

415

PHILLIP STREET
WATERLOO

FOR LEASE
PROFESSIONAL OFFICE SUITES

5,019 - 17,469 Square Feet



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*Sales Representative **Broker



Property Details

	17,469 sq. ft.
Available Size	Suite A: 11,273 sq. ft.
	Suite A1: 5,019 sq. ft.
	Suite A2: 6,254 sq. ft.
	2nd Floor: 6,196 sq. ft.
Zoning	E2A-81
Proximity to Highway 7/8	3.5 KM
Proximity to LRT	0.5 KM
Parking	Ample on site surface parking
Utilities	Included in Additional Rent
Additional Rent	\$10.97 per sq. ft.
Asking Lease Rate	\$14.50 per sq. ft.

415 Phillip Street offers the unique opportunity to design a modern work space.

415 Phillip Street is a desirable address in Waterloo's Idea Quarter. Located adjacent to the University of Waterloo's David Johnston Research + Technology Park, the property is exceptionally well positioned to support any business' talent recruitment and retention efforts.

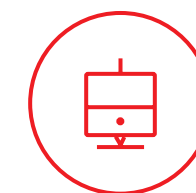
The Landlord is committed to renovating this available suite(s) to meet the tenant's business needs, including construction of private offices, collaboration spaces, a kitchenette and a modern and inviting reception area.



Professionally
Managed



Idea Quarter
Location



Close Proximity
to Transit

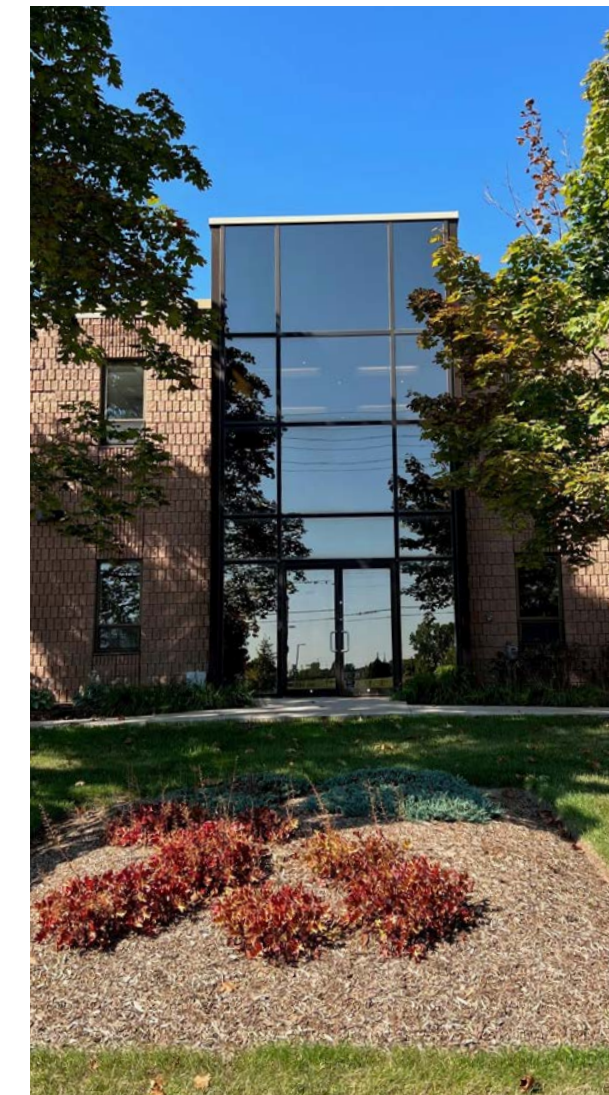


Location Overview

415 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.

Neighbourhood Overview

- ① University of Waterloo
- ② Text Now
- ③ MCAP
- ④ Accelerator Centre
- ⑤ Open Text
- ⑥ SAP
- ⑦ Stantec
- ⑧ Ford
- ⑨ IN8 Developments
- ⑩ Ctrl V



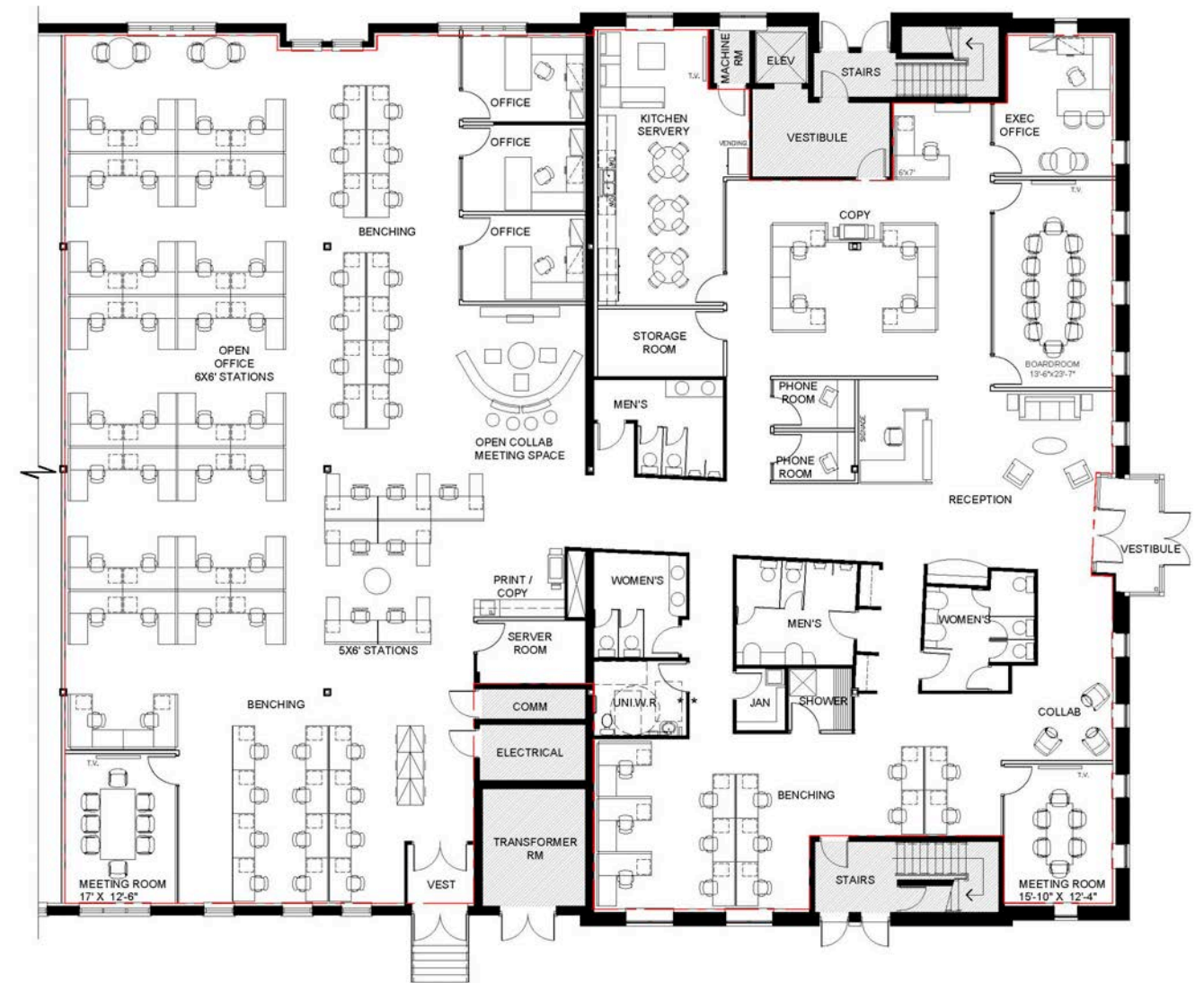
Floor Plans

Space Plan

1st Floor



2nd Floor





For more information, please contact:

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