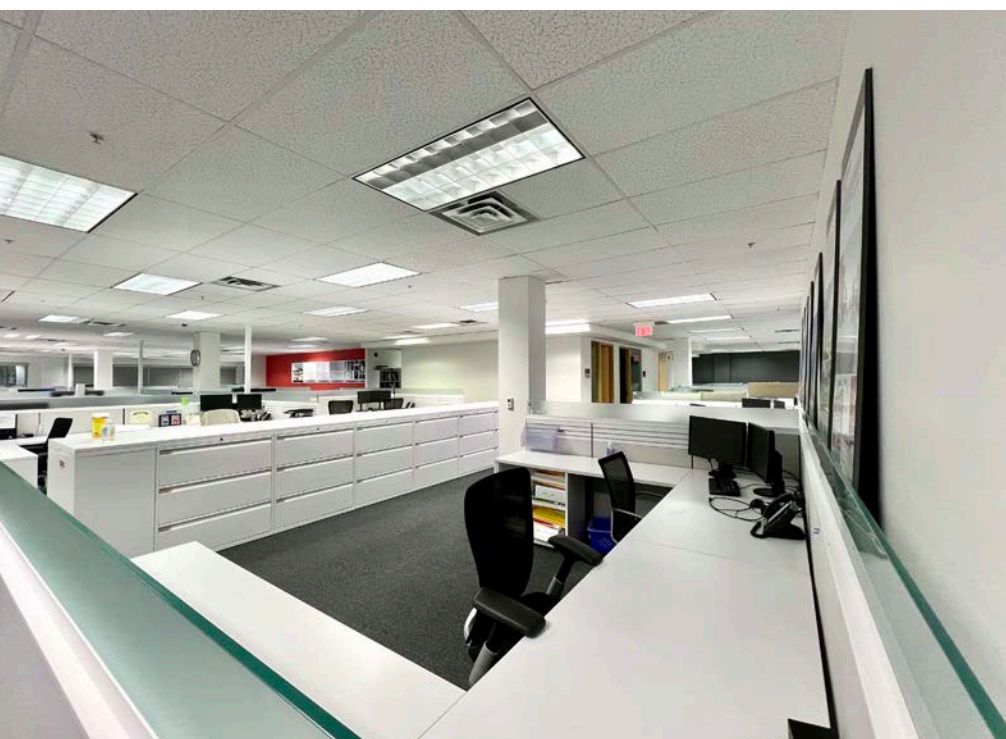
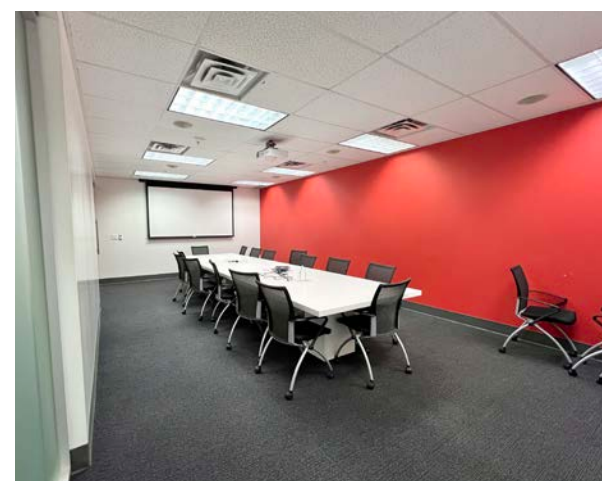


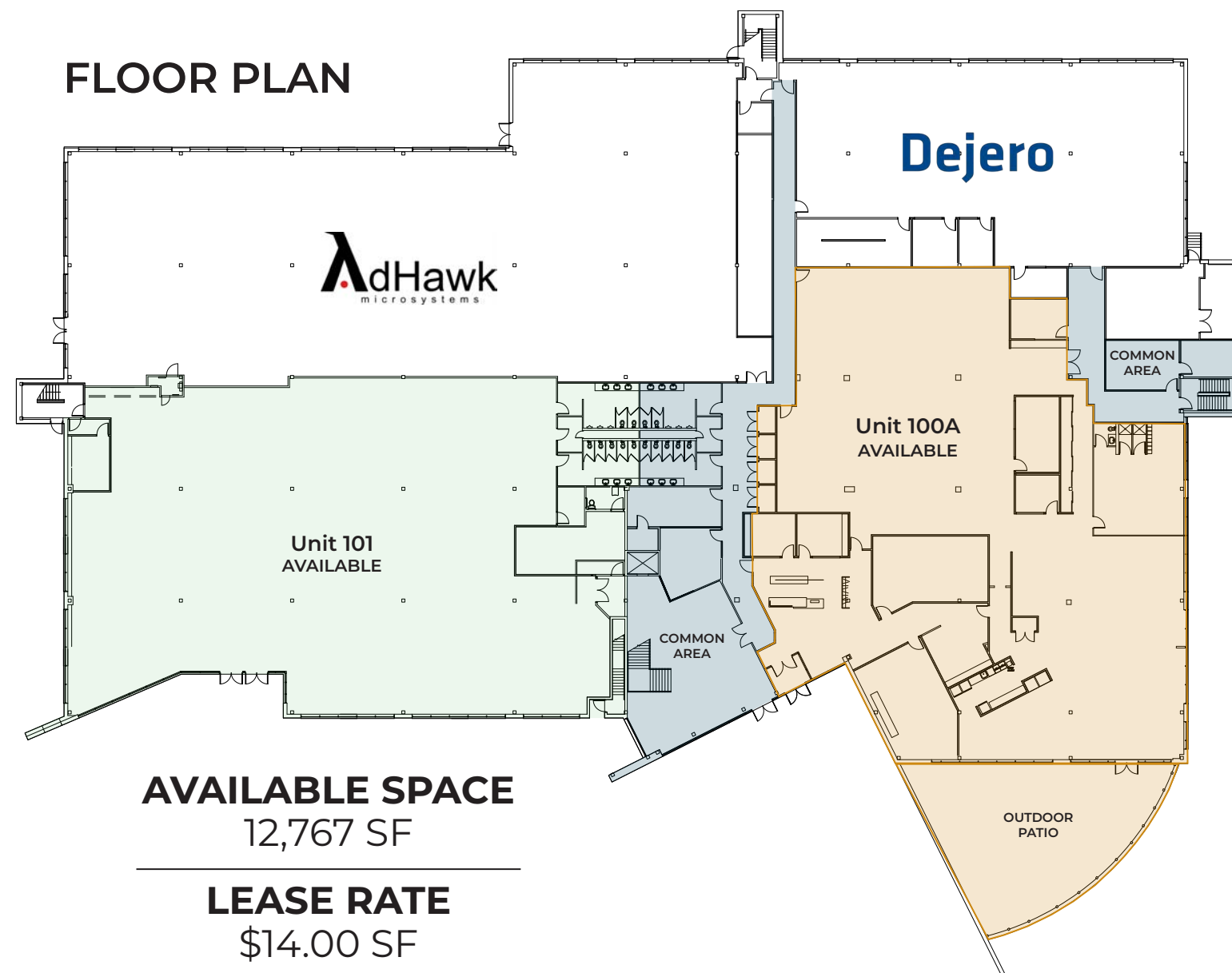


12,767 SF of Main Level Finished Office Space

**410** ALBERT STREET  
Waterloo, ON | Unit 101



## FLOOR PLAN



**AVAILABLE SPACE**  
12,767 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

This 12,767 SF spacious office space located on the main level. With its open concept layout and modern design, it offers a clean and open work environment that promotes productivity and collaboration. This fully built-out unit with private offices and boardrooms throughout, providing the perfect balance of privacy and teamwork.

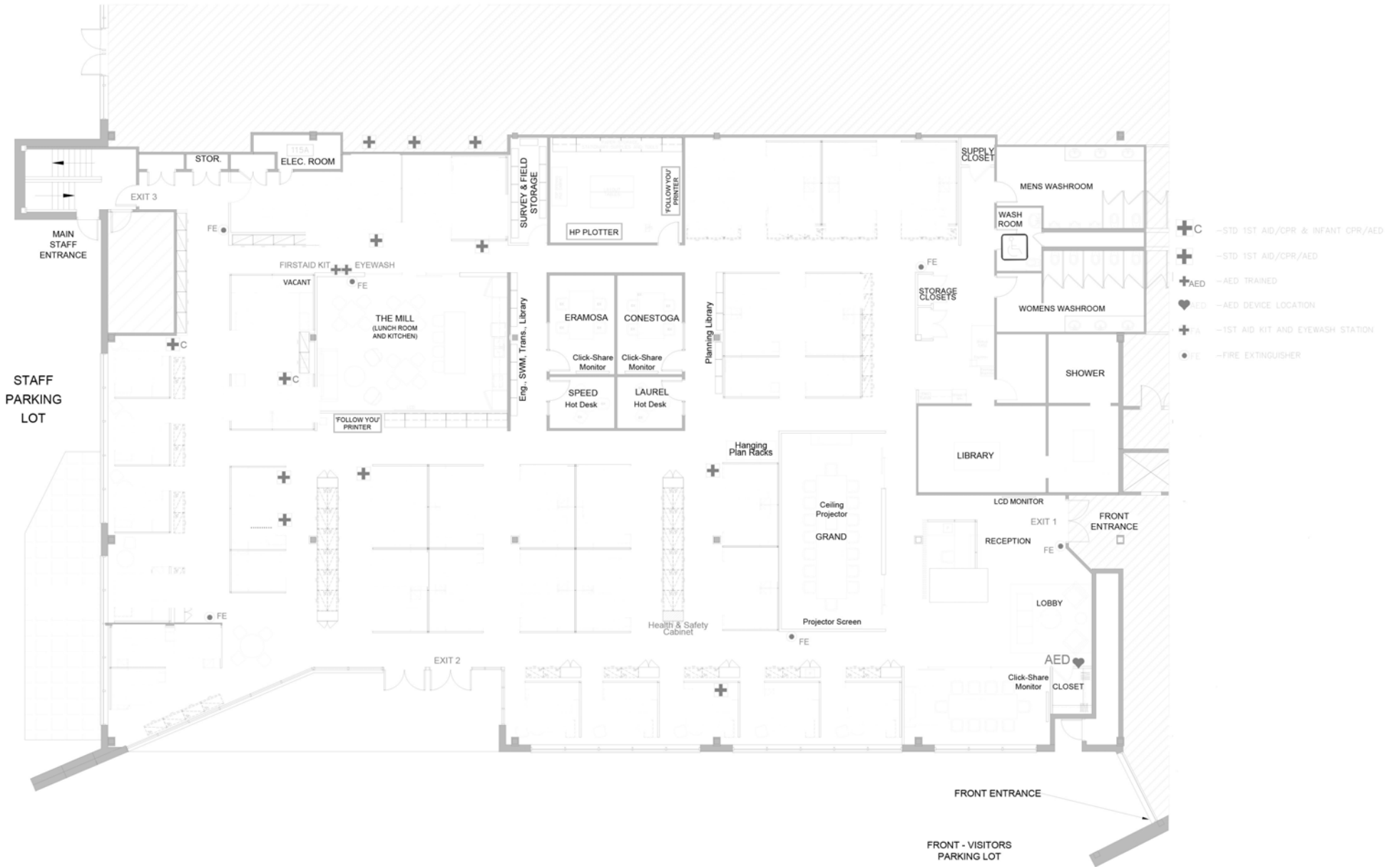
Step into the dedicated kitchen area, equipped with all the amenities you need to keep your team fueled and energized. The internal washrooms and shower facilities provide convenience and comfort for your employees. Plus, there's an option to include furniture, making it even easier for you to move in and start working right away.

Located in the prestigious Waterloo Technology Campus, this space is in close proximity to the University of Waterloo. Join a thriving community of innovative companies, including industry leaders such as Sandvine, Dejero, IBI, MarshallZehr, Adhawk, Depth Training, and TD Bank. With onsite property management, you can expect excellent service and support for all your facility needs.

Ample parking is available, ensuring hassle-free access for both employees and visitors. The large windows create a bright and inviting atmosphere. Multiple entry options provide convenient accessibility for everyone.

There is the opportunity to showcase your brand with building signage available. Experience the perfect blend of functionality, style, and convenience in this impressive office space.

# SITE PLAN: Unit 101





Sandvine  
Dejero  
Adhawk  
Arcadis IBI Group

Sandvine  
Depth Training

TD  
MarshallZehr



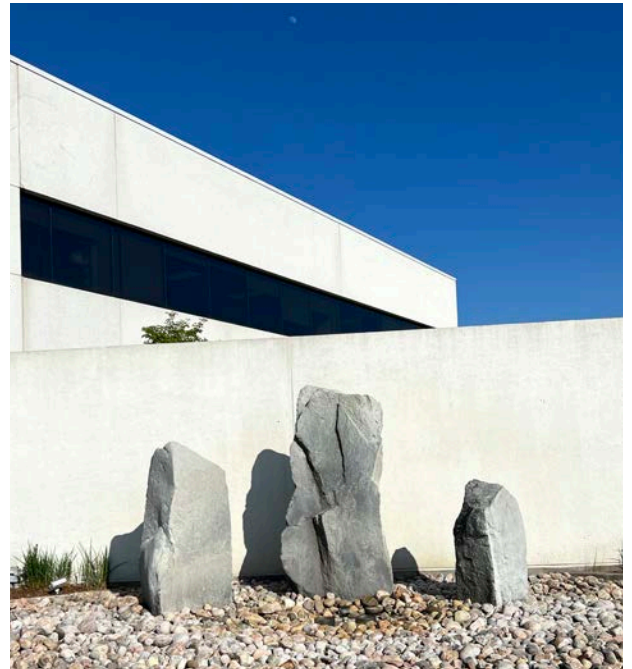
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