

**FOR LEASE**



MOVE IN READY FULLY BUILT OFFICE SPACE

**219** LABRADOR DRIVE  
WATERLOO, ONTARIO

**WHITNEY**  
Commercial Real Estate Services



# MOVE IN READY FULLY BUILT OFFICE SPACE

219 Labrador Drive, Waterloo. This two-storey office building is located in the vibrant North Waterloo area. With a variety of sizes available, ranging from 2,293 SF to 9,430 SF, this colourful building offers flexibility to suit your business needs.

Street fronting signage, providing excellent visibility for your company. The building features convenient on-site parking and elevator access to the second level, ensuring easy accessibility for both employees and clients.

One of the highlights of this property is the on-site BBQ and outdoor patio, allowing you to enjoy outdoor gatherings and events. The high ceilings and bright open spaces create a welcoming atmosphere, complemented by a mix of private offices and boardrooms. This enables you to tailor the layout to suit your business requirements.

Located in close proximity to various amenities, including popular establishments like Browns Social, Cobs, Camillia Bake Shop, St. Louis, Innocente, TNT, Staples, Starbucks, Home Depot, and Conestoga Mall, you'll have everything you need within reach. The Health Valley trail provides a serene environment for outdoor activities, while quick access to the expressway ensures convenient transportation.

Don't miss the opportunity to secure a prime location for your business. Contact us now to schedule a viewing and explore the possibilities of making 219 Labrador Drive your new corporate address.



## AVAILABLE SPACE

- UNIT 101 | 9,430 SF
- UNIT 101A | 6,195 SF
- UNIT 101B | 3,235 SF
- UNIT 203 | 2,293 SF

**LEASE RATE | \$16.50 / SF Net**

**ADDITIONAL RENT | \$12.50 / SF**

\*Includes utilities/in-suite cleaning



GRT & LRT  
Nearby



Close Proximity  
to Highway #85

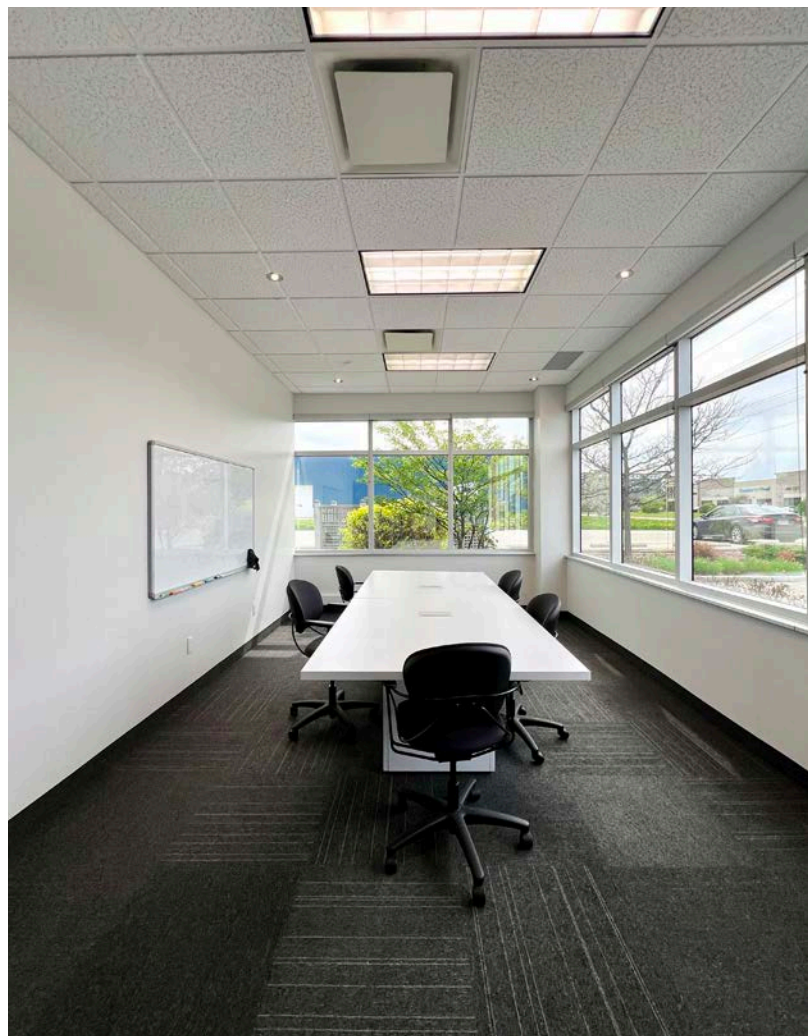
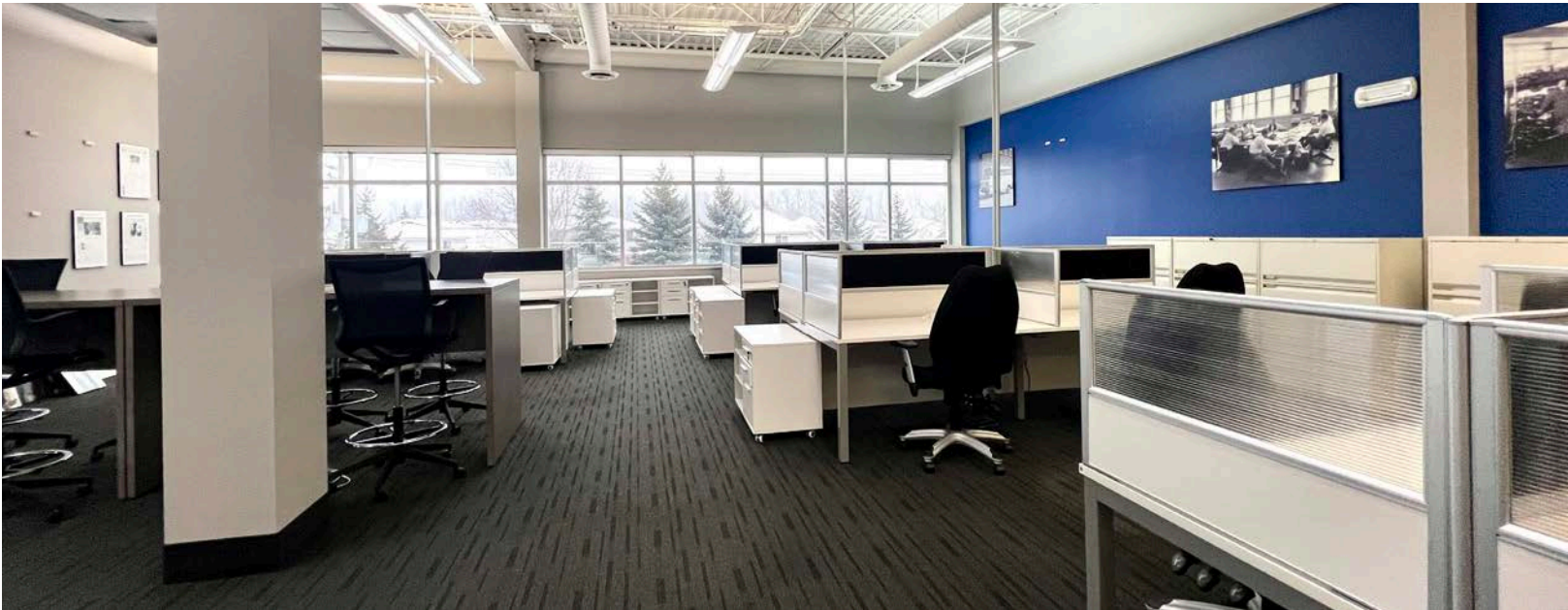


On-site  
Parking



Nearby  
Amenities

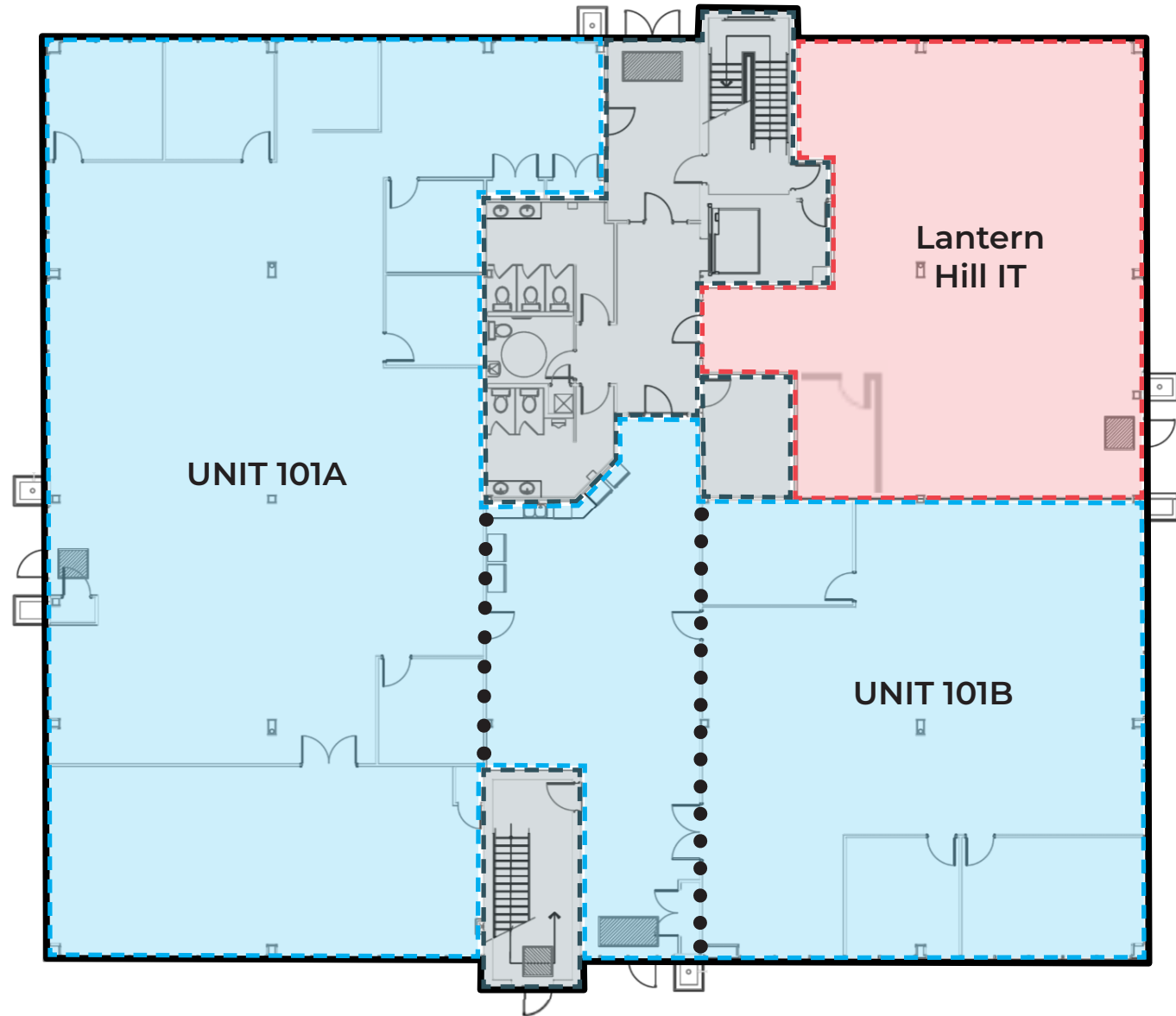






# FLOOR PLAN

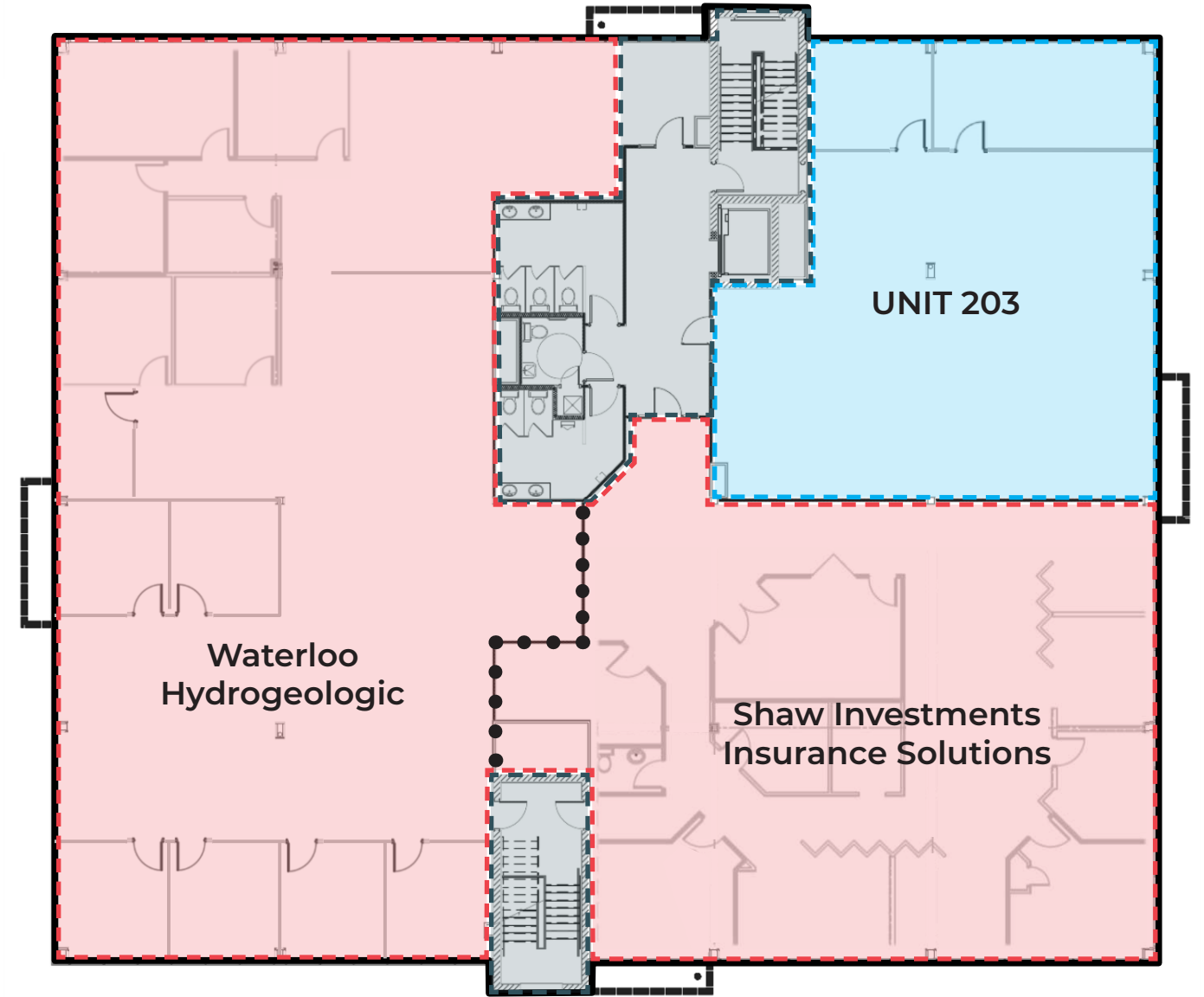
Main Level - 11,590 SF



**TOTAL AVAILABLE**   **LEASED**   **COMMON AREA**  
Unit 101 - 9,430 SF  
Unit 101A - 6,195 SF  
Unit 101B - 3,235 SF

# FLOOR PLAN

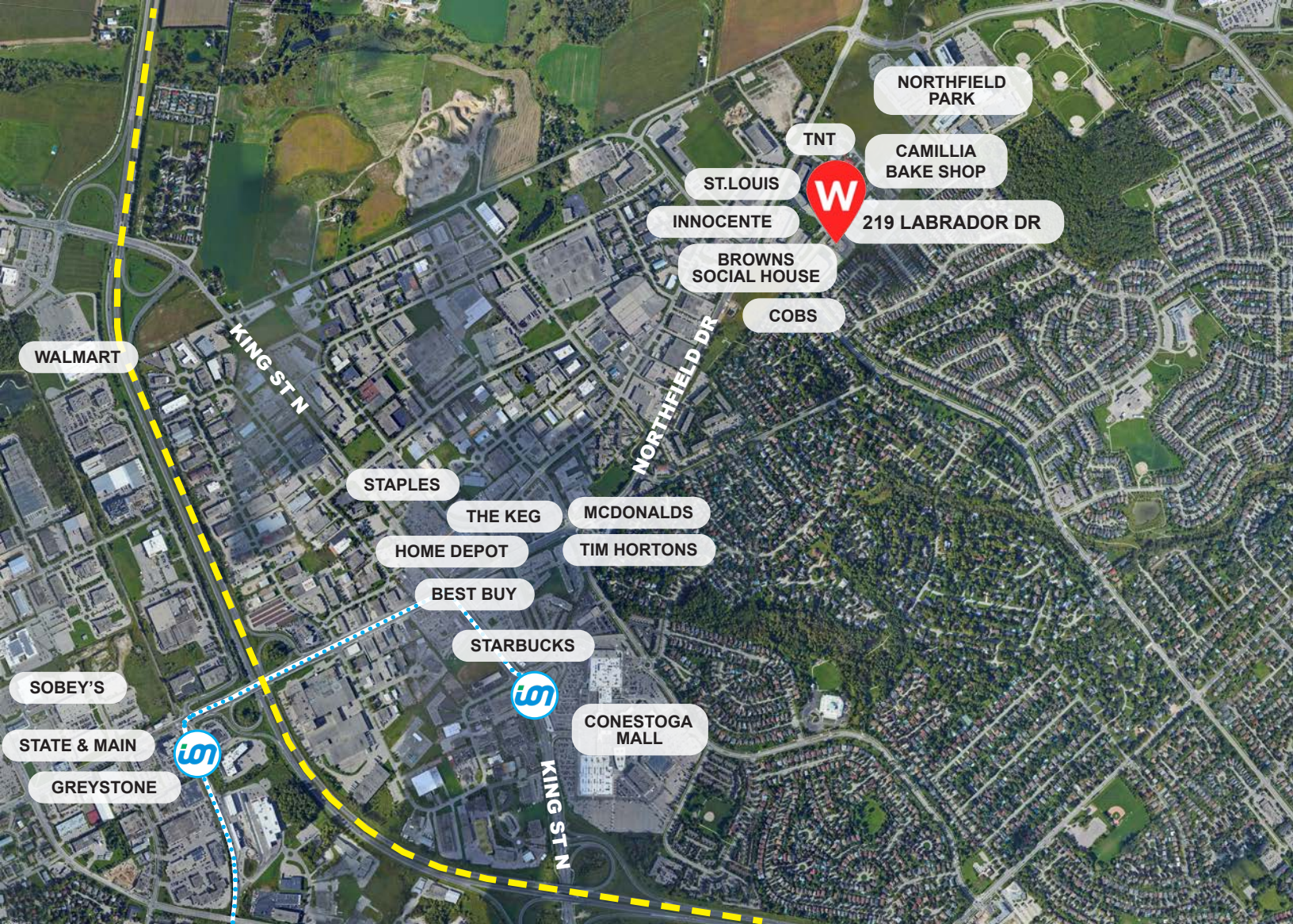
Second Level - 11,467 SF



**TOTAL AVAILABLE**   **LEASED**   **COMMON AREA**  
Unit 203 - 2,293 SF







Contact Listing Agents to schedule a tour!



**Ginger Whitney, SIOR, CCIM**  
 Broker, Vice President  
[ginger.whitney@whitneyre.com](mailto:ginger.whitney@whitneyre.com)  
 519.590.5242



**Xavier Ayora**  
 Sales Representative  
[xavier.ayora@whitneyre.com](mailto:xavier.ayora@whitneyre.com)  
 226.929.4667



**Jack Hayward**  
 Sales Representative  
[jack.hayward@whitneyre.com](mailto:jack.hayward@whitneyre.com)  
 519.270.3314

**WHITNEY**  
 Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage  
 103 Bauer Place, Suite 2  
 Waterloo, Ontario N2L 6B5  
 1.519.746.6300 | [www.whitneyre.com](http://www.whitneyre.com)