

# University Downs Shopping Centre 425 University Avenue, Waterloo

**FOR  
LEASE**



**Kingsley**  
MANAGEMENT

leasing@kingsleyca.com

201-2085 Shirley Drive  
Kitchener, Ontario N2B 3X4  
**226-749-4095**  
www.kingsleyca.com

*Preminent Managers  
of High-Rise Residential  
& Commercial Properties*

## Property Summary

Situated on a main arterial route with excellent access and visibility, seconds from the Conestoga Parkway (Hwy 85) in a high population trade area with surrounding schools and parks. Abundant free surface parking available on site in this busy grocery anchored plaza.

### Highlights

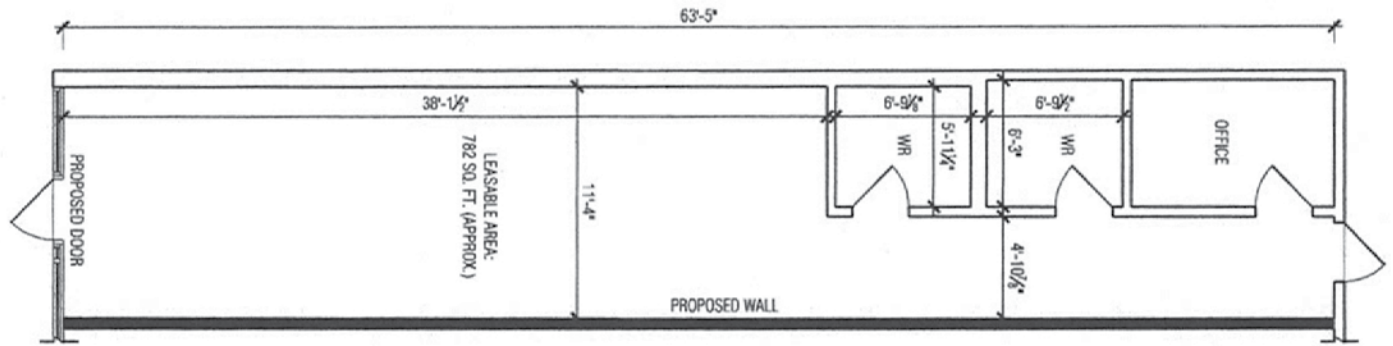
- Traffic Count 40,419  
(2015 Average Annual Daily Traffic)
- Signalized intersection on a major arterial route
- Offering signage opportunities on unit facade and street-front pylon sign
- Ample Parking

### Details

- Available Space 782 sf
- Net Rent \$ 21.00 sf
- Additional Rent  
(2019 estimated)  
TAXES + CAMs \$ 17.50 sf
- Utilities Tenant pays heat/hydro

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