



For Sale: Office

Professional.
Move-In Ready.
Strategically
Located.

J204, 155 Frobisher Drive, Waterloo

Own Your Office in North Waterloo's Premier Business Park

Lennard:

lennard.com

Overview

J204, 155 Frobisher Drive, Waterloo

The unit offers 1,111 square feet of fully finished office space in the established Frobisher Office Centre. The suite is bright, modern, and ready for immediate occupancy.

The layout includes two private offices, a large open workspace, a kitchenette, and an in-suite washroom. Large windows provide excellent natural light throughout the space.

The building features a recently renovated lobby and exterior, ample free surface parking, and pylon signage opportunities. Located in the Northland Business Park, the property offers quick access to Conestoga Parkway (Highway 85), Northfield Drive, public transit, and a full range of nearby amenities.

This is a rare opportunity to secure small-format office ownership in one of Waterloo's most accessible business nodes.



Available Space

Unit J204: 1,111 SF



Zoning

E1-27



Asking Price

\$361,075

Taxes

\$6,261.74 (2025)

Condo Fees

\$639.22/Month

Why Own Instead of Lease?

Build Equity

Turn your monthly occupancy cost into an asset. Ownership allows you to build long-term value instead of paying rent.

Cost Stability

Control your operating environment and reduce exposure to rising lease rates in competitive office markets.

Control Your Space

Make decisions that fit your business. Renovate, customize, and operate without landlord restrictions.

Long-Term Positioning

Secure your presence in a strong Waterloo location with direct access to major routes, transit, and amenities.

For professional firms seeking stability, control, and long-term value, ownership is a strategic move.

Property Highlights

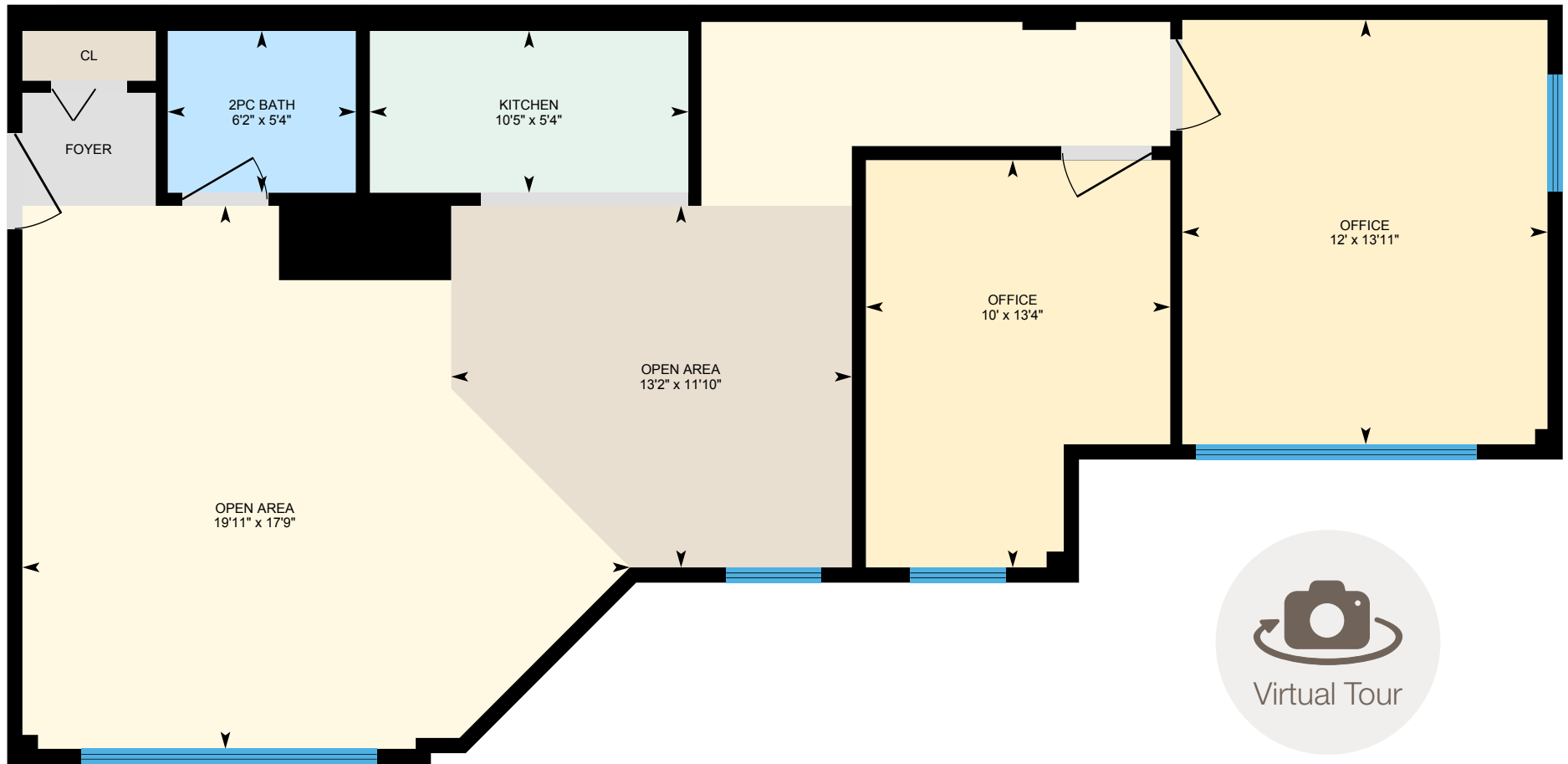
- Move-in ready office suite with modern finishes
- Efficient 1,111 SF layout with 2 private offices and open workspace
- In-suite washroom and kitchenette
- Abundant natural light throughout
- Renovated lobby and building exterior
- Ample free on-site surface parking
- Pylon signage opportunity available
- Prime North Waterloo location with quick access to Hwy 85 & Northfield Dr
- Walking distance to restaurants, services, and transit

Lennard:

lennard.com

Floor Plan

J204, 155 Frobisher Drive, Waterloo



Lennard:

lennard.com



Photo Gallery

J204, 155 Frobisher Drive, Waterloo



Lennard:

lennard.com

Opportunities to own small-format office space in North Waterloo are limited.

Contact us to schedule a private tour or request additional financial details.

Secure
Your Office
in Waterloo
Today.

Lennard:

Darren Shaw, SIOR
Broker, Partner
519.514.3370
dshaw@lennard.com

Austin Randall
Vice President
514.519.3371
arandall@lennard.com

210-137 Glasgow Street, Kitchener
519.340.5900
lennard.com



Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.