



13,037 SF of Main Level Finished Office Space with Private Patio

410 ALBERT STREET
Waterloo, ON | Unit 100A



FLOOR PLAN
MAIN LEVEL: 13,037 SF

Located in the Waterloo Technology Campus, this 13,037 SF fully built-out space is the perfect size and cost for a growing company. Features include a large kitchen and private outdoor patio area, fitness room and change area, meeting rooms, boardroom and open office environments. Large windows flood the space with natural light. There is also on-site property management, abundant parking and signage available.

Tenants at the Campus include Sandvine, Dejero, Arcadis IBI Group, MarshallZehr, Adhawk, Depth Training and TD Bank.

AVAILABLE SPACE
13,037 SF

LEASE RATE
\$14.00 SF

ADDITIONAL RENT
\$12.50 SF

Utilities/in-suite cleaning included

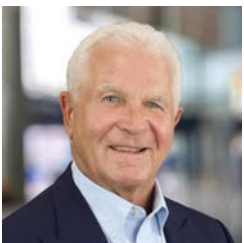
JOIN THE WATERLOO TECHNOLOGY CAMPUS

- Tenant friendly landlord
- Tenant allowance for space modifications
- Staged occupancy and rent payments
- Main level space with dedicated entry
- Open office areas
- Meeting rooms, server room, boardroom
- Natural light and glass partitions
- Large kitchen and private outdoor patio
- Lots of free, on-site parking
- Close proximity to Universities
- Amenities, restaurants, services nearby
- Signature signage available
- Potential for co-habitation
- Utilities/in-suite cleaning included



Ginger Whitney, SIOR, CCIM

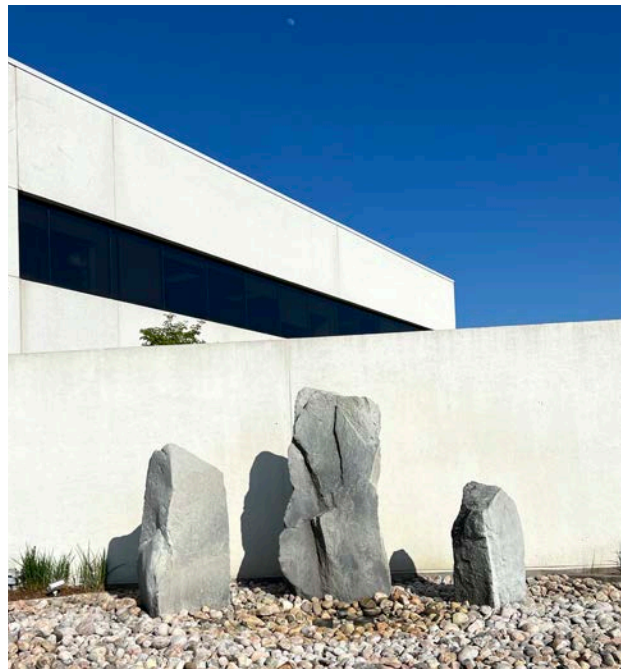
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