

FOR SUBLEASE

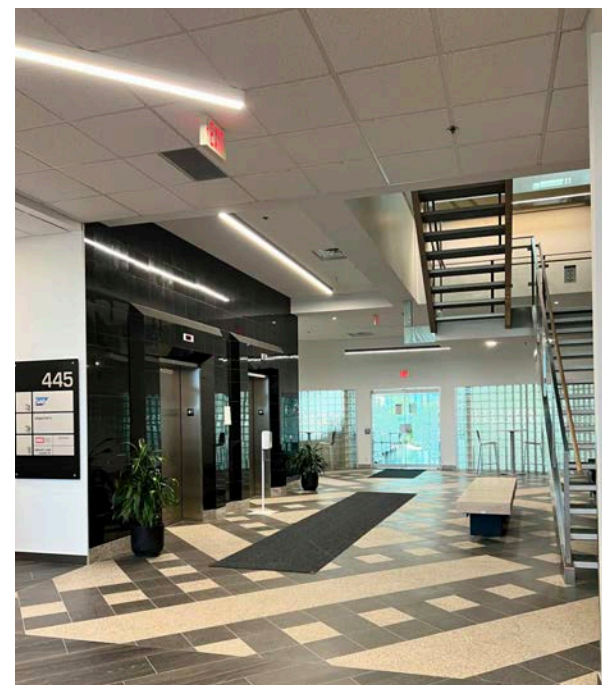
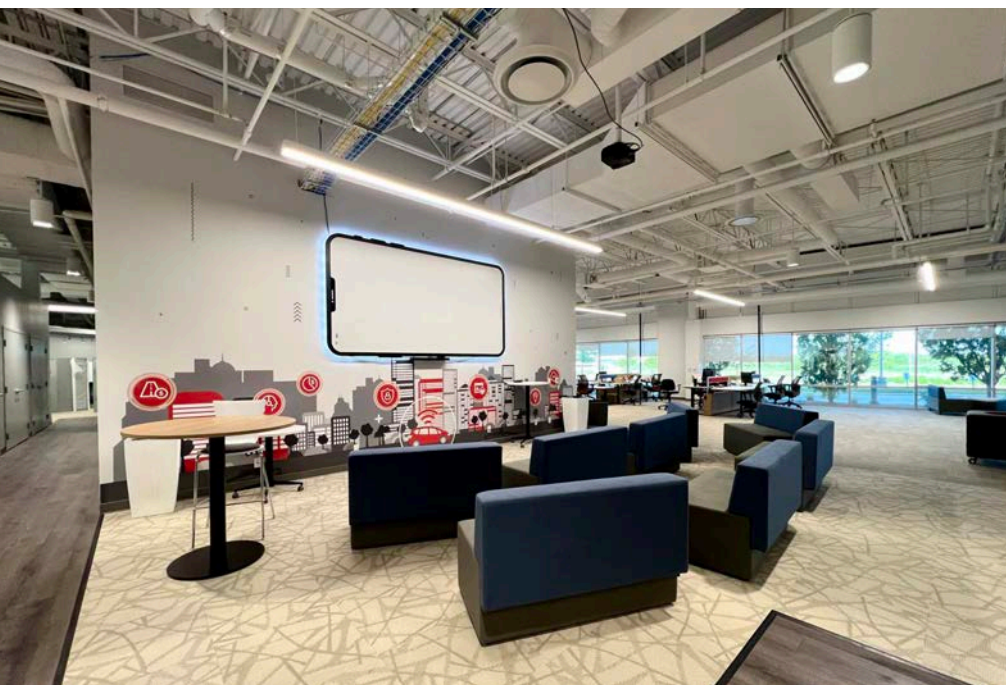
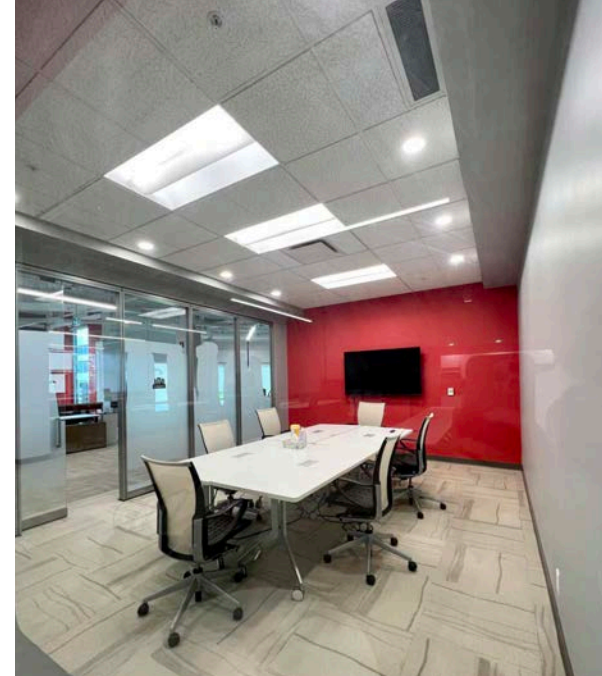


Main Level Sublease Opportunity

445

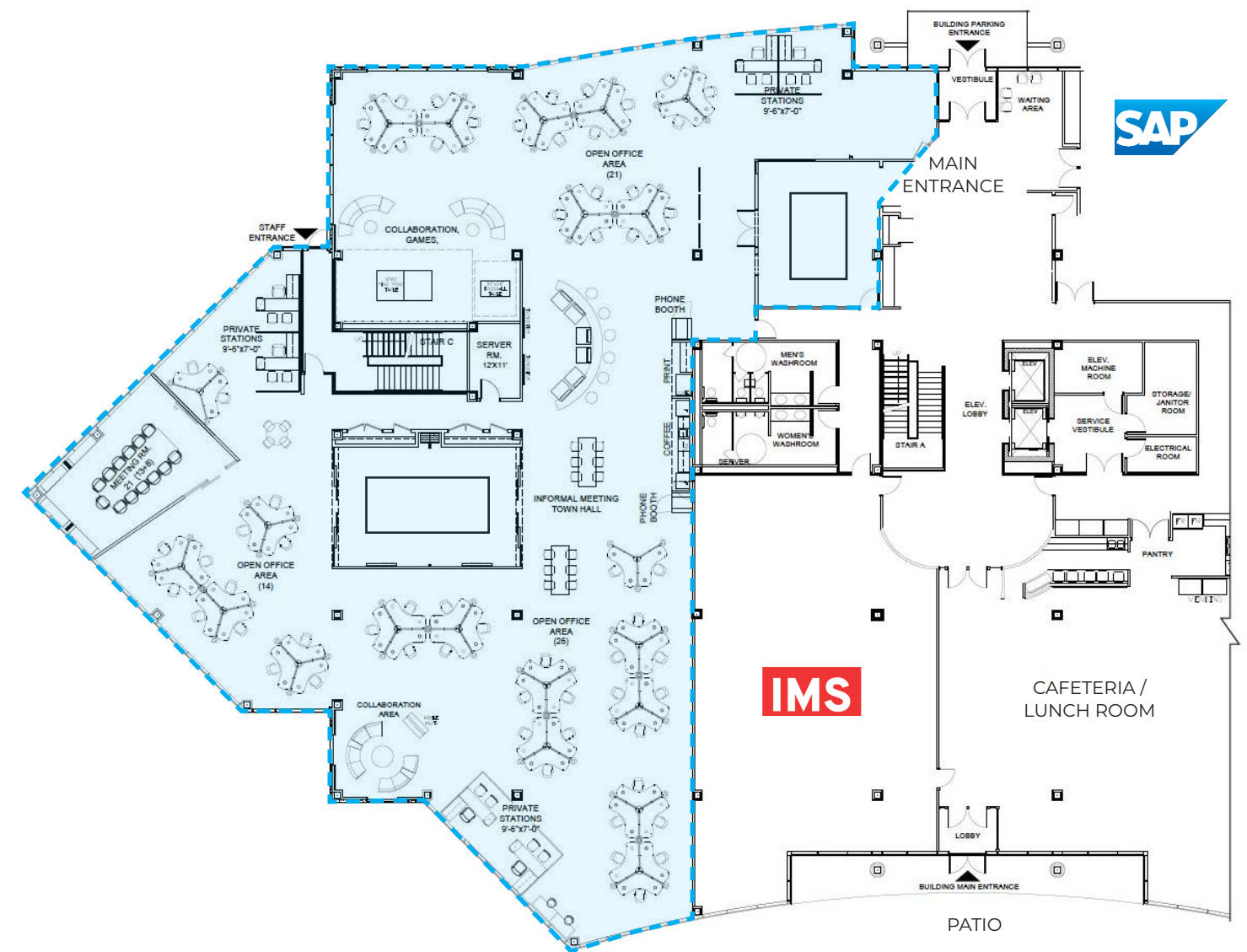
WES GRAHAM WAY  
WATERLOO, ONTARIO | MAIN FLOOR

**WHITNEY**  
Commercial Real Estate Services



## 445 Wes Graham Way

## FLOOR PLAN MAIN LEVEL: 13,553 SF



Welcome to 445 Wes Graham Way where we are excited to offer a fully built-out and furnished 13,553 square foot main level sublease opportunity in the heart of the Research & Technology Campus. This space is move-in ready and boasts high ceilings, giving it a modern and spacious feel that is perfect for tech companies.

This turnkey office solution includes private offices, open work areas, conference rooms, a kitchenette, and a reception area, making it ideal for companies that need a flexible workspace without a long-term commitment. The sublease term is for one year, making it a great option for startups or growing companies that need a temporary solution.

In addition to the fully equipped office space, this building offers fantastic amenities such as on-site parking, a building cafeteria with caterer, and a patio. The LEED-certified building also features showers and bike storage, making it a great choice for employees who value healthy and active lifestyles.

### ONE OF THE MOST DESIRABLE LOCATIONS IN THE CITY

**AVAILABLE SPACE | 13,553 SF**

**LEASE RATE | \$20.00 / SF**

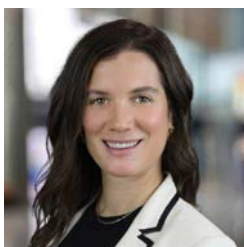
**ADDITIONAL RENT | \$15.96 / SF**

**SUBLEASE EXPIRY | DEC 31, 2024**

Scan QR Code  
for a Virtual Tour!



Located in the Research & Technology Campus, this building is in close proximity to several restaurants, hotels, and shopping centers, making it an ideal location for employees and clients. Don't miss out on this incredible opportunity to work in a cool and modern space in one of the most desirable locations in the city. Contact us today to schedule a tour and see for yourself why this space is perfect for your business.



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