

RETAIL FOR LEASE

# RETAIL AT 308 KING

308 KING STREET NORTH  
WATERLOO, ONTARIO

Up to 3,665 SF of new ground-floor retail beneath  
339 residential suites, in the centre of Waterloo's  
university district.



URBAN REFORM REALTY INC., BROKERAGE





THE OPPORTUNITY

# New-construction retail in Canada’s leading university market

308 King is a newly completed 25-storey mixed-use tower on King Street North, at the heart of Waterloo’s university district. Five ground-floor commercial units offer brand-new construction, full-height glazing and prominent King Street exposure — with a captive customer base of 339 residential suites directly above and three post-secondary campuses within a short walk. Join an established roster of food and service tenants serving one of the densest student populations in the country.

**3,665** SF

TOTAL RETAIL · 5 UNITS

**339** Suites

RESIDENTIAL ABOVE

**Immediate**

AVAILABILITY

**0.6** km

CONESTOGA COLLEGE

**0.7** km

WILFRID LAURIER UNIVERSITY

**1.9** km

UNIVERSITY OF WATERLOO



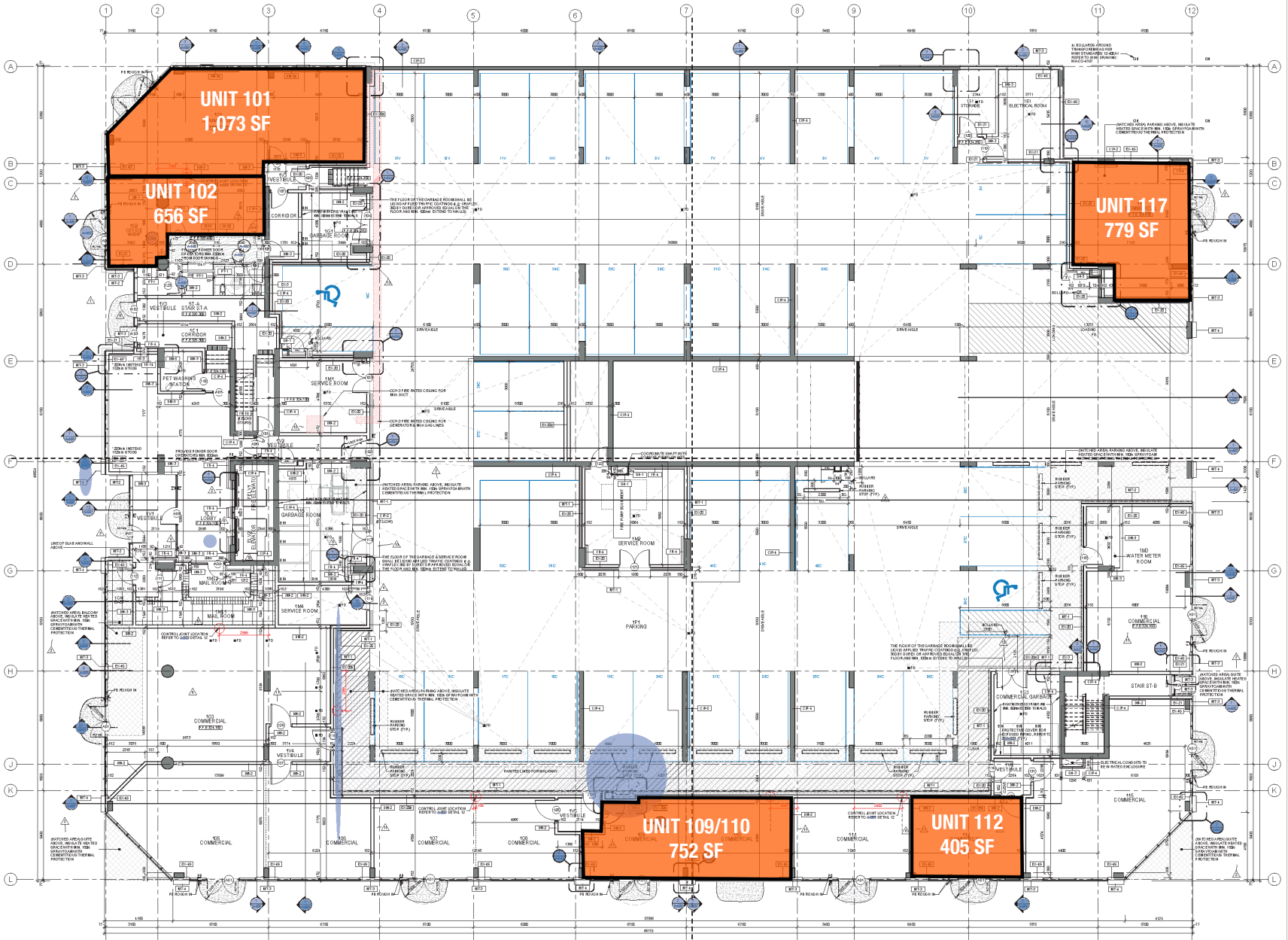
AVAILABILITY

Site Plan

|                 |          |
|-----------------|----------|
| Unit 101        | 1,073 SF |
| Unit 102        | 656 SF   |
| Unit 109/110    | 752 SF   |
| Unit 112        | 405 SF   |
| Unit 117        | 779 SF   |
| Total Available | 3,665 SF |

|                 |                       |
|-----------------|-----------------------|
| NET RENT        | Contact Listing Agent |
| ADDITIONAL RENT | Contact Listing Agent |
| POSSESSION      | Immediate             |

Areas as indicated on the architectural site plan. All measurements are approximate and to be verified by the tenant.





FLOOR PLANS

# Suite plans released shortly

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Detailed floor plans for each commercial unit are being finalized and will be released shortly.  
For advance access, suite dimensions, or to arrange a tour of the property, please contact the listing team.

CONTACT THE LISTING TEAM

DEMOGRAPHICS

# A young, growing, affluent trade area

5 KM RADIUS

|                                    |           |
|------------------------------------|-----------|
| Population                         | 341,369   |
| Projected Population Growth (2030) | +4.6%     |
| Average Household Income           | \$124,684 |
| Median Age                         | 34.5      |
| Average Family Size                | 3.00      |

72,400+

full-time post-secondary students enrolled across Waterloo Region — home to the University of Waterloo, Wilfrid Laurier University and Conestoga College.



LOCATION

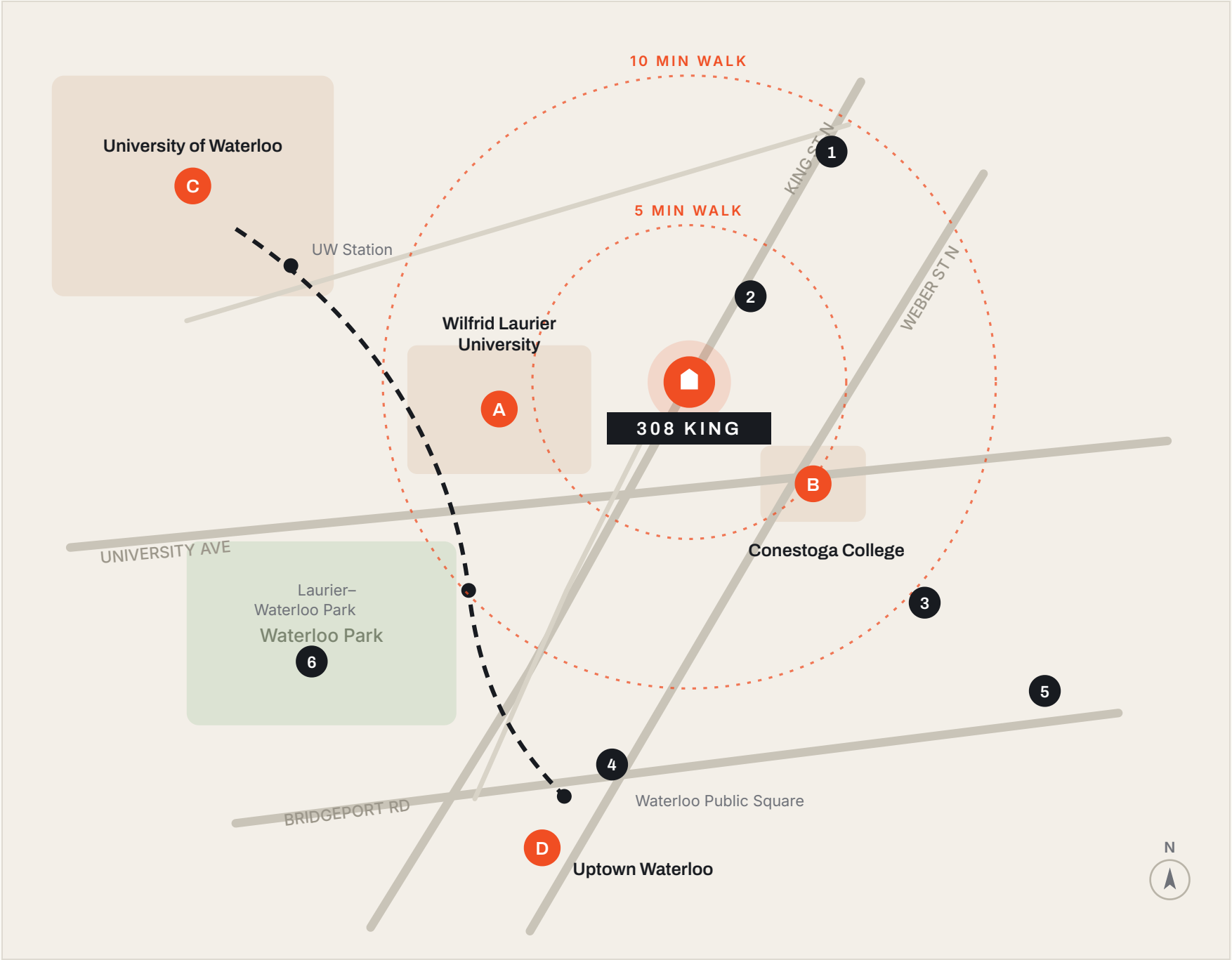
# Between three campuses, on Waterloo's main street

CAMPUSES & DISTRICTS

|   |                                             |            |
|---|---------------------------------------------|------------|
| A | Wilfrid Laurier University                  | 9 min walk |
| B | Conestoga College — Waterloo Campus         | 7 min walk |
| C | University of Waterloo                      | 1.9 km     |
| D | Uptown Waterloo — dining, banks & nightlife |            |

RETAIL & LIFESTYLE

|   |                                                               |
|---|---------------------------------------------------------------|
| 1 | Farm Boy · No Frills · Canadian Tire · East Side Mario's      |
| 2 | GoodLife Fitness · TD Canada Trust · Swiss Chalet · Wild Wing |
| 3 | Shoppers Drug Mart · M&M Food Market · Bulk Barn              |
| 4 | Starbucks · RBC · BMO · CIBC                                  |
| 5 | Zehrs Markets                                                 |
| 6 | Waterloo Park & ION Light Rail                                |



ILLUSTRATIVE MAP — NOT TO SCALE



THE NEIGHBOURHOOD

# Anchored by three campuses and King Street retail

Conestoga College — Waterloo Campus 0.6 km · 7 min walk

Wilfrid Laurier University 0.7 km · 9 min walk

University of Waterloo 1.9 km

GROCERY & DAILY NEEDS

Farm Boy · No Frills · Zehrs Markets · Shoppers Drug Mart · Bulk Barn

FOOD & COFFEE

Starbucks · Second Cup · Swiss Chalet · Wild Wing · East Side Mario's

BANKING

TD Canada Trust · RBC Royal Bank · BMO · CIBC

FITNESS & SERVICES

GoodLife Fitness · Canadian Tire · Sleep Country · M&M Food Market







LEASING INQUIRIES

# 308 King Street North, Waterloo



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