

80 King Street South

Waterloo, ON

Office Space For Lease



Lennard:

210-137 Glasgow Street, Kitchener
519.340.5900

80 King Street South, Waterloo



Position your business in the heart of Uptown Waterloo with this highly visible, fully finished second-floor office space. Commanding excellent presence directly off the elevator, your business will make a strong first impression on every client and visitor who walks through the door. The space is move-in ready with quality finishes throughout, eliminating a costly build-out and saving time to allow you to focus on your business. Building signage opportunities further amplify your brand's visibility in one of the region's most vibrant commercial nodes. Whether you're an established firm or a growing company, this is a rare opportunity to secure a professional, polished space in a premier location.



Available Space

Suite 201: 9,128 SF



Availability

October 1, 2026



Net Rent

\$13.00 PSF

Additional Rent

**\$18.34 PSF (2026)
(Includes utilities)**

Property Highlights

- High pedestrian and vehicle exposure with exceptional frontline presence on Uptown's main street.
- Dense mix of shops, eateries, services, parks and public spaces.
- Access to ION light rail and several bus corridors within walking distance.
- Onsite parking available.



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Floor Plan

Suite 201: 9,128 SF



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Location Overview

Situated in the heart of Uptown Waterloo, this office places your business within steps of the region's most dynamic urban environment. The Ion LRT runs directly through the corridor, providing seamless connectivity across the Waterloo Region for both employees and clients commuting from Kitchener, Waterloo, and beyond. A walkable streetscape lined with restaurants, cafés, boutique retailers, and financial services means your team enjoys an unmatched quality of work-life experience right outside the door. Proximity to Wilfrid Laurier University and the University of Waterloo further enriches the area with energy, talent, and opportunity. For businesses that understand the value of place, Uptown Waterloo isn't just a convenient address — it's a competitive advantage.

Lennard's

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