

● New Price



For Sale or Lease: Office

J204, 155 Frobisher Drive, Waterloo

Move-In Ready Office in North Waterloo's Premier Business Park.

Lennard:

lennard.com

Overview

J204, 155 Frobisher Drive, Waterloo

Unit J204 offers 1,111 square feet of fully finished, move-in ready office space in the established Frobisher Office Centre. Available for sale or lease, the suite provides a flexible opportunity for businesses seeking a professional North Waterloo location.

The efficient layout includes two private offices, a large open workspace, kitchenette and in-suite washroom. Large windows provide excellent natural light throughout the space.

The building features a recently renovated lobby and exterior, ample free surface parking and convenient access to Conestoga Parkway (Highway 85), Northfield Drive, public transit and nearby amenities. The unit also includes rights to standard building signage, providing additional visibility for an occupying business.

A well-located, turnkey office opportunity for businesses looking to purchase or lease in North Waterloo.

Sale or Lease Flexible Options for Your Business



Move-In Ready

Fully finished office space ready for immediate occupancy.



Purchase or Lease

Choose the occupancy structure that best fits your business.



Building Signage Opportunity

Standard building signage rights are included with the unit.



Established Location

North Waterloo location with excellent highway, transit and amenity access.



Available Space

Unit J204: 1,111 SF



Zoning

E1-27



Sale Price

\$333,300

Lease Rate

\$14.95 PSF



Taxes

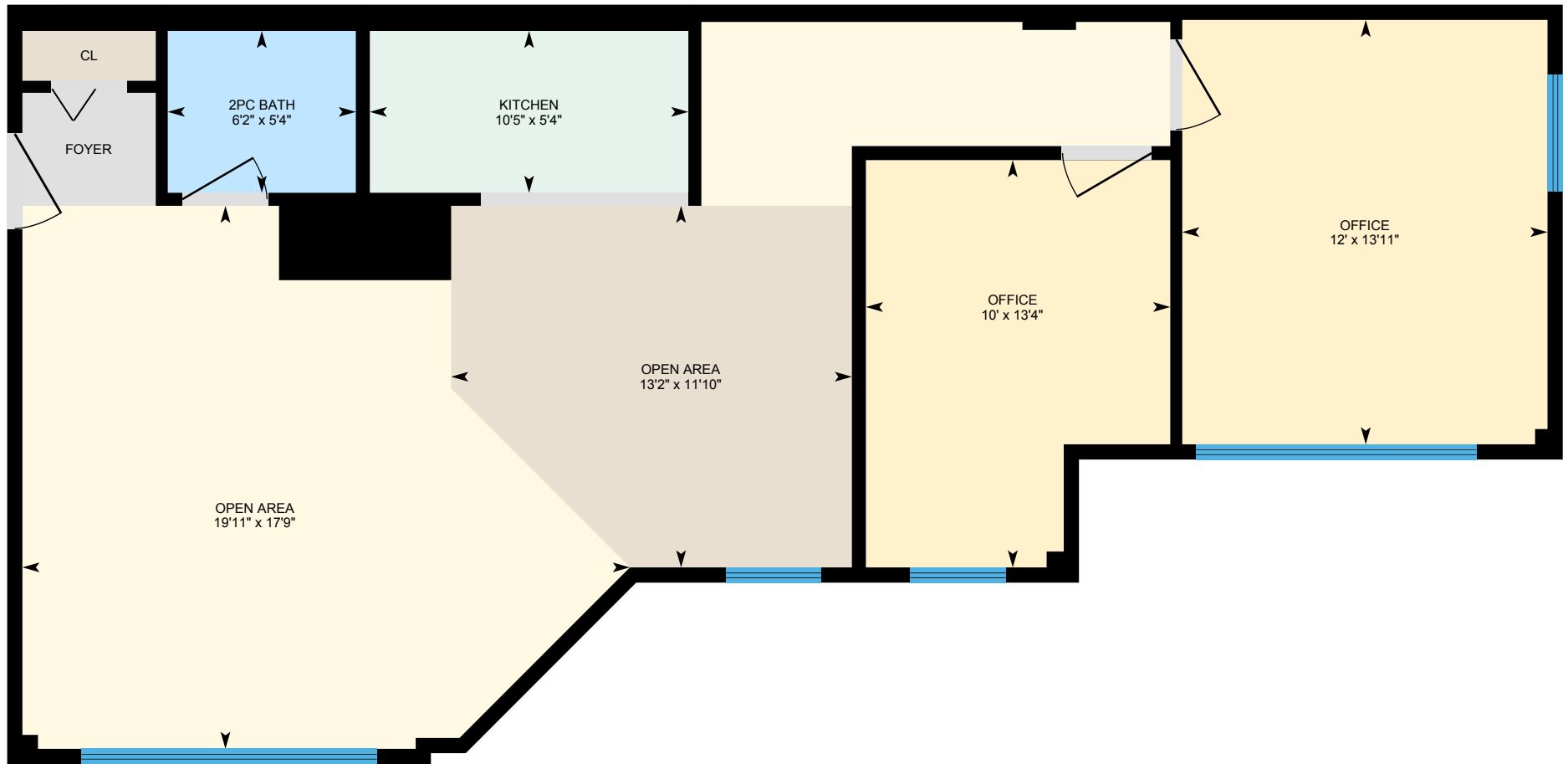
\$6,261.74 (2025)

Condo Fees

\$639.22/Month

Floor Plan

J204, 155 Frobisher Drive, Waterloo



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Photo Gallery

J204, 155 Frobisher Drive, Waterloo



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Looking for a professional office in North Waterloo?

Unit J204 is available for sale or lease and offers a move-in ready solution with free parking, excellent accessibility and standard building signage rights.

Contact us to schedule a private tour or discuss sale and lease options.

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Your
New Office.