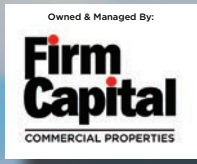


FOR LEASE



Fully Built-Out Office Space

550

**PARKSIDE DR - UNIT A6F
WATERLOO, ONTARIO**

WHITNEY
Commercial Real Estate Services

Fully Built-Out Office Space

High quality, fully built-out office space with ample natural light. The unit features reception area, private offices, boardroom, kitchenette and bathrooms. Located within walking distance to new LRT station, Sobey's and many amenities. Benefit from low CAM fees in this well located and professionally maintained complex.

AVAILABLE SPACE | 1,420 SF

NET RENT | \$14.00 / SF

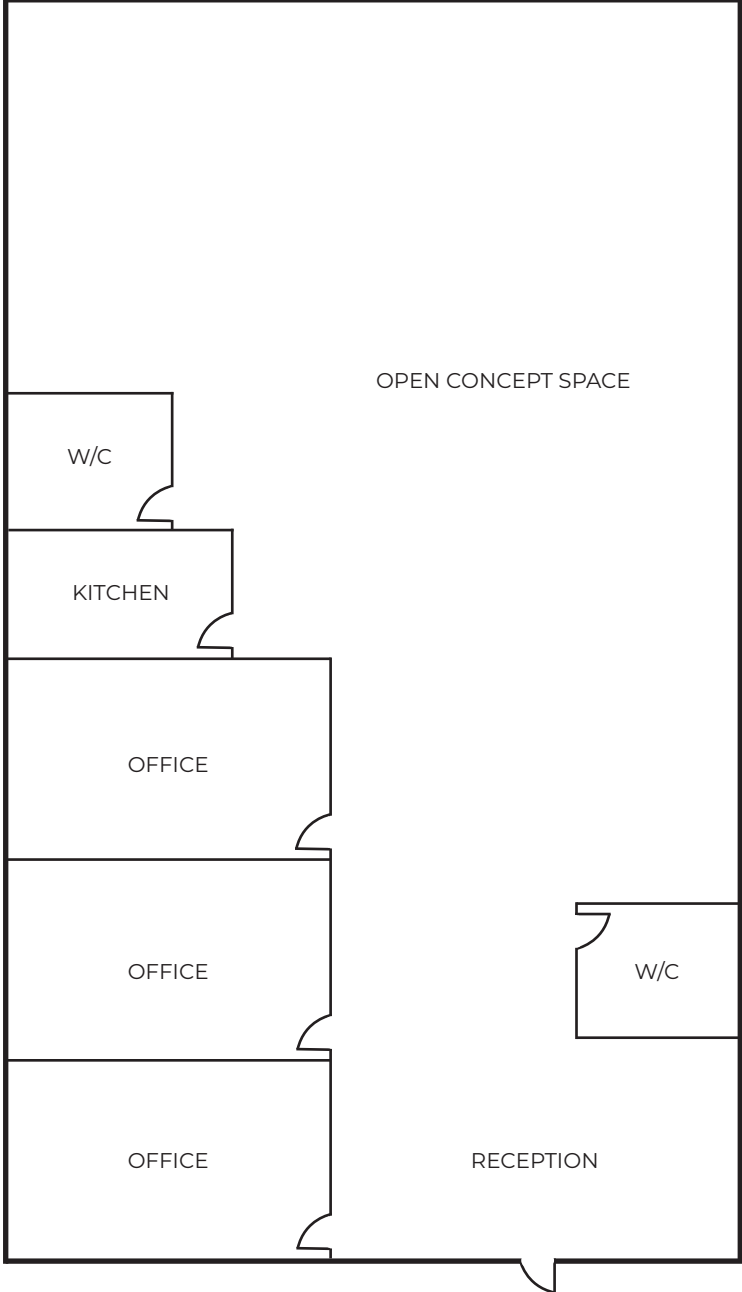
ADDITIONAL RENT | \$6.19 / SF

ZONING | E2-27



FLOOR PLAN

UNIT A6F - 1,420 SF



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



Highway #85 Exposure



Abundance of Light



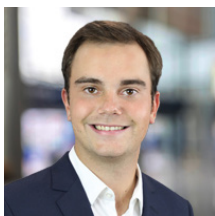
LRT Nearby



Drive-up Parking



Contact listing agents for more information.



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