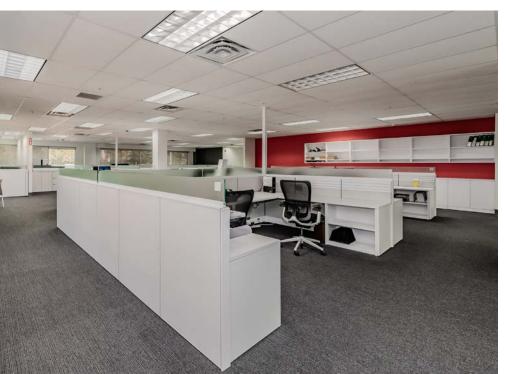


4,142 - 6,616 SF of Finished Main Level Office Space





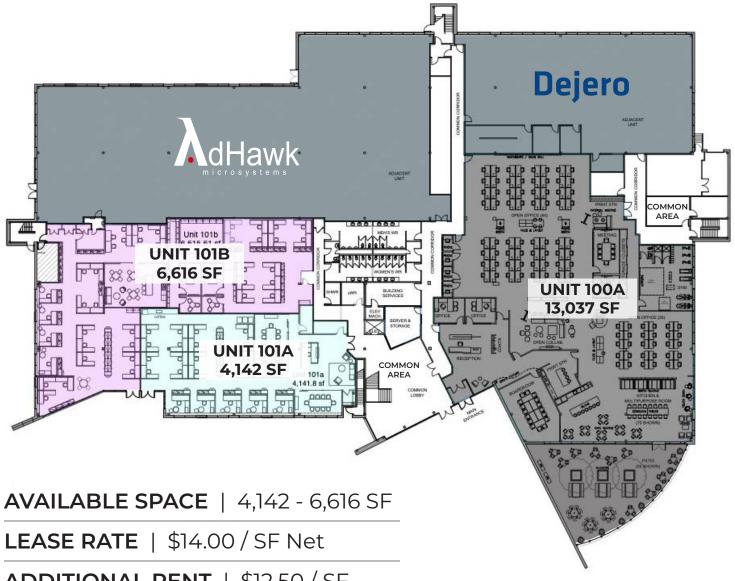








MAIN FLOOR PLAN



AVAILABLE SPACE 4,142 - 6,61
LEASE RATE \$14.00/SF Net
ADDITIONAL RENT \$12.50/SF

*Utilities / in-suite cleaning included

Spacious main level office suite located on the main level. With an open concept layout and modern design, this space offer a clean and open work environment that promotes productivity and collaboration. Fully built-out with private offices and boardrooms throughout, provide the perfect balance of privacy and teamwork.

Step into the dedicated kitchen area, equipped with all the amenities you need to keep your team fueled and energized. The washrooms and shower facilities provide convenience and comfort for your employees. Plus, there's an option to include furniture, making it even easier for you to move in and start working right away. The large windows create a bright and inviting atmosphere and multiple entry options provide convenient accessibility for everyone.

Located in the prestigious Waterloo Technology Campus, the suite is in close proximity to the University of Waterloo. Join a thriving community of innovative companies, including industry leaders such as Sandvine, Dejero, IBI, Marshall-Zehr, Adhawk, Depth Training and TD Bank.

Ample parking is available, ensuring hassle-free access for both employees and visitors. There is the opportunity to showcase your brand with building signage. With on-site property management, you can expect excellent service and support for all your facility needs. Experience the perfect blend of functionality, style and convenience in this impressive office space.

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
- Free on-site parking
- Close proximity to Universities
- Amenities, restaurants, services nearby
- Signature signage available
- Potential for co-habitation
- Utilities/in-suite cleaning included





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