

FOR LEASE



Flex Industrial Space For Lease

550

**PARKSIDE DR - UNIT B5
WATERLOO, ONTARIO**

WHITNEY
Commercial Real Estate Services

Flex Industrial Space For Lease

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.

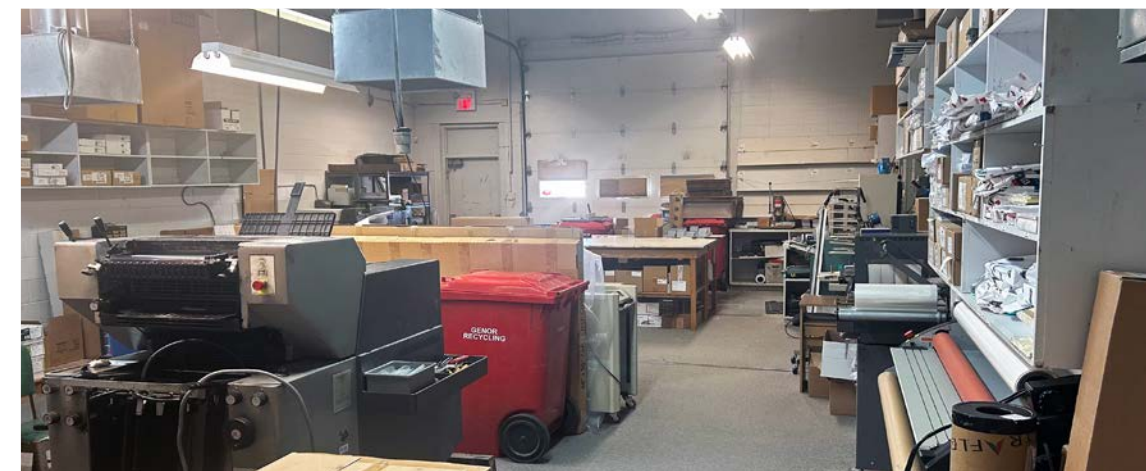
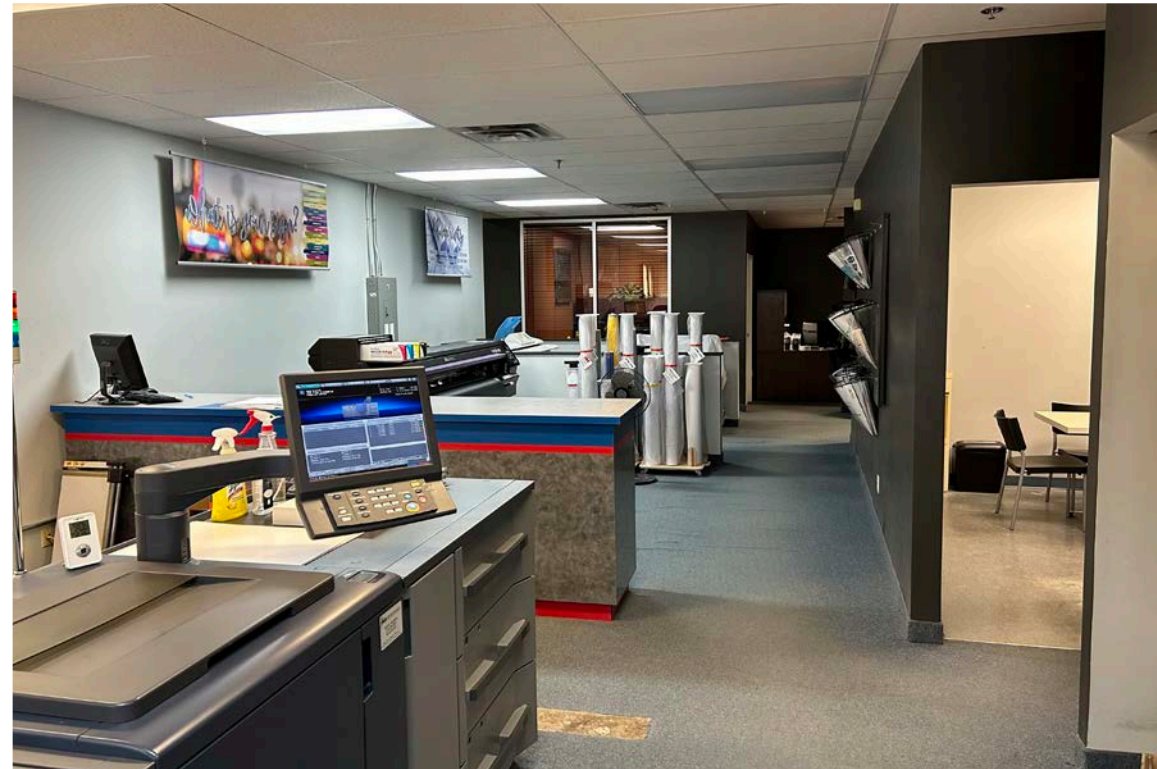
AVAILABLE SPACE | 3,033 SF

NET RENT | \$14.00 / SF NET

ADDITIONAL RENT | \$6.19 / SF

ZONING | E2-27

CLEAR HEIGHT | 13'9"



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



Nearby Amenities



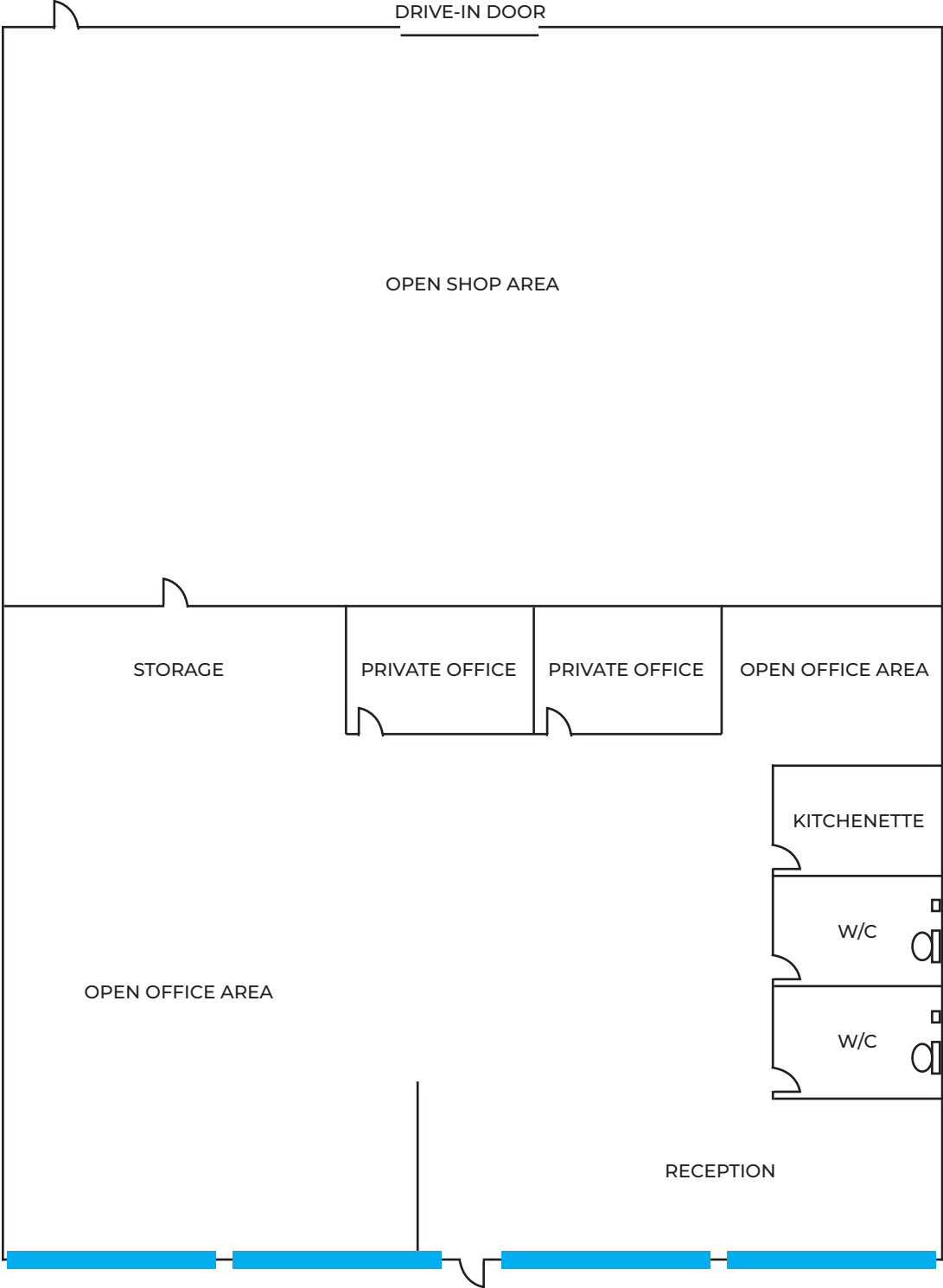
LRT Nearby



Drive-up Parking

FLOOR PLAN

UNIT B5 - 3,033 SF





Contact listing agents for more information.



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