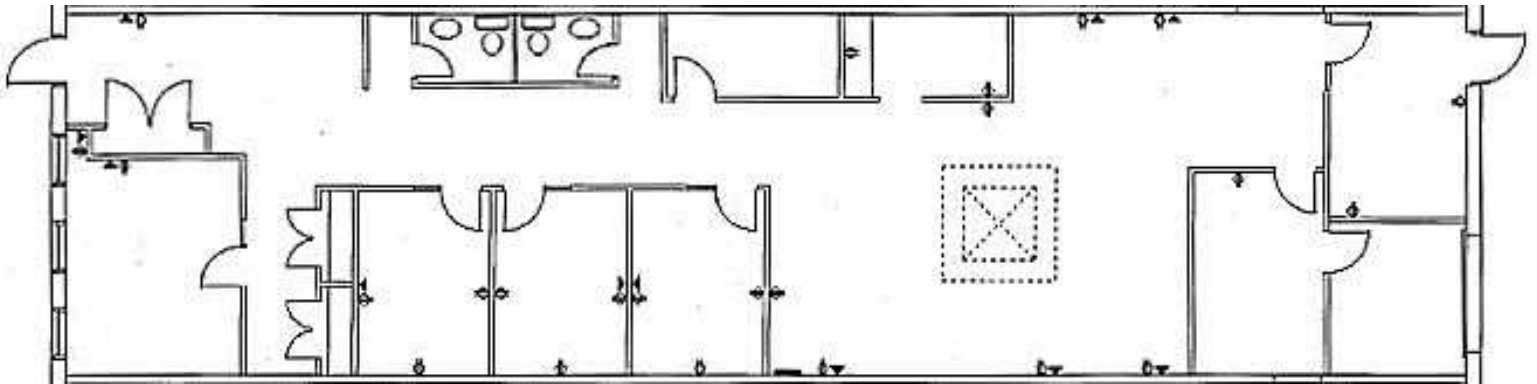
**DTZ Barnicke  
Waterloo Wellington Ltd.**

219 Labrador Drive, Suite 200  
Waterloo, Ontario N2K 4M8

**Tel:** 519 746 6300

**Fax:** 519 746 0455

**Unit 11 Floor Plan**



**Peter Kruschen, SIOR**

Sales Representative

[peter.kruschen@dtzbarnicke.com](mailto:peter.kruschen@dtzbarnicke.com)

**Tel:** 519 746 6300 x 223

**DTZ Barnicke**

**Waterloo Wellington Ltd.**

219 Labrador Drive, Suite 200

Waterloo, Ontario N2K 4M8

**Tel:** 519 746 6300

**Fax:** 519 746 0455

[www.dtzbarnicke.com](http://www.dtzbarnicke.com)