

For Lease

Turnkey Flex Office Space

15,956 Square Feet

419

PHILLIP STREET,
WATERLOO



Chris Kotseff*
Executive Vice President
519-500-2999
chris.kotseff@jll.com

Keith Schappert*
Senior Associate
226-791-4230
keith.schappert@jll.com

Mitchell Blaine**SIOR
Executive Vice President
519-577-6156
mitchell.blaine@jll.com

Luke Slabczynski*
Associate Vice President
519-635-5695
luke.slabczynski@jll.com

Cabot Mackenzie*
Associate
647-992-7247
cabot.mackenzie@jll.com



*Sales Representative **Broker

419 Phillip Street offers turnkey flex office space in the world-class Idea Quarter in Waterloo.

419 Phillip Street is strategically positioned in the Idea Quarter, centre ice for the tech scene in Waterloo. The building is positioned along the LRT corridor and is within a short 500m walk of the Research & Technology Station. The location is well serviced by area amenities including dining options, convenience retail and services. The available suite is fully finished with a mix of private offices and open concept areas. The in-place furniture can be available to the new tenant.



Professionally
Managed



Idea Quarter
Location



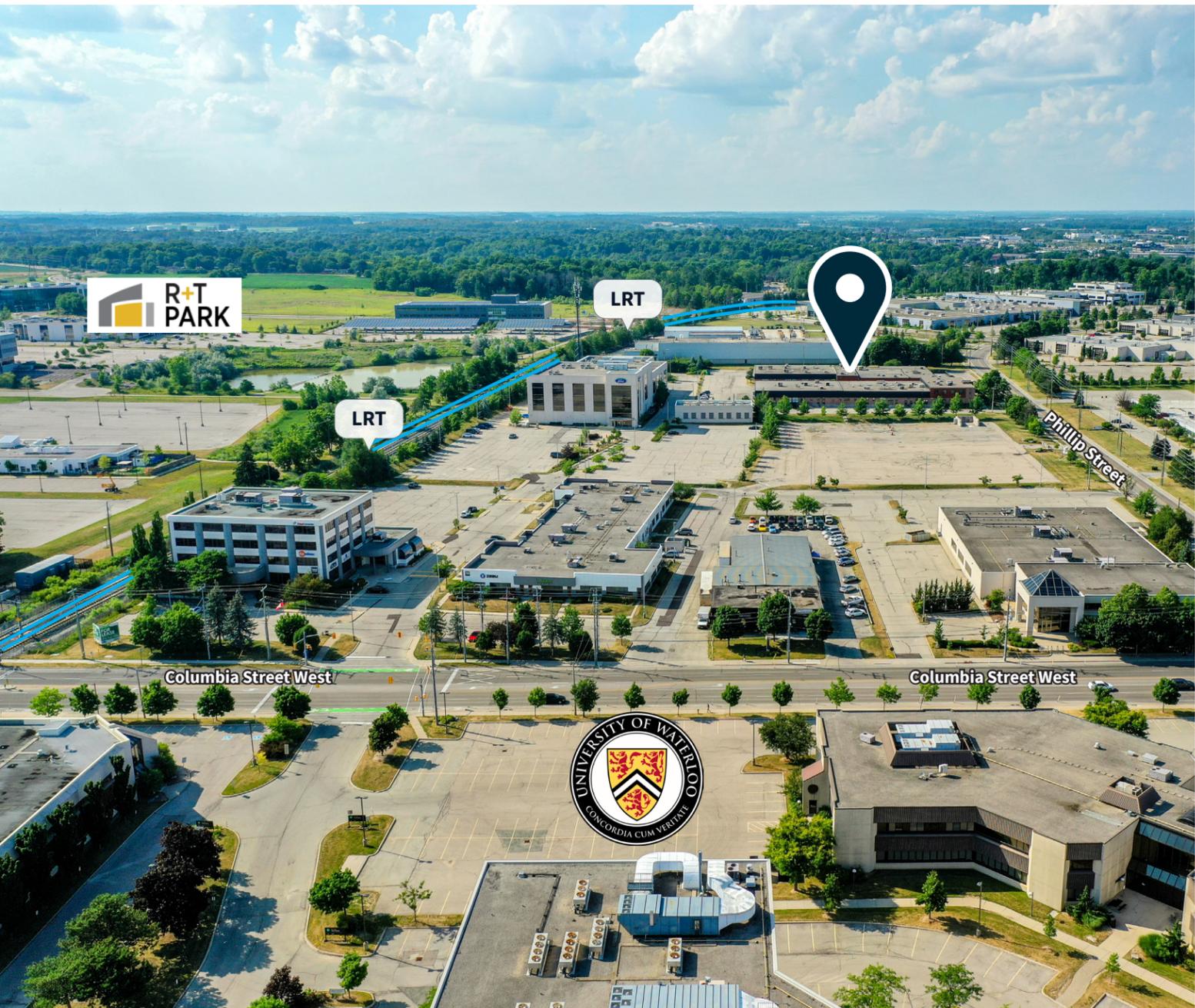
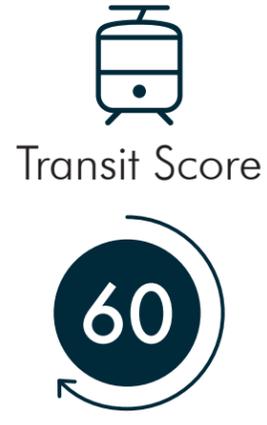
Close Proximity
to Transit



Property Details

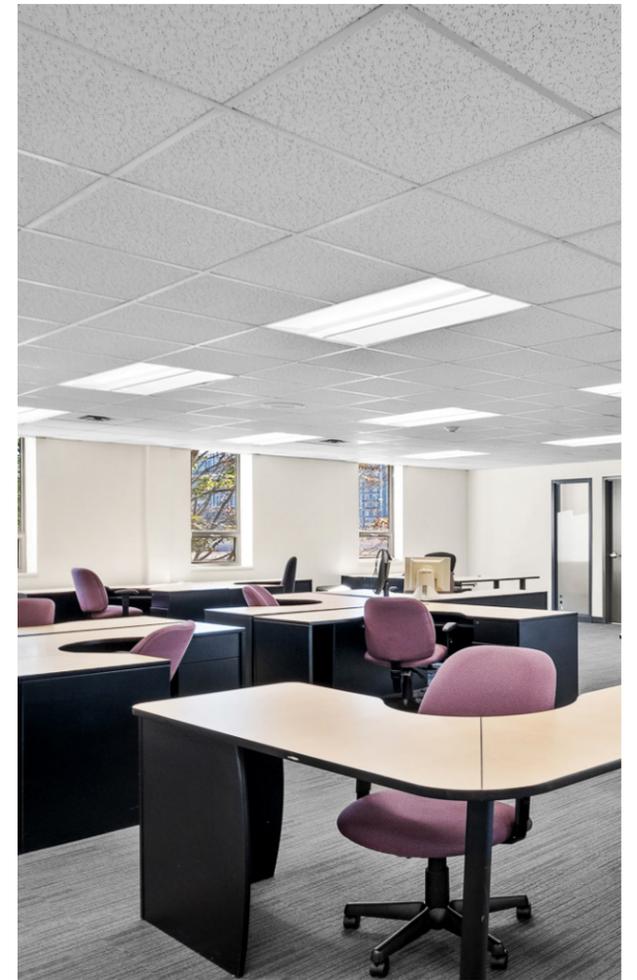
Available Size	15,956 sq. ft.
Zoning	EA-81
Proximity to Highway 7/8	3.5 KM
Proximity to LRT	0.5 KM
Parking	Ample on-site surface parking at no additional cost
Utilities	Included in additional rent
Additional Rent	\$11.25 per sq. ft.
Asking Lease Rate	\$14.50 per sq. ft.





Location Overview

419 Phillip Street, Waterloo is exceptionally well located providing quick access to area highways and major thoroughfares. The site is positioned within close proximity of Highway #7/8 and Highway #401, providing quick access to the Greater Toronto Area and U.S. border crossings. 415 Phillip is located in “Canada’s Technology Triangle” known for its significant number of technology and startup companies. Waterloo, Ontario offers a strong local labour pool and the city is within commuting distance of Kitchener, Cambridge, Guelph, Brantford, Mississauga, Milton, Hamilton and several other communities in between.



Floor Plan



419

PHILLIP STREET,
WATERLOO

FOR MORE INFORMATION, PLEASE CONTACT

Chris Kotseff*
Executive Vice President
519-500-2999
chris.kotseff@jll.com

Keith Schappert*
Senior Associate
226-791-4230
keith.schappert@jll.com

Mitchell BlaineSIOR**
Executive Vice President
519-577-6156
mitchell.blaine@jll.com

Luke Slabczynski*
Associate Vice President
519-635-5695
luke.slabczynski@jll.com

Cabot Mackenzie*
Associate
647-992-7247
cabot.mackenzie@jll.com

*Sales Representative **Broker

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.

