

FOR LEASE

UNIT B7 - 550 PARKSIDE DR | WATERLOO | ONTARIO



Owned & Managed By:
Firm Capital
COMMERCIAL PROPERTIES

Fully Built Out Office Space With 10'x12' Loading Door

High Quality Flex Space with 510 SF of shop space, including a 10' x 12' drive in door. Existing office can be removed to create additional shop space. The unit features a reception area, four private offices, two bullpen areas, boardroom, kitchenette and two bathrooms. Within walking distance to LRT station, Sobey's, and many amenities. Benefit from drive up parking and low CAM fees in this well located and professionally maintained complex.

FEATURES

- 4 private offices
- Boardroom
- Kitchenette
- 1,690 SF office and 510 SF industrial
- 1 - 10' x 12' drive-in door
- 13" clear height
- 600 Volts, 70 Amps

AVAILABLE SPACE | 2,200 SF

LEASE RATE | \$12.75 / SF NET

ADDITIONAL RENT | \$5.59 / SF

ZONING | E2-27



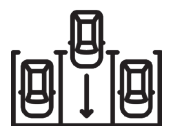
Prime Location



LRT Nearby



Nearby Amenities

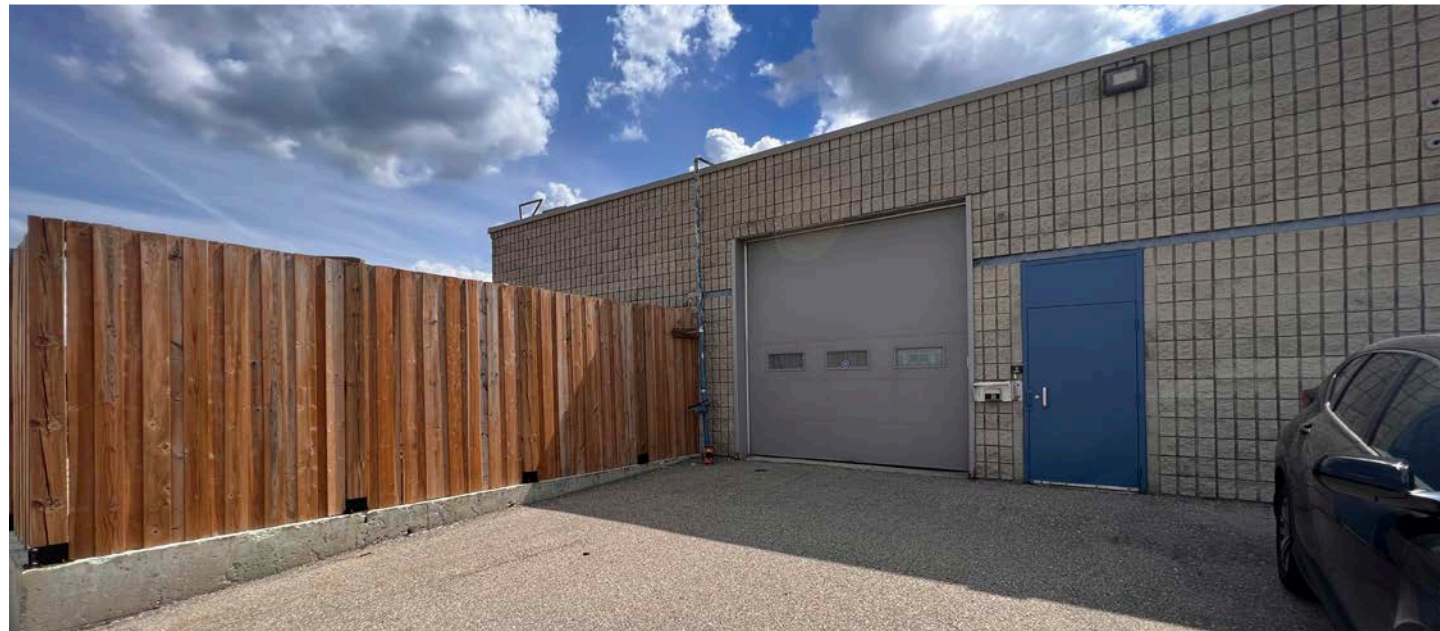


Ample Parking

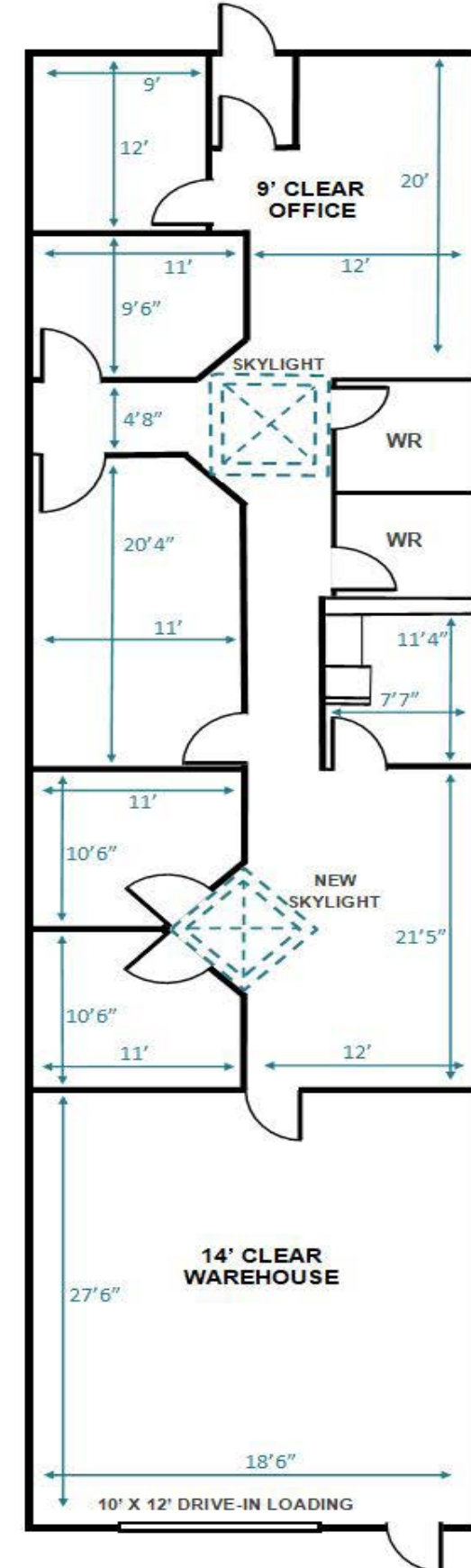
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FLOOR PLAN



**Total Available Space:
2,200 SF**



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PERMITTED USES

- Advanced tech
- Business incubator
- Communication production
- Data centre
- Government use
- 'Light' industrial assembly related to advanced tech
- 'Light' industrial manufacturing related to advanced tech
- 'light' industrial processing related to advanced tech
- Makerspace (class a)
- Major office
- Medical clinic
- Office
- Parking facility (restricted to structured parking)
- Printing establishment
- Tech office
- Training facility

Contact listing agents for more information.



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