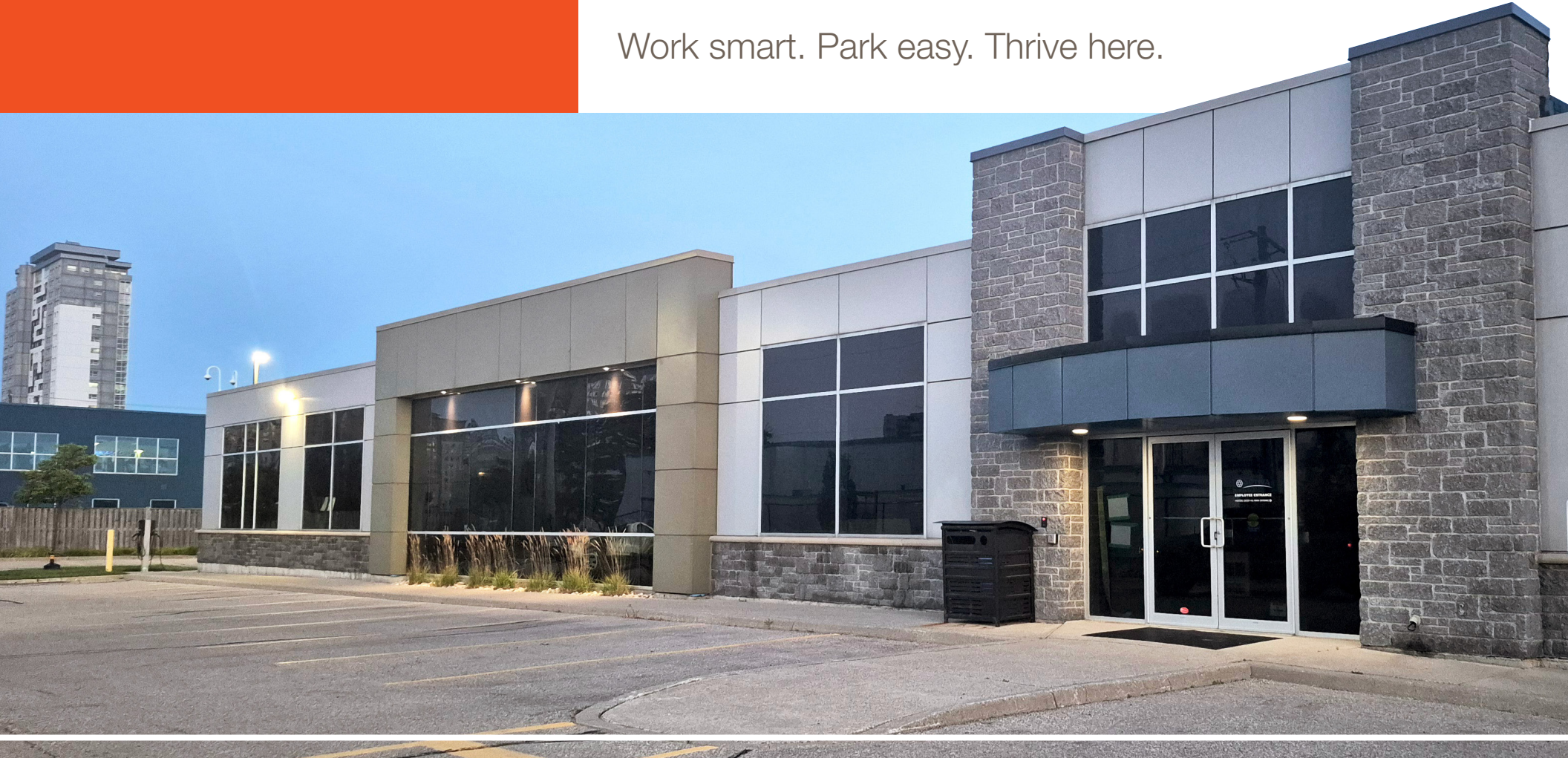


Office for Lease

Unit 4 Available • 8,982 SF

# 55 Columbia Street E Waterloo

Work smart. Park easy. Thrive here.



**Lennard:**

[lennard.com](http://lennard.com)



# 55 Columbia Street E, Waterloo



Welcome to this well-located office building, designed to combine accessibility, convenience, and functionality. Situated in a vibrant area, the building is surrounded by everything your business and employees need within minutes ensuring day-to-day wishes are easily met. With its professional setting and strategic location, this office building is an ideal choice for organizations seeking a modern and well-connected workplace environment to support both employee satisfaction and business success. The space is designed with flexibility in mind, giving businesses the option to utilize the current layout or modify the space to suit specific operational needs. This adaptability ensures your workplace can align seamlessly with your brand, culture, and workflow, whether you're looking for efficiency, collaboration, or a more private office environment.



Net Rent

**\$16.50 PSF**

CAM & Taxes

**\$10.50 PSF**

(In-suite cleaning & in-suite hydro/gas  
to be paid by the tenant separately)



Available Space

**8,982 SF**



Availability

**Immediate Occupancy**

## Property Highlights

- **Ample free parking** – convenient access for employees and clients.
- **Proximity to major highways and transit** – ease of commuting.
- **Access to nearby amenities** – banks, restaurants, fitness, and retail.
- **Abundant natural light** – promotes a healthy and productive work environment.
- **Existing leasehold improvements** – cost-effective and quick move-in or the ability to customize layouts.
- **Modern building systems** – reliable HVAC, and high-speed internet.
- **Professional image and curb appeal** – well-maintained exterior and landscaping.
- **Building signage** – prominently display your company's name and logo, promoting your business.
- **Secure** – CCTV's throughout exterior and electronic key access throughout.

**Lennard:**



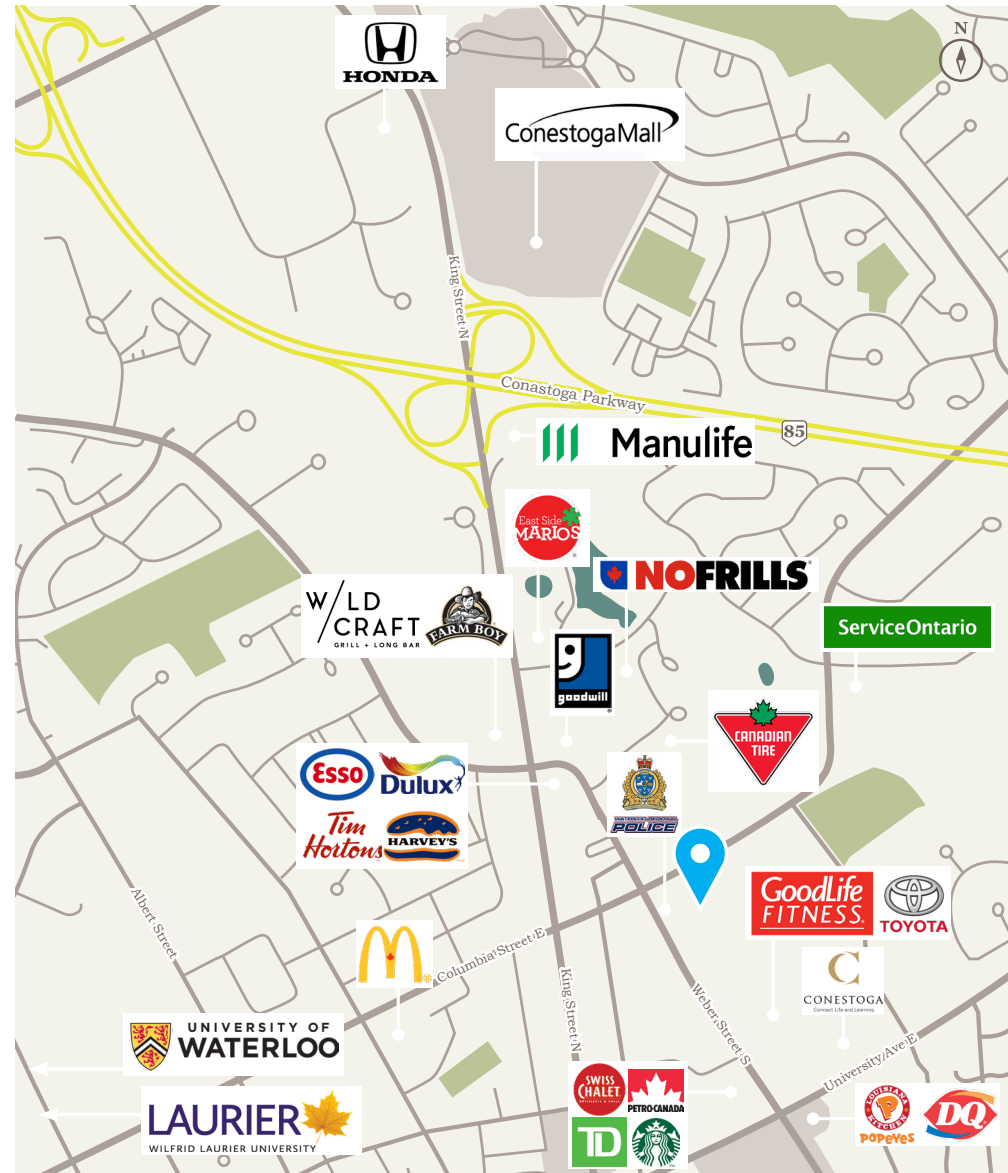
# 55 Columbia Street E, Waterloo

## Location Overview

This professional single-story office building offers exceptional convenience in a highly accessible location. With direct access to major highways and abundant free drive-up parking, it provides ease of use for both staff and visitors. Tenants benefit from proximity to a wide range of nearby amenities, including financial institutions, fitness facilities, restaurants, and retail services, ensuring a balanced and convenient work environment. The property's strategic location makes it an ideal choice for businesses seeking efficiency, accessibility, and comfort in a professional setting.

## Legend

|  |                            |                 |
|--|----------------------------|-----------------|
|    | 55 Columbia Street East    |                 |
|    | Highway 85                 | 3 mins • 1.3 km |
|    | Conestoga Mall             | 5 mins • 2.9 km |
|  | Uptown Waterloo            | 7 mins • 2.4 km |
|  | University of Waterloo     | 4 mins • 1.9 km |
|  | Wilfred Laurier University | 5 mins • 2.0 km |
|  | Starbucks                  | 9 mins • 700 m  |
|  | Good Life Fitness          | 8 mins • 650 m  |
|  | No Frills                  | 8 mins • 600 m  |

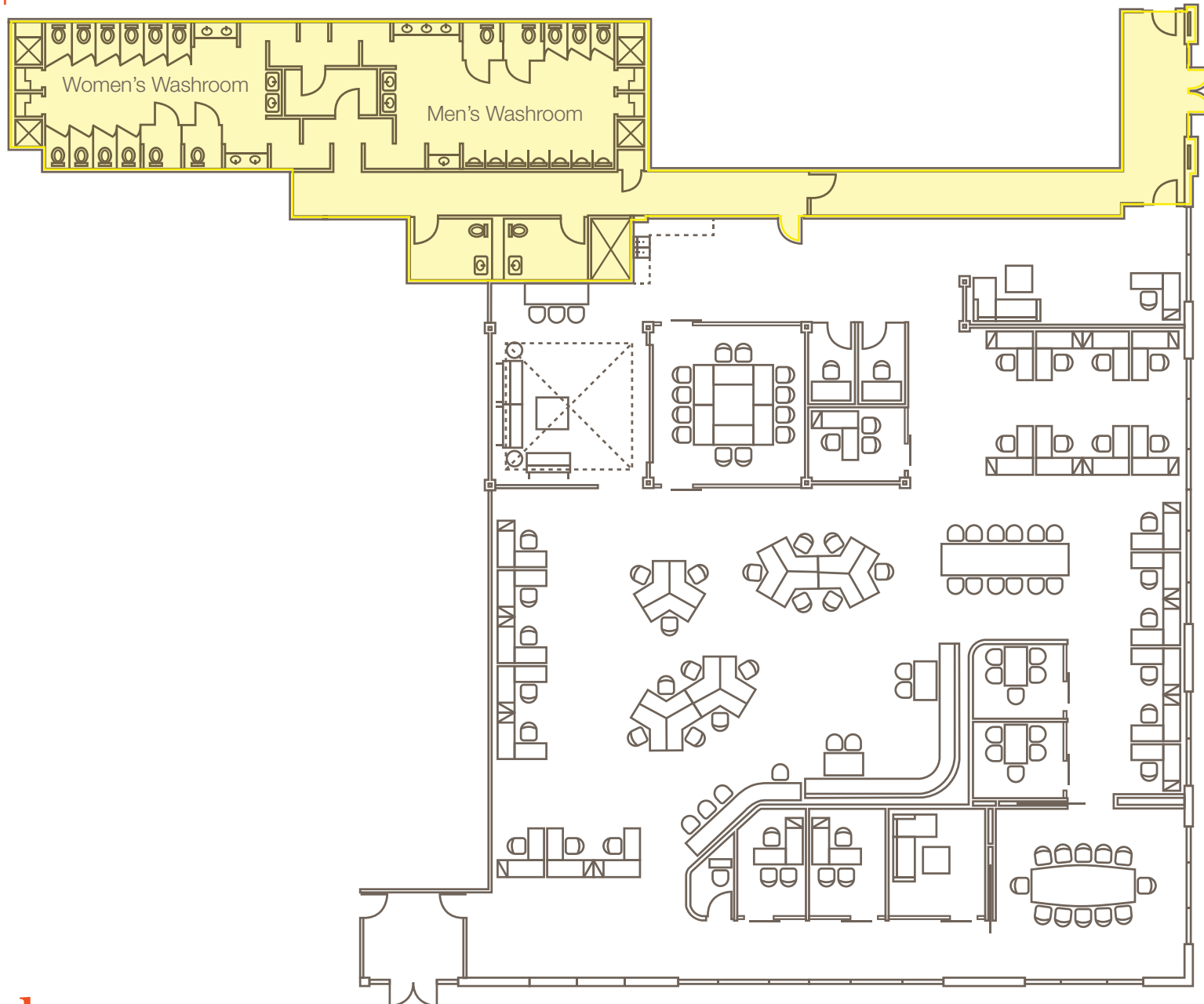


# 55 Columbia Street E, Waterloo

## Floor Plan

8,982 SF

Shared Area







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