



EST



2020

**THE UNDERDOG  
DANCE CORP.**

**STUDIO RENTAL GUIDE**

# CONTACT INFO



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71 King Street North, Unit C Waterloo ON



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# THE STUDIO



## Beautiful and Historic

Our studio was previously a brewery, built in 1939. We are next door to the historic (and heritage designated) Huether Hotel in Uptown Waterloo. We love the big old windows and industrial feel of the space, with lots of natural light during the day and beautiful views of a lit up King Street at night. Rumour has it that there are tunnels underneath our site from the Prohibition era!

The space itself covers 1900 square feet with a total of three studio spaces. Our smallest studio, at 290 S.F., is perfect for private lessons or individual practice. Our largest studio, at roughly 1,000 S.F., hosts group lessons of up to 35 people.

**Address:** 71 King Street North, Unit C (Upper Level), Waterloo ON

**Finding Us:** We are directly above the Sweet Seven Shop, and next door to the Huether Hotel. The door to our studio is located at the intersection of King St. N. and Bridgeport Rd. E., accessible from the sidewalk (and not the parking lot). Unfortunately, our studio is currently only accessible by stairs.

**Public Transit Info:** We are a 5 minute walk from the ION Station in Waterloo Public Square. The #7 and #5 buses also stop immediately outside the door of the studio.

**Parking:** Some street parking may be available out front. There are also nearby public lots on Regina St., and at the Shops at Uptown. If you are lucky, you may find parking right beside us, underneath the Barleyworks Patio!

# THE MAIN STUDIO



32 feet of 6 foot wall mounted mirrors, natural light, and 900 s.f. of dance space with a small seating area for guests.

## **Rental Rates:**

- Weekdays 9am-5pm (Monday to Friday): \$55/hr + HST
- Weekdays 5pm-11:pm (Monday to Thursday): \$78/hr + HST (includes group lessons and socials)
- Weekends 5pm Friday to 11:pm Sunday: \$48/hr + HST

## **Rentals For:**

- Workshops and classes, community events, retail pop-up events, group dance practice, dance and yoga classes

# THE NEW STUDIO



Private studio with 20 feet of 6 foot wall mounted mirrors, hand painted mural, and LED lighting

## **Rental Rates:**

- Weekdays 9am-5pm (Monday to Friday): \$35/hr + HST
- Weekdays 5pm-11:pm (Monday to Thursday): \$42/hr + HST
- Weekends 5pm Friday to 11:pm Sunday: \$35/hr + HST

## **Rentals For:**

- Individual and group dance practice, dance and yoga classes, workshops and classes

## THE MINI STUDIO



290 S.F. Perfect for photography, private lessons, and individual practice. This room should not be booked for classes with more than two students (private lessons only)

### **Rental Rates:**

- Weekdays 9am-5pm (Monday to Friday): \$15/hr + HST
- Weekdays 5pm-11:pm (Monday to Thursday): \$20/hr + HST
- Weekends 5pm Friday to 11:pm Sunday: not available

### **Rentals For:**

- Individual practice and private lessons



# FEES AND INSURANCE



As a Renter, you agree to provide proof of a \$2 million liability insurance policy when signing the Underdog Dance Rental agreement, with the Underdog Dance Corp. listed as additional insured for the rental period.

There are many small business insurance providers. The Underdog Dance Corp. has had success with Cowan our renters:

Deanne Rooth, CIP | Service Consultant, Small Business Solutions | Cowan Insurance Group

T: 226-894-8956 | [deanne.rooth@cowangroup.ca](mailto:deanne.rooth@cowangroup.ca) | [cowangroup.ca](http://cowangroup.ca)

To book a studio, you must also provide the Underdog Dance Corp. a damage deposit of \$150.00, which will be refunded within 24 hours of a satisfactory post-rental inspection by the Owner or Owner's representative. In the case of a series of rentals, the damage deposit shall be returned after the final rental.

## ENTRY, EXIT AND CLEAN UP



As a renter, you agree that access to the space for you and your guests begins **at the start of the rental time** and that you and your guests will exit the studio **by the end of the rental time**. If you or your guests leave the studio late, additional rental time will be charged at \$55/hr + HST in 15-minute increments. We recommend adding a 15 minute window to the start and end of your class time to account for set up and take down.

Garbage, recyclables, and personal items must be removed at the end of the rental period. The Underdog Dance Corp. cannot be held responsible for items left behind by the renter or the renter's guests.

The use of studio chairs, speakers, and washroom facilities is included in the agreement. As a renter, you agree to leave the studio in the same condition as was provided at the beginning of the rental.

Costs to rectify any damages incurred during the rental period will be the responsibility of the renter, to be performed by a contractor approved by the Owner.

# RENTAL REQUIREMENT CHECKLIST

- Find your desired date and time here:  
<https://underdogdance.com/rent-the-studio>
- Book a "Rental Request" at your desired date and time. You'll receive an email with a link to pay your damage deposit.
- Send us an email with proof of your \$2M general liability insurance policy available, with "The Underdog Dance Corp. , 71 King Street North Unit C Waterloo ON" added as additional insured
- Once we receive proof of insurance, we will send over a rental contract and an invoice for the total amount of the rental.
- Your rental is only confirmed upon receipt of all four of: the signed contract, the insurance, the \$150 damage deposit, and full payment of rental fees



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