

**FOR LEASE**



**Office / Advanced Tech Space Available at Factory Square**

**440**

**PHILLIP ST  
WATERLOO, ONTARIO | UNIT B200**

**WHITNEY**  
Commercial Real Estate Services



# FACTORY SQUARE

Welcome to the Factory Square Campus, a premier 530,000 SF tech office campus in Waterloo. This space is perfect for businesses of all sizes and stages, from startups to established corporations.

Located in the heart of Waterloo's tech and university community, the Factory Square Campus offers easy access to talent, resources and networking opportunities. The campus is close to the LRT and offers free on-site parking, making it convenient for employees and clients.

Office, advanced tech and retail spaces are currently available. Features included high ceilings and large windows that flood the space with natural light. The open floor plan allows for flexible work arrangements and collaboration.

The campus has attracted a range of companies, including NCR, McAfee, MCAP, eSentire, GHD, Home Hardware, Arctic Wolf, Raytheon, Library Bound and VueReal. Whether you're looking for a new home for your growing startup or a professional space for your established business, Factory Square Campus has everything you need. Contact us today to schedule a tour and see for yourself why this is the perfect spot for your business.



Research & Technology Park LRT Station

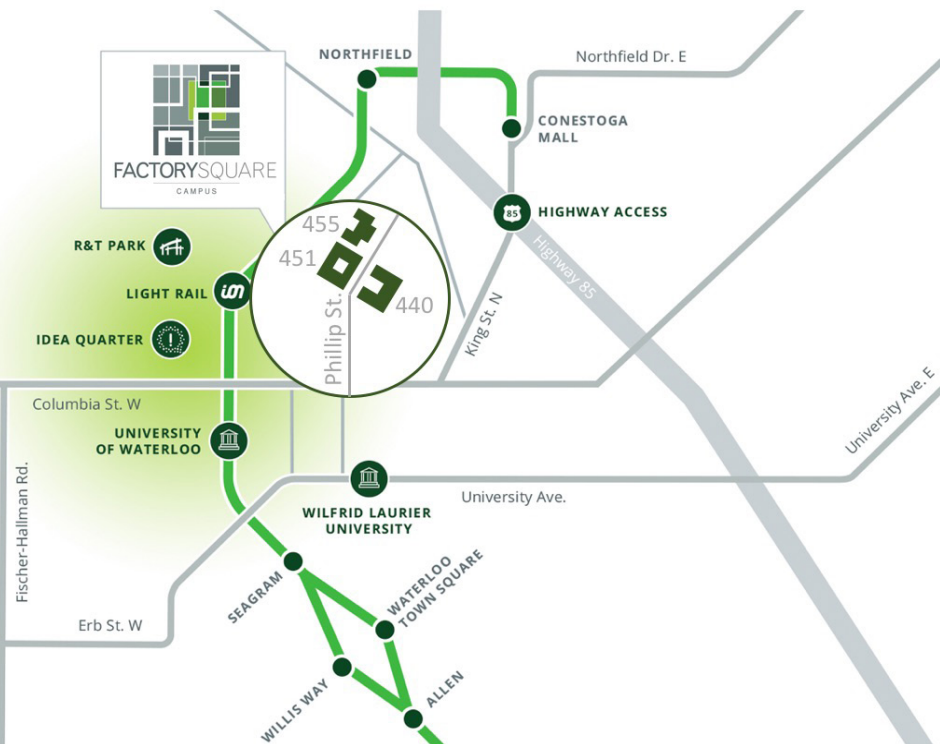
440 PHILLIP ST

451 PHILLIP ST

455 PHILLIP ST



Tenants of all 3 buildings can enjoy the outdoor courtyard and lounge located at 451 Phillip.





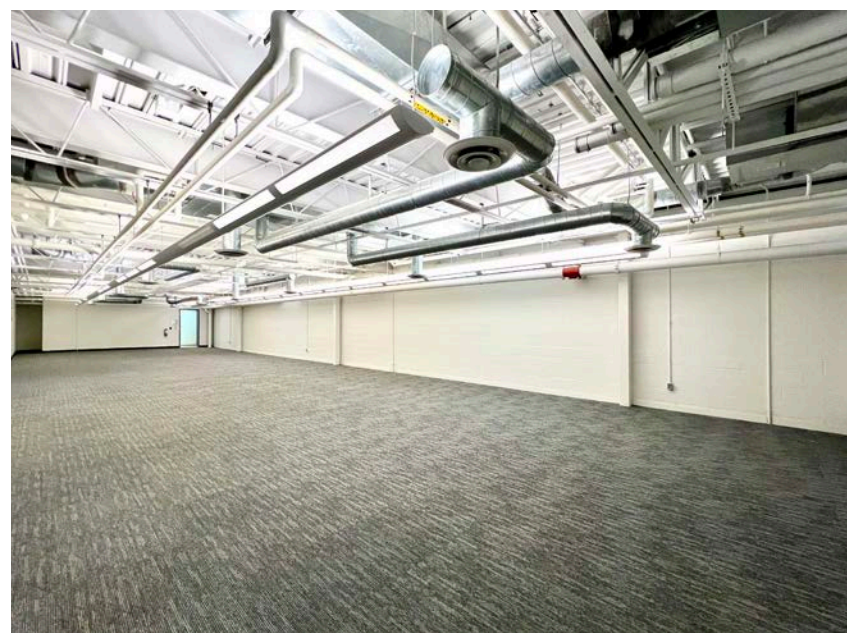
# UNIT B200

Second Level

12,000 SF of open plan office / lab space with LED lighting, windows with mesh roller shades, and an exposed open web joist ceiling. Located on the second level with stair access only.

Uses include:

- Advanced Tech
- Maker Space
- Light Industrial
- Office
- Training Facility




AVAILABLE SPACE | 12,000 SF

LEASE RATE | \$5.00 SF / NET

ADDITIONAL RENT | \$9.63 / SF

ZONING | E2B-40

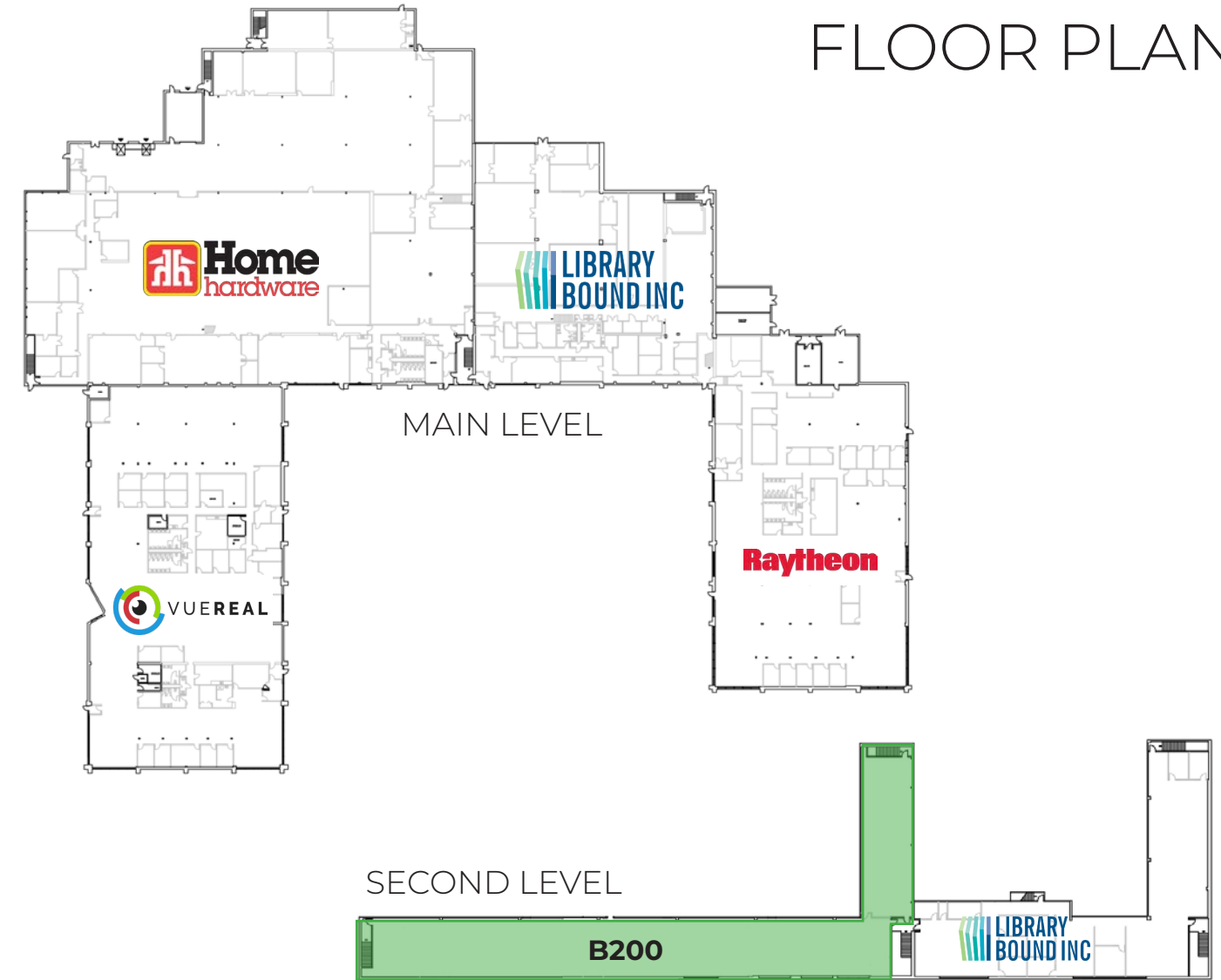
PARKING | On-site

 **HVAC** - Gas-fired rooftop units, electrical and server rooms each have remote air-cooled condensing units

 **Emergency Power** - 4 Generac diesel-fired generators with capacity of 1,400 gallons, each produces 600 kilowatts of continuous power

 **Fire Protection** - Fully sprinklered using two separate water main feeds from Phillip Street

## FLOOR PLANS







## FACTORY SQUARE IS HOME TO



**Raytheon**

**eSENTIRE**



**LIBRARY BOUND INC**



Want to know more about Factory Square?  
Scan the QR code to visit the website.



Factory Square is owned by Montez Corporation. Montez is an integrated multi-asset real estate investment, developer and asset manager investing on behalf of institutional investors.



Factory Square is operated by Kipling Group Inc. Kipling Group Inc offers customized commercial and residential property management services to address the needs of diverse clientele and provide well-executed strategies that offer value for tenants and residents.



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