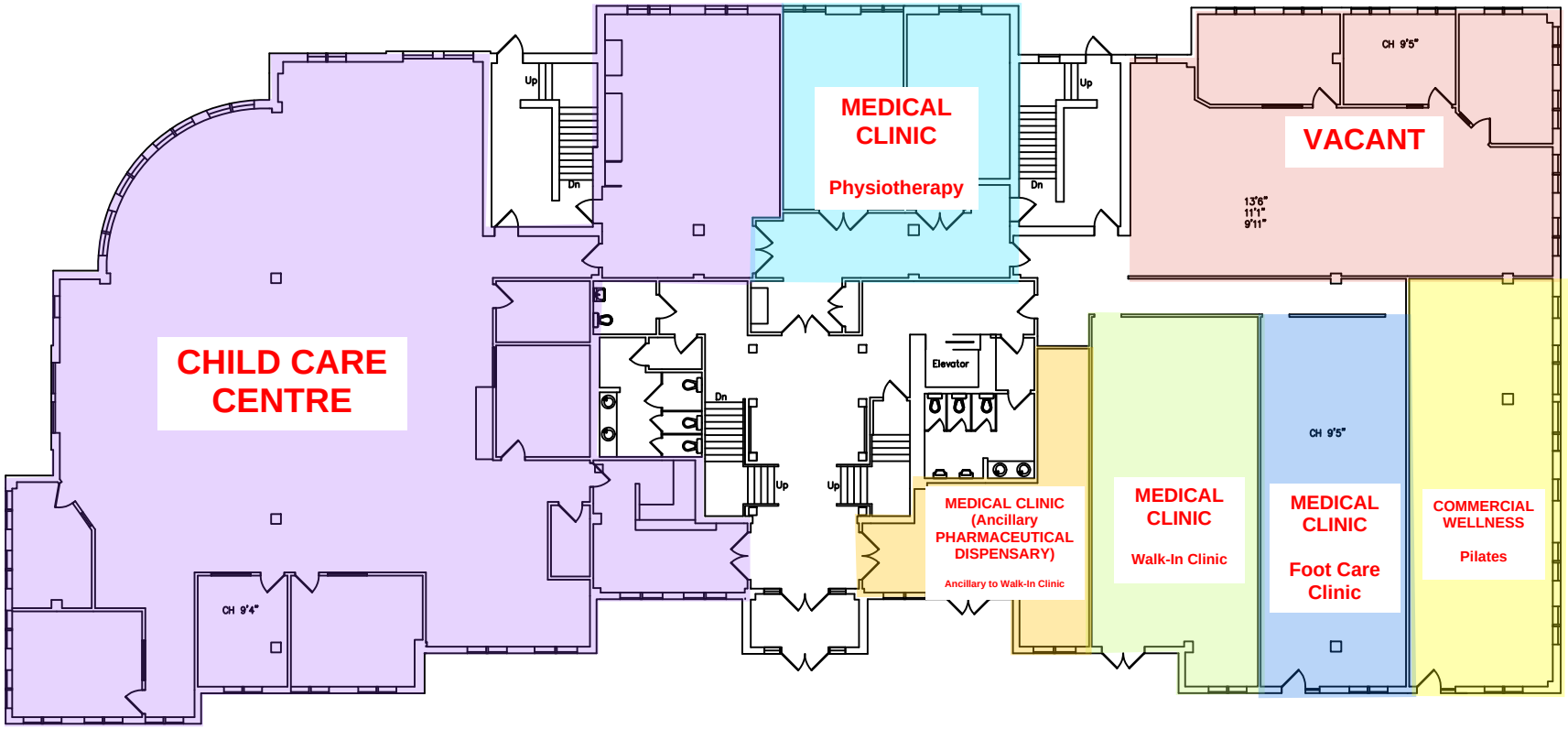
Unit Breakdown - 725 Bridge Street

Floor	Colour / Space ID	Business	Zoning Use	Zoning Classification	Square Feet	Square Metres	Percentage of Building
First Floor	Purple	Proposed Day Care	CHILD CARE CENTRE	Ancillary Use	6,998 f²	650 m²	18%
First Floor	Cyan	Physiotherapy	MEDICAL CLINIC	Primary Use	1,194 f²	111 m²	3%
First Floor	Magenta	Vacant	Vacant	Primary Use	2,094 f²	195 m²	5%
First Floor	Yellow	Pilates	COMMERCIAL WELLNESS	Ancillary Use	1,160 f²	108 m²	3%
First Floor	Blue	Foot Care Clinic	MEDICAL CLINIC	Primary Use	1,054 f²	98 m²	3%
First Floor	Green	Walk-in Clinic	MEDICAL CLINIC	Primary Use	1,125 f²	105 m²	3%
First Floor	Orange	Ancillary Pharmacy to Walk-In Clinic	MEDICAL CLINIC (Ancillary PHARMACEUTICAL DISPENSARY)	Primary Use	655 f²	61 m²	2%
First Floor	n/a	Common Space	Common Space (Hallways, Elevators, etc.)	Primary Use	922 f²	86 m²	2%
Second Floor	Purple	Quickcare Family Practice Medical Clinic + Two Office Units	MEDICAL CLINIC + OFFICE	Primary Use	4,031 f²	374 m²	10%
Second Floor	Cyan	Canuck Health Care (Cardiologist)	MEDICAL CLINIC	Primary Use	1,549 f²	144 m²	4%
Second Floor	Green	Bayshore Homecare Solutions (Office)	OFFICE	Primary Use	3,926 f²	365 m²	10%
Second Floor	n/a	Common Space	Common Space (Hallways, Elevators, etc.)	Primary Use	978 f²	91 m²	2%
Lower	Purple	Sunlife + Harbour Concepts Property Management	OFFICE	Primary Use	1,444 f²	134 m²	4%
Lower	Cyan	Child Psychotherapy (Shine)	MEDICAL CLINIC	Primary Use	1,518 f²	141 m²	4%
Lower	Magenta	Vacant	Vacant	Primary Use	4,685 f²	435 m²	12%
Lower	Orange	Vacant	Vacant	Primary Use	1,526 f²	142 m²	4%
Lower	Green	Vacant	Vacant	Primary Use	2,543 f²	236 m²	6%
Lower	n/a	Common Space	Common Space (Storage, Hallways, Elevators, etc.)	Primary Use	2,485 f²	231 m²	6%
				TOTAL	**39,887 f²**	**3,706 m²**	**100%**

Zoning Classification Summary	
Primary Uses	80%
Complementary Uses	0%
Ancillary Uses	20%
TOTAL	**100%**

	Floor Space Summary	
	Square Feet	**Square Metres**
First Floor	15,202 f²	1,412 m²
Second Floor	10,484 f²	974 m²
Lower	14,201 f²	1,319 m²
TOTAL	39,887 f²	3,706 m²

Required Parking	Required	Provided
Area B on Schedule A1: 1.8 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA	67	±114 spaces



Main Floor Gross Area - 15,202 Square Feet

PREPARED BY:

MEASURED UP

measuredup.ca 647-371-1505

MEASUREX

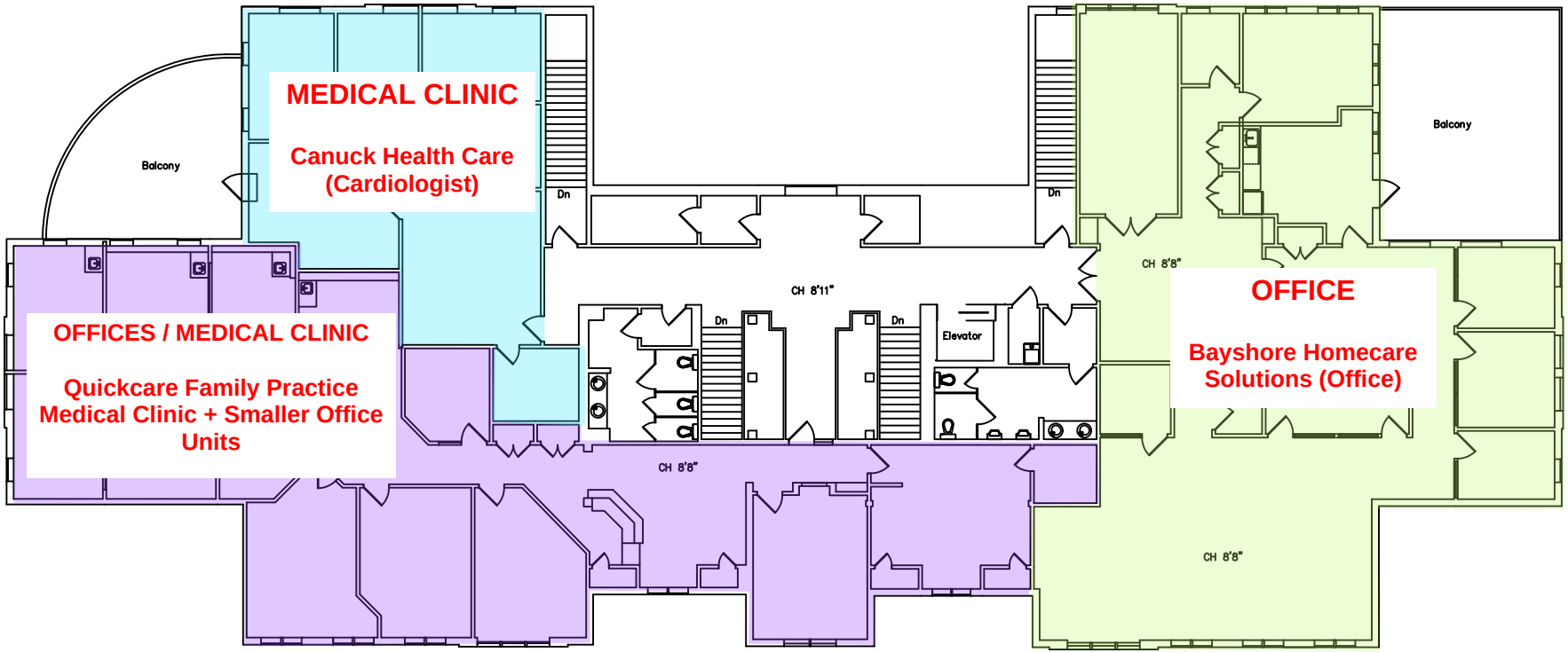
LOCATION:

Main Floor Plan View
725 Bridge Street W
Waterloo, Ontario

PREPARED FOR: CBRE Ltd.

DATE: April 30,2026

FILE: 725bridge-W-C.dwg



Second Floor Gross Area - 10,484 Square Feet

PREPARED BY:

MEASURED UP

measuredup.ca 647-371-1505

MEASUREX

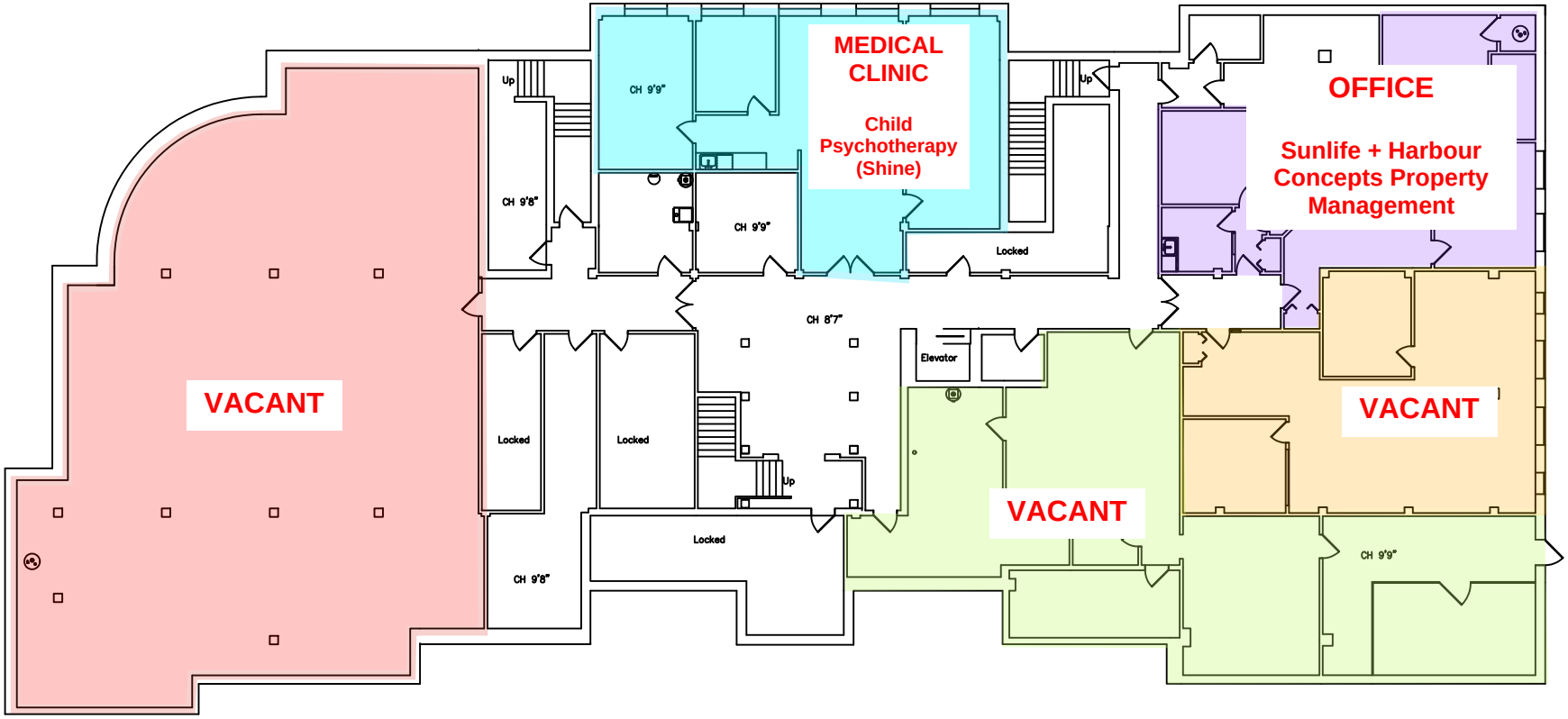
LOCATION:

Second Floor Plan View
725 Bridge Street W
Waterloo, Ontario

PREPARED FOR: CBRE Ltd.

DATE: April 30,2026

FILE: 725bridge-W-C.dwg



Basement Gross Area - 14,201 Square Feet

PREPARED BY:

MEASURED UP

measuredup.ca 647-371-1505

MEASURE

LOCATION:

Basement Plan View
725 Bridge Street W
Waterloo, Ontario

PREPARED FOR: CBRE Ltd.

DATE: April 30,2026

FILE: 725bridge-W-C.dwg

BOMA 1996 Property Summary
725 Bridge Street North, Kitchener Ontario

725 BRIDGE ST WEST

Kitchener, ON

Prepared By: **MEASUREX /measuredup** **May 15, 2026**

					Useable Areas							Basic Rentable Areas					Rentable Area		
Floor	**Gross Building Area**	**Gross Interior Area**	**Major Vertical Penetration**	**Floor Rentable Area**	**Space I.D.**	**Office Area**	**Store Area**	**Building Common Area**	**Floor Useable Area**	**Floor Common Area**	**Floor R/U Ratio**	**Office Area**	**Store Area**	**Building Common Area**	**Building Rentable Area**	**Building R/U Ratio**	**Office Area**	**Store Area**	**Total Rentable Area**
MAIN					PURPLE	5,856						5,856					6,998		6,998
					CYAN	999						999					1,194		1,194
					MAGENTA	1,752						1,752					2,094		2,094
					YELLOW	971						971					1,160		1,160
					BLUE	882						882					1,054		1,054
					GREEN	941						941					1,125		1,125
					ORANGE	548						548					655		655
Floor Total	15,202	15,202	547	14,655		11,949	0	2,706	14,655	0	0.00000%	11,949	0	2,706			14,280	0	14,280

					Useable Areas							Basic Rentable Areas					Rentable Area		
Floor	**Gross Building Area**	**Gross Interior Area**	**Major Vertical Penetration**	**Floor Rentable Area**	**Space I.D.**	**Office Area**	**Store Area**	**Building Common Area**	**Floor Useable Area**	**Floor Common Area**	**Floor R/U Ratio**	**Office Area**	**Store Area**	**Building Common Area**	**Building Rentable Area**	**Building R/U Ratio**	**Office Area**	**Store Area**	**Total Rentable Area**
2ND					PURPLE	3,373						3,373					4,031		4,031
					CYAN	1,296						1,296					1,549		1,549
					GREEN	3,285						3,285					3,926		3,926
Floor Total	10,484	10,484	584	9,900		7,954	0	1,946	9,900	0	0.00000%	7,954	0	1,946			9,505	0	9,505

					Useable Areas							Basic Rentable Areas					Rentable Area		
Floor	**Gross Building Area**	**Gross Interior Area**	**Major Vertical Penetration**	**Floor Rentable Area**	**Space I.D.**	**Office Area**	**Store Area**	**Building Common Area**	**Floor Useable Area**	**Floor Common Area**	**Floor R/U Ratio**	**Office Area**	**Store Area**	**Building Common Area**	**Building Rentable Area**	**Building R/U Ratio**	**Office Area**	**Store Area**	**Total Rentable Area**
LOWER					PURPLE	1,208						1,208					1,444		1,444
					CYAN	1,270						1,270					1,518		1,518
					MAGENTA	3,920						3,920					4,685		4,685
					ORANGE	1,277						1,277					1,526		1,526
					GREEN	2,128						2,128					2,543		2,543
					STORAGE	2,353						2,353					2,812		2,812
Floor Total	14,307	14,307	550	13,757		12,156	0	1,601	13,757	0	0.00000%	12,156	0	1,601			14,527	0	14,527

Building Total	39,993	39,993	1,681	38,312		32,059	0	6,253	38,312	0		32,059	0	6,253	38,312	19.50466%	38,312	0	38,312

This Percentage is used in Cell Q56 19.50466%