

# Northbridge Business Centre

283 Northfield Drive East, Waterloo, ON

FOR LEASE

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## Highlights

Northbridge Business Centre is in the Northern Region of Waterloo. This Centre is strategically located in a business/industrial node, directly adjacent to a densely populated residential community. It is in close proximity to Highway 7, accessible from Highway 401. The site is perfect for Office, Service Retail, and Medical.

- The Tenant mix is diverse, containing a variety of retail/ industrial/office users catering to the local demographic.
- Accessible by public transit.
- High visibility from Bridge Street West, an artery into residential node.



## Demographics | 10km Radius



Population

275,708



Number of Households

111,149



Median Age

49



Household Income

\$118,429



People Per Household

2.48

\*Data from 2023 Environics Analytics.



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- 1. St. Louis Bar & Grill (3,175 sf)
- 2. Golf Without Limits (3,268 sf)
- 3. Monarch Fine Landscape & Interiors (3,268 sf)
- 4. Top Level Taekwondo (3,258 sf)
- 5A. Cloverdale Paint (4,955 sf)
- 6. Intelligent Systems Now (1,634 sf)
- 7. Skin Focus (1,634 sf)
- 8A. Available (4,349 sf)**
- 9A. Intelligent Systems Now (3,512)
- 9B. Bindu Philip Dentistry (2,052 sf)
- 10. Casey's Creative Kitchens (2,935 sf)
- 11A. Advanced Flooring (6,589 sf)
- 13. Rec Run (4,423 sf)
- 15A. Woven Concept Inc. (2,897 sf)
- 15B. Healy Wealth Strategies Inc. (3,000 sf)
- 16. CosmoProf (2,539 sf)
- 17A. Ansys (16,393 sf)