

3D Tour



For Lease: Office / Industrial

# A-650 Weber Street North, Waterloo

Unique Fully Air-Conditioned Two Storey Freestanding Office/Industrial Building Available for Lease

**Lennard:** Here is where your business will *grow*.

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

# A-650 Weber Street North, Waterloo



650 Weber Street North is being redeveloped into a tech industrial campus. The center piece of the development is the 21,020 SF building for Novy Manufacturing building. Building "A" provides a unique opportunity to lease a 2,835 SF freestanding office building.



Building Area  
**2,835 SF**



Rent  
**\$18.95 PSF**  
(Tenant pays utilities and all other services directly)



Listing  
[Click Here to See Online Listing](#)



Availability  
**Immediate**



Zoning  
**E1-27**



Shipping  
**Drive-In Door (12'x14')**



Clear Height  
**14 Feet**  
(Drive-in bay only)



Listing Agents  
**Darren Shaw, SIOR**  
Broker, Partner

519.514.3370  
dshaw@lennard.com

**Austin Randall**  
Sales Representative  
519.514.3371  
arandall@lennard.com

## Property Highlights

- Fully renovated interior space, exclusive covered exterior patio area
- Well located on Weber Street near Benjamin Road, just minutes from Highway 85 and St. Jacobs Farmers Market
- Suitable for a wide range of uses including office, makerspace, R&D, advanced tech, light processing...
- Minutes from a full range of amenities and business services

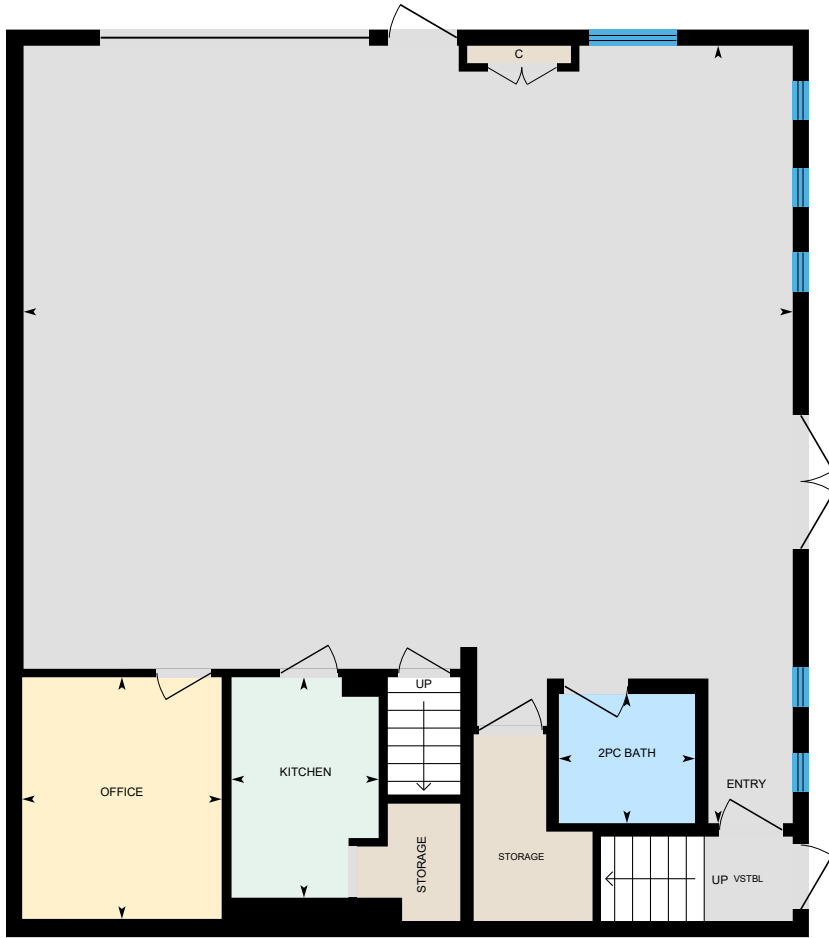
**Lennard:**

lennard.com

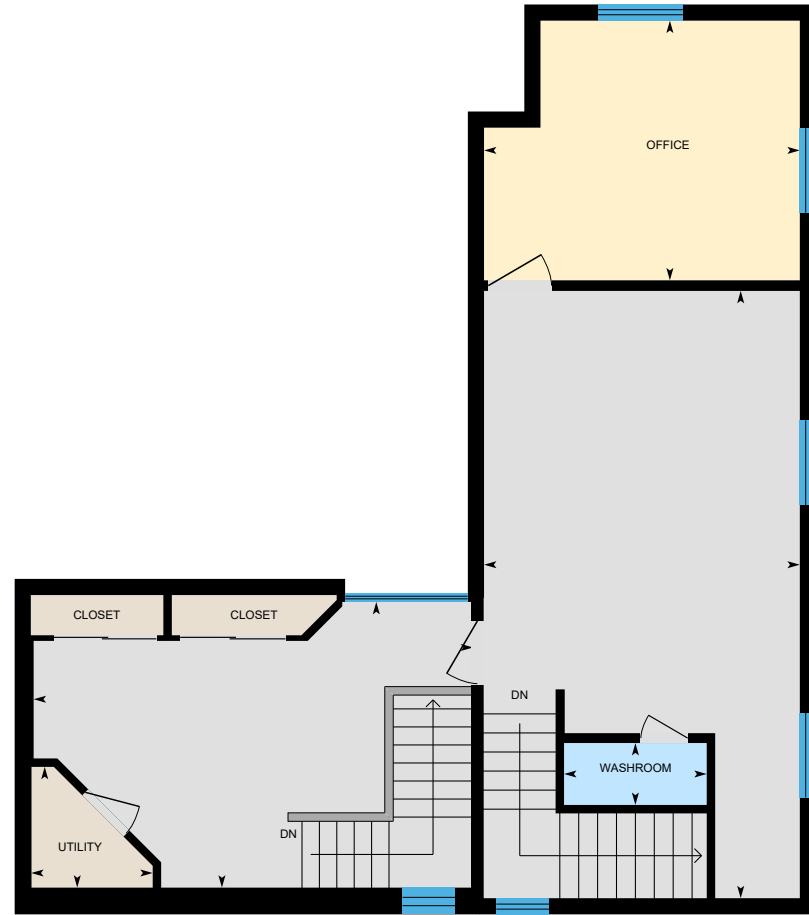
# A-650 Weber Street North, Waterloo



## Floor Plan



Main Floor

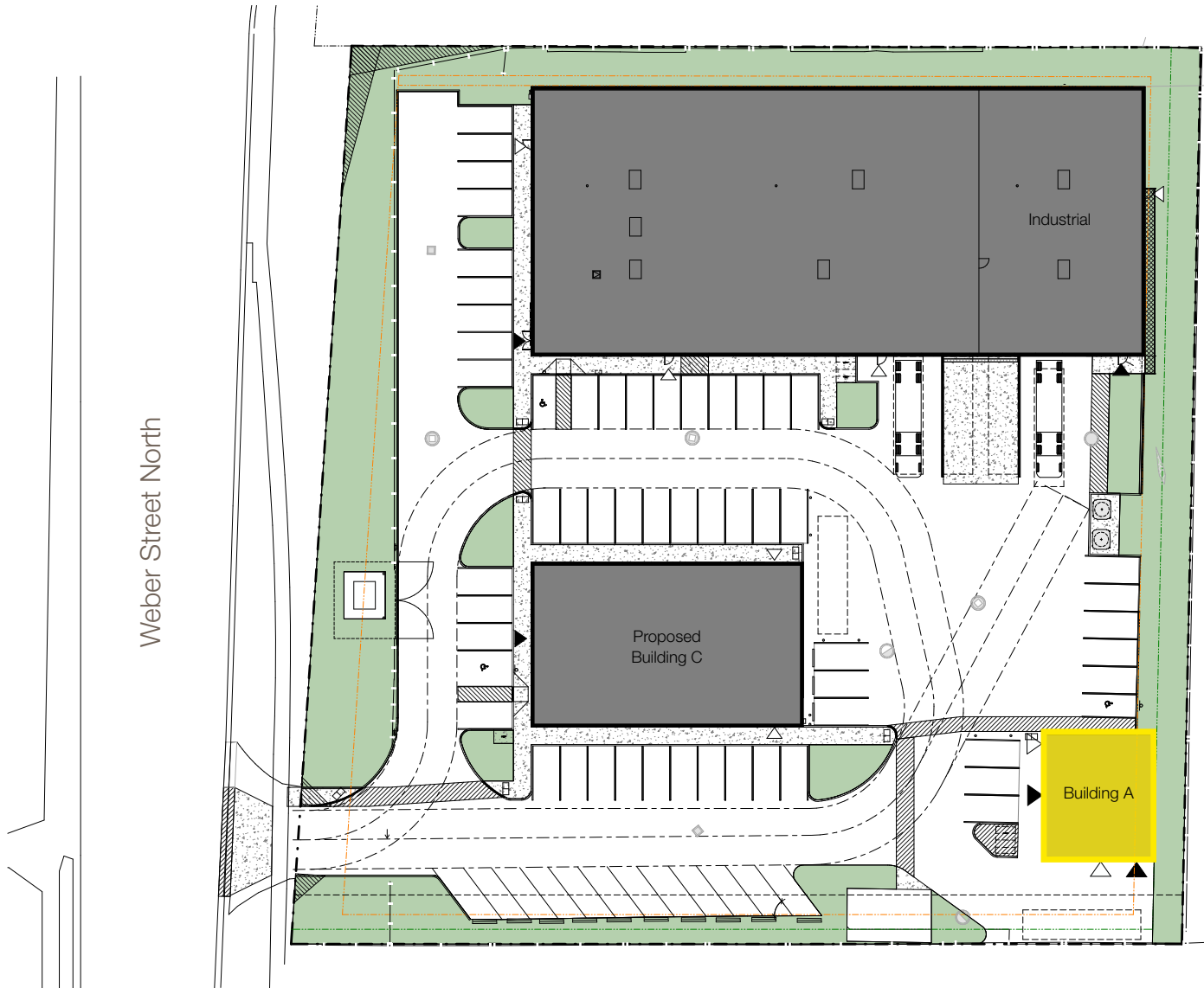


Second Floor

# A-650 Weber Street North, Waterloo



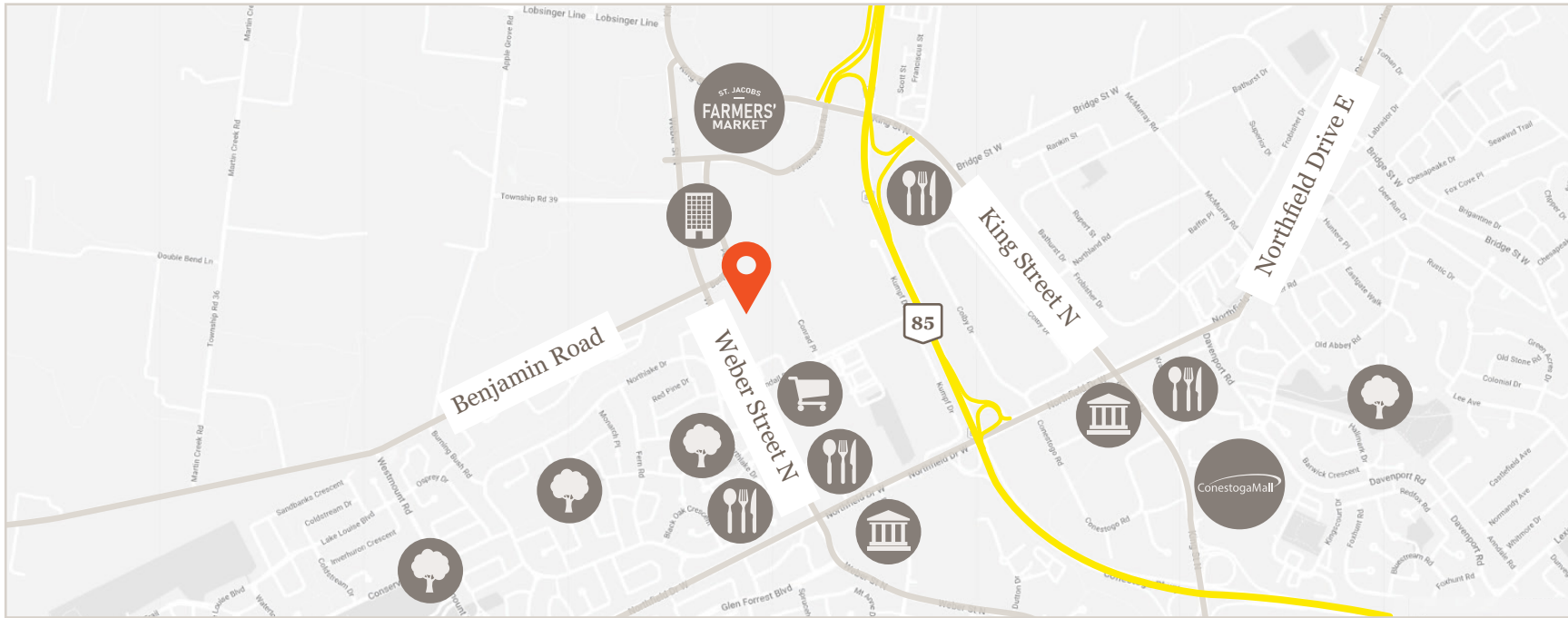
## Site Plan



# A-650 Weber Street North, Waterloo



## Amenities Map



To St. Jacob's Farmer's Market  
2 mins ● 1.0 KM

To Conestoga Parkway  
3 mins ● 1.3 KM

To Conestoga Mall  
8 mins ● 3.6 KM



Shopping



Bank



Recreation • Park



Restaurant • Bar



Hotel

**Lennard:**

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

# A-650 Weber Street North, Waterloo



## Photos



# Lennard:

Darren Shaw, SIOR  
Broker, Partner  
519.514.3370  
[dshaw@lennard.com](mailto:dshaw@lennard.com)

Austin Randall  
Sales Representative  
519.514.3371  
[arandall@lennard.com](mailto:arandall@lennard.com)

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

southwestern ontario  
**INDUSTRIAL**  
[www.swoindustrial.com](http://www.swoindustrial.com)