FOR LEASE

216 BATHURST DRIVE
WATERLOO, ON
IMMEDIATE POSSESSION...
Class “A” office/industrial building located in the prominent Northland Business Park. Close to RIM Park, Conestoga Mall and King Street. 23,344 sf existing building with new expansion of 20,000 SF available. A combination of private office areas, meeting rooms, open space, large kitchenette, reception area and exterior patio. Building is fully air-conditioned with ample parking.

BUIDLING DETAILS

<table>
<thead>
<tr>
<th>Total Building Area</th>
<th>23,344 sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expansion Area</td>
<td>20,000 sf +</td>
</tr>
<tr>
<td>Zoning</td>
<td>E3</td>
</tr>
<tr>
<td>Loading</td>
<td>2 - 8 x 10 truck level &amp; 1 - 12 x 14 drive in</td>
</tr>
<tr>
<td>TMI</td>
<td>$7.00 sf</td>
</tr>
<tr>
<td>Lease Rate</td>
<td>$8.00 sf net</td>
</tr>
</tbody>
</table>

LOCATED IN THE PROMINENT NORTHLAND BUSINESS PARK
ZONING: PERMITTED USES

- Advanced Tech
- Artist Studio (Class B)
- Automobile Service Centre
- Business Incubator
- Communication Production
- Custom Service Shop
- Data Centre
- Dry Cleaning And Laundry Facility
- Food And Beverage Manufacturing Industry
- Government Use
- Industrial Assembly
- Industrial Manufacturing
- Industrial Processing
- Industrial Or Construction Equipment Supplier (Sales Or Rental)
- Laboratory
- Microbrewery
- Office
- Parking Facility (Restricted To Structured Parking)
- Pet Services (Class B)
- Pharmaceutical Industry
- Printing Establishment
- Tech Office
- Training Facility
- Truck Depot
- Veterinary Hospital
- Warehouse (No Retail)
- Wholesaler (No Retail)