

For Lease • Office

# 630 Weber Street N

Waterloo



Positioned for Success.  
***Your Design, Your Way!***

**Lennard:**

# The Property



Available Space

Unit 202: 17,000 SF

Unit 203: 8,000 SF (demising required)



Net Rent

Unit 202: \$7.95 PSF

Unit 203: \$8.95 PSF

Additional Rent (2025)

\$10.50 PSF (Includes utilities/hydro)



Availability

Immediately

## Property Highlights

- Ample on-site free parking for staff and clients
- Prime suburban location with easy access to major thoroughfares and Highway 85
- Modern curb appeal with professional finishes
- High speed Internet
- Ready for tenant-specific build-out
- Abundance of amenities nearby

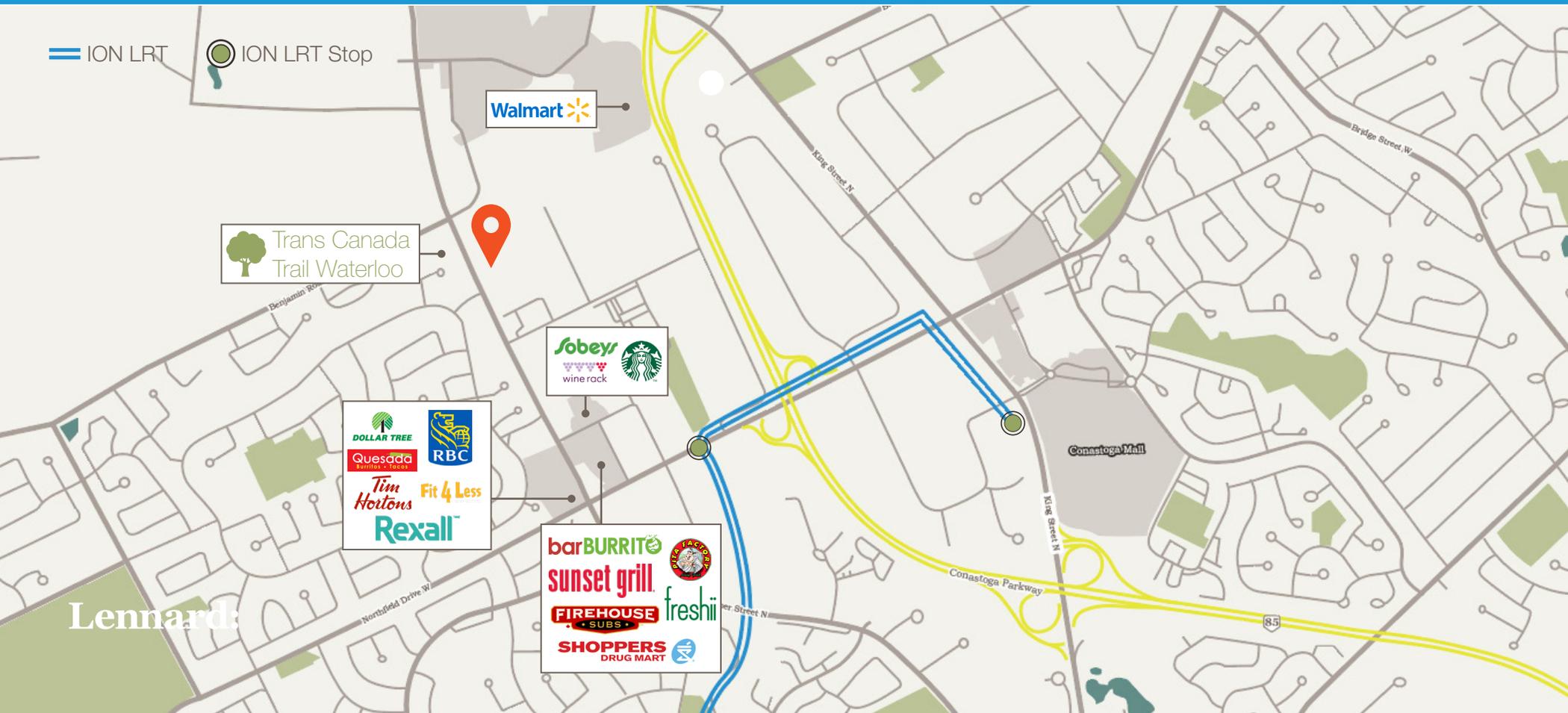
**Lennard:**



# Location

630 Weber Street N is a strategically located suburban office building that offers numerous benefits for businesses and employees alike. Positioned outside the congestion of the urban centers, it provides easy access, ample free parking, and less traffic stress. Situated nearby amenities like Starbucks, Tim Hortons, Sobeys, Sunset Grill, Shoppers Drug Mart, and other dining and banking options, 630 Weber Street N creates a convenient and appealing environment for employees. The combination of accessibility, affordability, and quality of life makes 630 Weber Street N a desired location for long-term business success.

Access to Trans Canada Trail Waterloo directly across from 630 Weber Street N promotes wellness and productivity throughout the workday.







## Lennard:

Charlie Parsons\*, Partner  
519.514.3361  
[cparsons@lennard.com](mailto:cparsons@lennard.com)

John Lind\*, Partner  
514.519.3363  
[jlind@lennard.com](mailto:jlind@lennard.com)

Tim Priamo\*  
514.519.3372  
[tpriamo@lennard.com](mailto:tpriamo@lennard.com)

210-137 Glasgow Street, Kitchener  
519.340.5900  
[lennard.com](http://lennard.com)

\*Sales Representative  
Statements and information contained are based on the  
information furnished by principals and sources which  
we deem reliable but for which we can assume no  
responsibility. Lennard Commercial Realty, Brokerage.