

Retail leasing opportunity

New prime location in North Waterloo

Reduced price!



Ideal location for established retail business
in Waterloo Region's brand new SmartCentre development

335 Farmer's Market Road, Woolwich

Available area:	2,200 sq ft
Lease rate:	\$32.00/sq ft \$27.00/sq ft
Additional rent:	\$14.40/sq ft
Zoning:	C-8

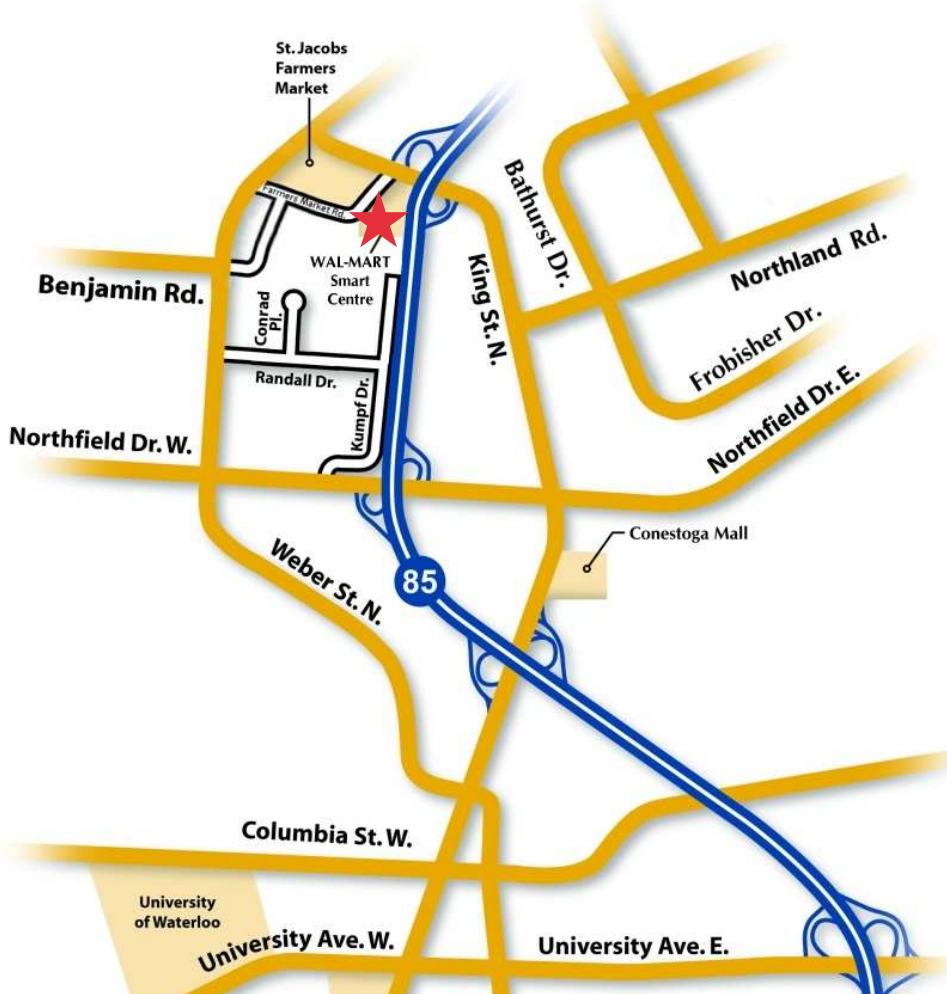
- Storefront retail leasing opportunity with area of 2,200 sq ft
- Adjacent to the St. Jacobs Farmers Market with over 25,000 visitors per week
- Other area businesses include the St. Jacobs Factory Outlet Mall, St. Jacobs Country Playhouse, Best Western and the future Holiday Inn Express
- 272,000 sq ft SmartCentres development is under way with Phase 1 Wal-Mart complete
- North Waterloo Commercial District is ideally located in Waterloo's next area of commercial development and redevelopment
- Easily accessible from the Conestoga Expressway (Hwy 85)
- Sublease until March 1, 2015

Michael Conrad
Sales Representative
mike.conrad@dtzbarnicke.com
Tel: 519 746 6300 x 254

Matthew Dickson
Sales Representative
matthew.dickson@dtzbarnicke.com
Tel: 519 746 6300 x 261

DTZ Barnicke
Waterloo Wellington Ltd.
219 Labrador Drive, Suite 200
Waterloo, Ontario N2K 4M8

Tel: 519 746 6300
Fax: 519 746 0455



The Opportunity

- Retail opportunity available in new SmartCentres development
- Large Canadian retailers anchoring this development will ensure high exposure and consumer traffic
- Waterloo Region has approximately 450,000 in habitants

Waterloo is home to:

- University of Waterloo
- Wilfred Laurier University
- Conestoga College
- Perimeter Institute

Waterloo is the Canadian Headquarters to:

- Research in Motion
- Manulife Financial
- Dalsa
- Open Text
- Economical Insurance
- Equitable Life
- Arise Technologies
- Sandvine

In a changing retail landscape, SmartCentres has established many Canadian-based retail companies into our unenclosed, large-scale shopping centre format. By focusing on larger suburban areas to locate these centres, we provide our tenants with a greater access to a broader consumer base across the country. SmartCentres offers a compelling value-proposition to the Canadian consumer through the mix of value-oriented tenants in an array of categories. As a result, Canadian retailers have benefitted from the increased exposure and traffic in these new format locations and the Canadian consumer has more value-oriented shopping choices right in their own backyard.

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