

Waterloo Corporate Campus

WATERLOO, ONTARIO



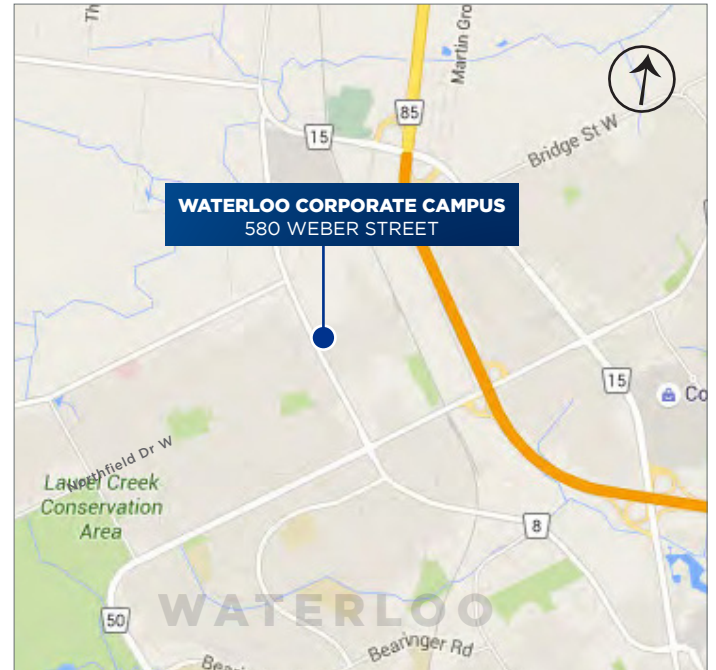
RETAIL LEASING

FROM 1,528 SF - 10,000 SF

IMMEDIATE OCCUPANCY or BUILD TO SUIT

580 WEBER STREET, WATERLOO, ONTARIO

- A 40 acre phased mixed-use redevelopment consisting of 135,000 sf of retail, 130,000 sf of loft office and a future 60,000 sf data centre.
- Located upon an LRT stop.
- Retail anchored by Sobeys and Shoppers Drug Mart.
- Future phases to include approximately 1 million sf of office and residential space.



DEMOGRAPHIC SNAPSHOT

3 KM 5 KM

Total Population	27,371	80,689
Total Households	11,073	31,876
Average Household Income	\$95,040	\$110,757

WATERLOO CORPORATE CAMPUS

Total GLA	825,000 sf	Free Standing Office 500,000 sf
Total Retail Space	135,000 sf	
Loft Office and Data	90,000 sf	

NOW OPEN

State & Main	Ramen Rebels
Starbucks	Sam's Grill
Studio So Lara	

*SEE SITE PLAN - PAGE TWO

Shahin Zolfaghari

Director, Retail Leasing
Sales Representative
Cell: 416.710.4089
szolfaghari@triovest.com

TRIOVEST Realty Advisors Inc.

BROKERAGE
40 University Avenue, Suite 1200
Toronto, Ontario M5J 1T1
triovest.com

AVAILABLE SUITES

AVAILABLE

Suite	Area (SF)	Availability
G	(+/-)10,000	Build to suit
J01	2,356	Immediate
K	4,000	Immediate
M1	5,000	Build to suit
M3	3,420	Build to suit
M2	3,420	Build to suit



Shahin Zolfaghari
 Director, Retail Leasing
 Sales Representative
 Cell: 416.710.4089
 szolfaghari@triovest.com

Trioest Realty Advisors Inc.
 BROKERAGE
 40 University Avenue, Suite 1200
 Toronto, Ontario M5J 1T1
 trioest.com

ABOUT TRIOVEST



8

CORPORATE OFFICES
CANADA-WIDE



500

EMPLOYEES



370

PROPERTIES ACROSS
CANADA



45

MILLION
SQUARE FEET



\$12

BILLION
PORTFOLIO UNDER
MANAGEMENT



\$2

BILLION
UNDER DEVELOPMENT

Trioest Realty Advisors Inc. is a fully integrated commercial real estate company. We provide investment, asset management, leasing and property management services for income properties on behalf of institutional and private investors. Our approach to commercial real estate investment is to continually seek opportunities to improve and enhance properties to achieve their full potential.

Over the years, we have achieved an enviable record of success through our investments and excellence in management. Trioest is a leader in strategic real estate advisory and management services and will continue to be at the forefront of change within our industry. Trioest employs 500 employees to manage 370 properties out of regional offices in Toronto, Montreal, Mississauga, Saskatoon, Edmonton, Calgary, Burnaby and Vancouver.

Shahin Zolfaghari

Director, Retail Leasing
Sales Representative
Cell: 416.710.4089
szolfaghari@trioest.com

Trioest Realty Advisors Inc.
BROKERAGE

40 University Avenue, Suite 1200
Toronto, Ontario M5J 1T1

trioest.com