

Here is where your
business will *grow*.



For Sublease: Office

826 King Street North, Waterloo

Turnkey Space in St. Jacobs Market District: Ready for Immediate Occupancy

Lennard:

lennard.com

826 King Street North, Waterloo

Marketside Business Centre



Available Space

Unit 17: 1,917 SF



Availability

Immediate

Lease Expiry

April 14, 2026

Landlord will consider longer term



Net Rent

\$13.95 PSF

TMI

\$4.50 PSF (2023)

Plus tenant to pay directly for utilities & in-suite janitorial



Zoning

**Zone C-8 Stockyards
Industrial /
Commercial Area**



Listing Agents

Darren Shaw, SIOR

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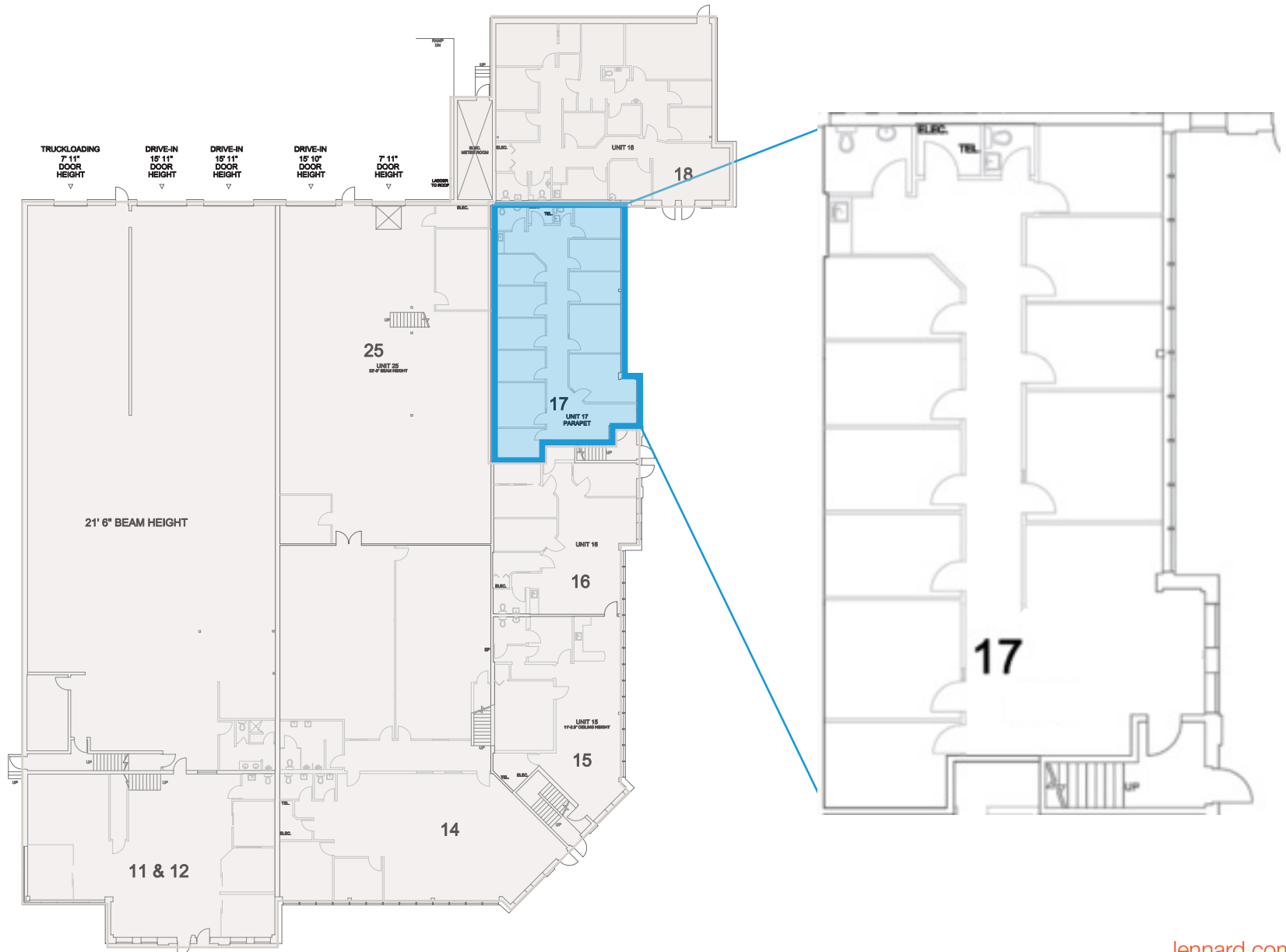
Property Highlights

- Fully finished move in ready space.
- Originally designed and occupied by a health care office; ideal for massage therapy, psychologist offices, and more.
- Pharmacy, Urgent Care and Imaging Centre on site.
- Space can easily be repurposed for general office needs such as financial services or engineering firms.
- Free “drive-up” surface parking.
- Situated in the St. Jacobs Market District, benefit from nearby amenities and vibrant commercial activity.
- Convenient access to Highway 85, allowing for easy commuting and client visits.

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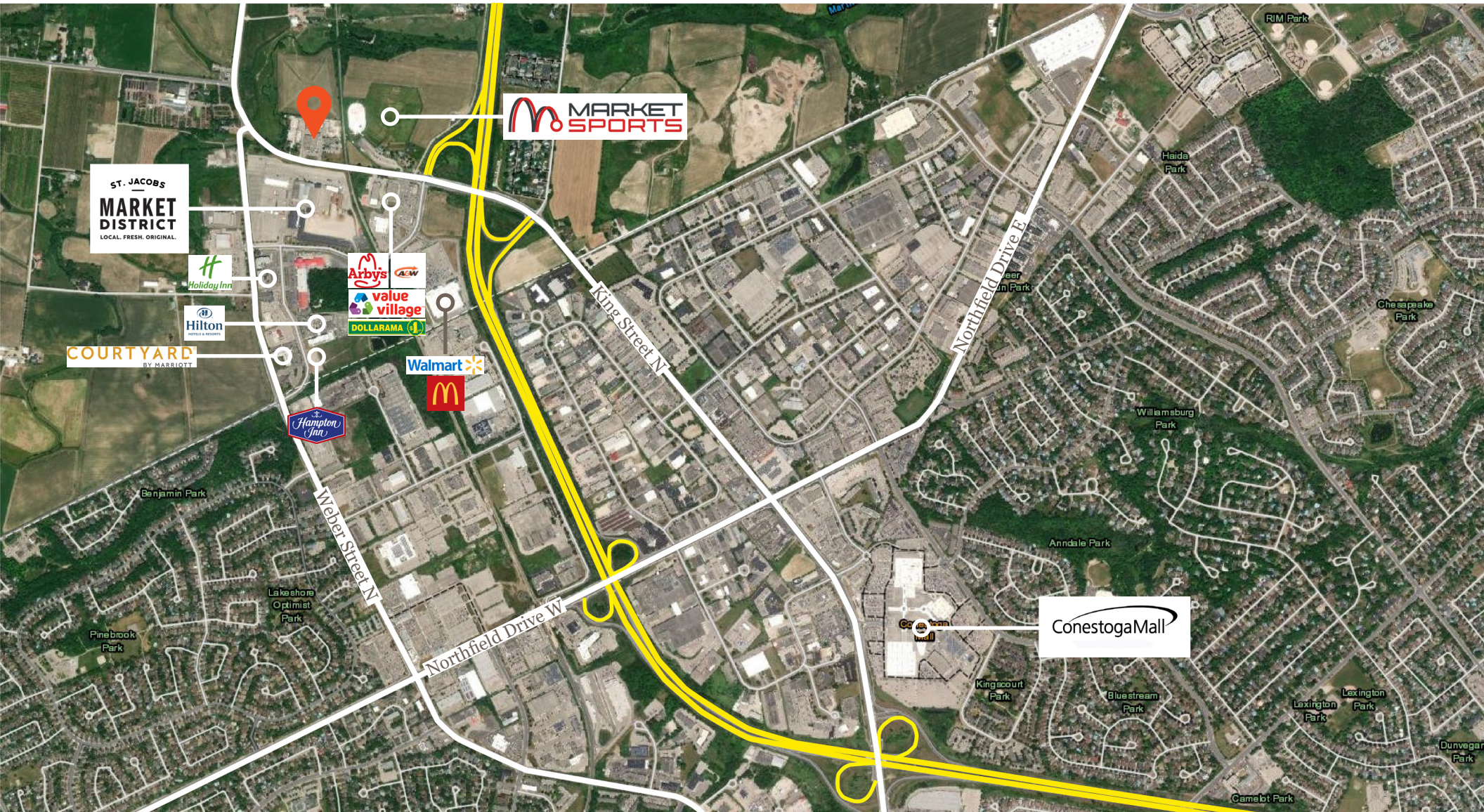


Stock Yards is Coming to St. Jacobs!

Massive renovations happening to bring a restaurant, brew pub and coffee house.



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