

80 King Street South

Waterloo, ON

Retail Space For Lease



Lennard:

210-137 Glasgow Street, Kitchener
519.340.5900

80 King Street South, Waterloo



Position your brand at the center of it all. This exceptional 4,283 SF retail opportunity places you in the true epicenter of Uptown Waterloo, with premium King Street exposure that guarantees visibility and consistent foot traffic throughout the day and into the evening.

Surrounded by a vibrant mix of national anchors, boutique retailers, restaurants, and a dense residential and office population, this location offers the energy and built-in customer base that strong retailers thrive on. Expansive floor-to-ceiling windows on three sides flood the space with natural light, creating an inviting, open atmosphere that enhances merchandising and draws customers in from every angle.



Available Space

Unit 101: 4,283 SF



Net Rent

\$25.00 PSF

Additional Rent

\$17.22 PSF (2026 Estimate)
(Tenant pay utilities)



Zoning

(H)U1-16



Availability

October 1, 2026



80 King Street South, Waterloo



Walk Score

98



Transit Score

60



Bike Score

96

Key Highlights

Prominent signage opportunities along King Street, exceptional street presence, and a highly adaptable layout suited for a variety of retail concepts. The space's welcoming design and strong sightlines maximize brand exposure while delivering an elevated customer experience.

With unmatched visibility, steady pedestrian traffic, and a dynamic surrounding community, this is a rare opportunity to establish or expand your retail presence in one of Waterloo Region's most sought-after commercial nodes.



LRT Line

Station Street

City Centre Lot

Regina Lot

Uptown Parkade

Waterloo Public Square Station

Waterloo Public Square

King Street S

Erb Street E

Willis Way

William Street E

80 King Street South, Waterloo

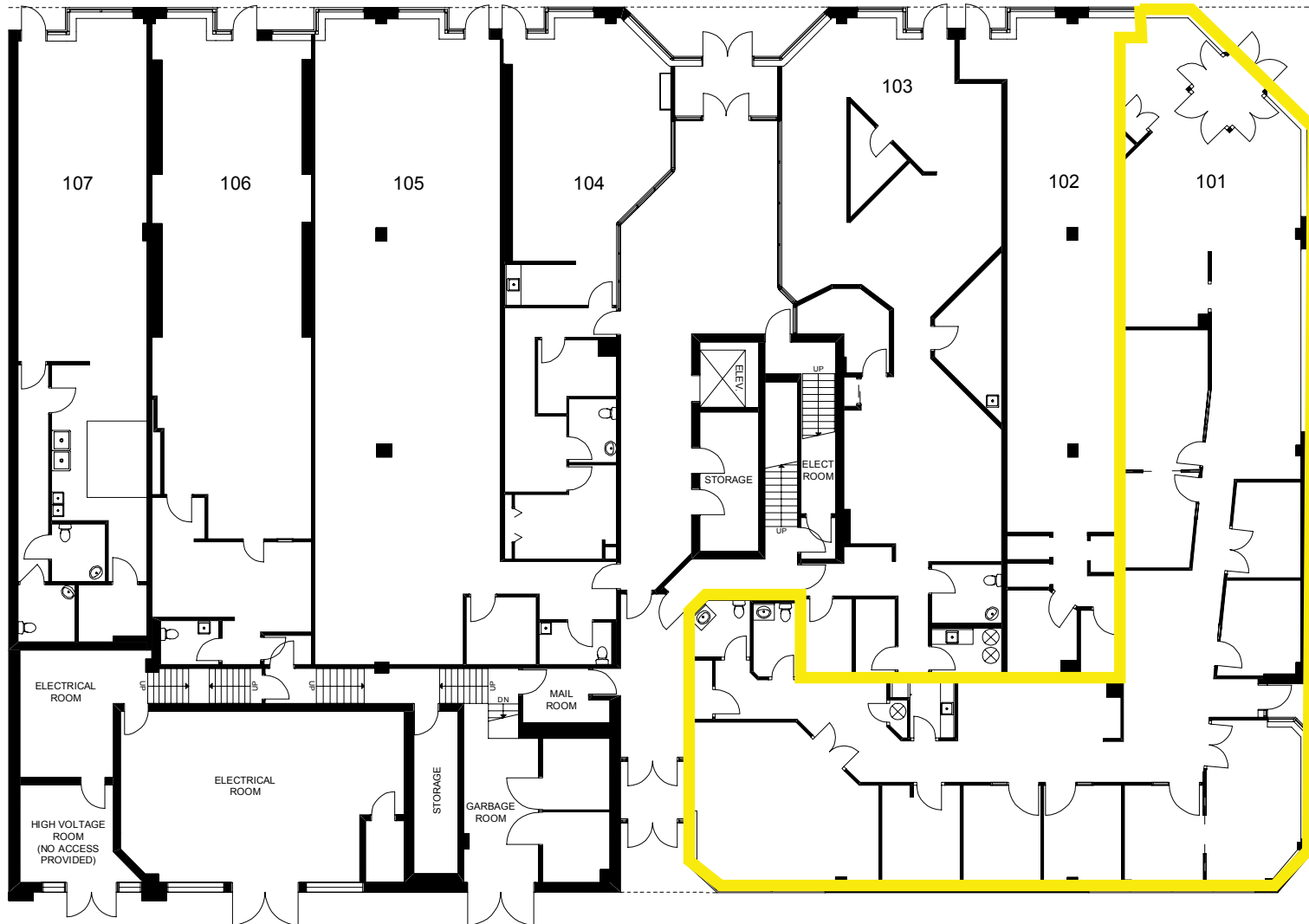


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Floor Plan

Unit 101: 4,283 SF





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