

**FOR LEASE**



Drive Up Office Space Available in Prominent Node

**410** CONESTOGO ROAD  
WATERLOO, ON

**WHITNEY**  
Commercial Real Estate Services

# BUILDING FEATURES

Discover a fantastic opportunity to lease prominent office space in the heart of Waterloo, boasting 2,036 SF - 6,148 SF of a quality office environment. This well-designed two-storey office building features ample on-site parking, ensuring convenience for both tenants and clients.

Enjoy an abundance of natural light streaming through large windows, creating a vibrant and welcoming atmosphere. The property is home to a diverse mix of tenants, fostering a collaborative and dynamic business community.

Located in a highly convenient area, this space offers excellent signage opportunities to enhance your business visibility. The unit is divisible, providing flexibility to cater to your specific needs. Stay connected with Rogers and Bell fibre optics readily available, ensuring high-speed internet access for your operations.



## PERMITTED USES

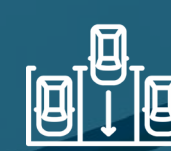
- Advanced Tech
- Business Incubator
- Communication Production
- Data Centre
- Government Use
- 'Light' Industrial Assembly
- 'Light' Industrial Manufacturing
- 'Light' Industrial Processing
- Makerspace (Class A)
- Medical Clinic
- Office
- Printing Establishment
- Tech Office
- Training Facility



Demisable Space



Signage Opportunities



On-site Parking



Landlord On-site

# UNIT 202 & 203

UNIT 202: 4,112 SF

UNIT 203: 2,036 SF



# UNIT 202 & 203 FLOOR PLAN

## UNIT 202

AVAILABLE SPACE | 4,112 SF

LEASE RATE | \$18.00 / SF Net

## UNIT 202

AVAILABLE SPACE | 6,148 SF

LEASE RATE | \$18.00 / SF Net

## UNIT 203

AVAILABLE SPACE | 2,036 SF

LEASE RATE | \$18.00 / SF Net

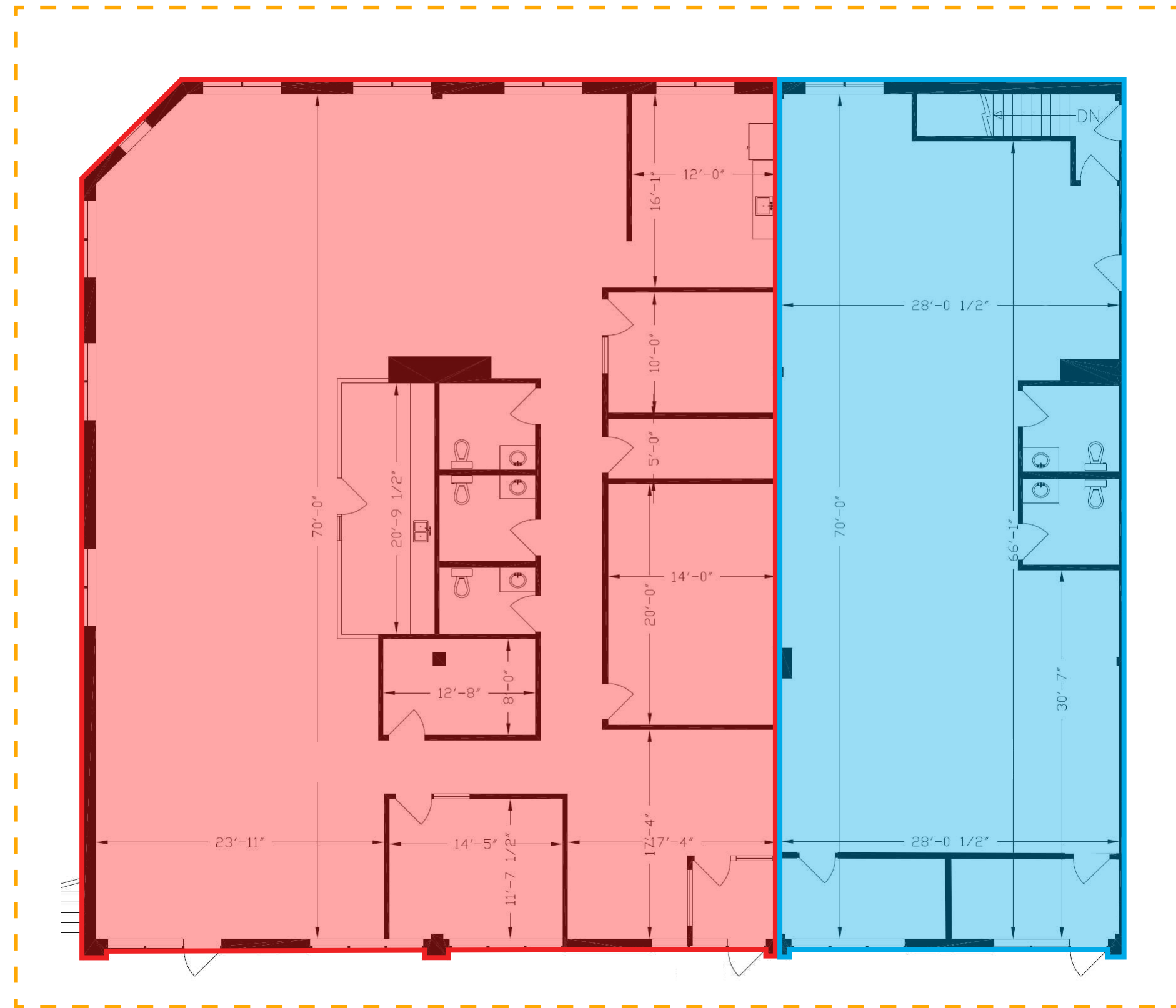
ZONING | E2B-27

LAND AREA | 2.603 Acres

ADDITIONAL RENT | \$9.50 / SF

## UNIT 202

6,148 SF



## UNIT 202

4,112 SF

## UNIT 203

2,036 SF

# UNIT 210 & 211

UNIT 210: 3,850 SF  
UNIT 211: LEASED



# UNIT 210 FLOOR PLAN

## UNIT 210

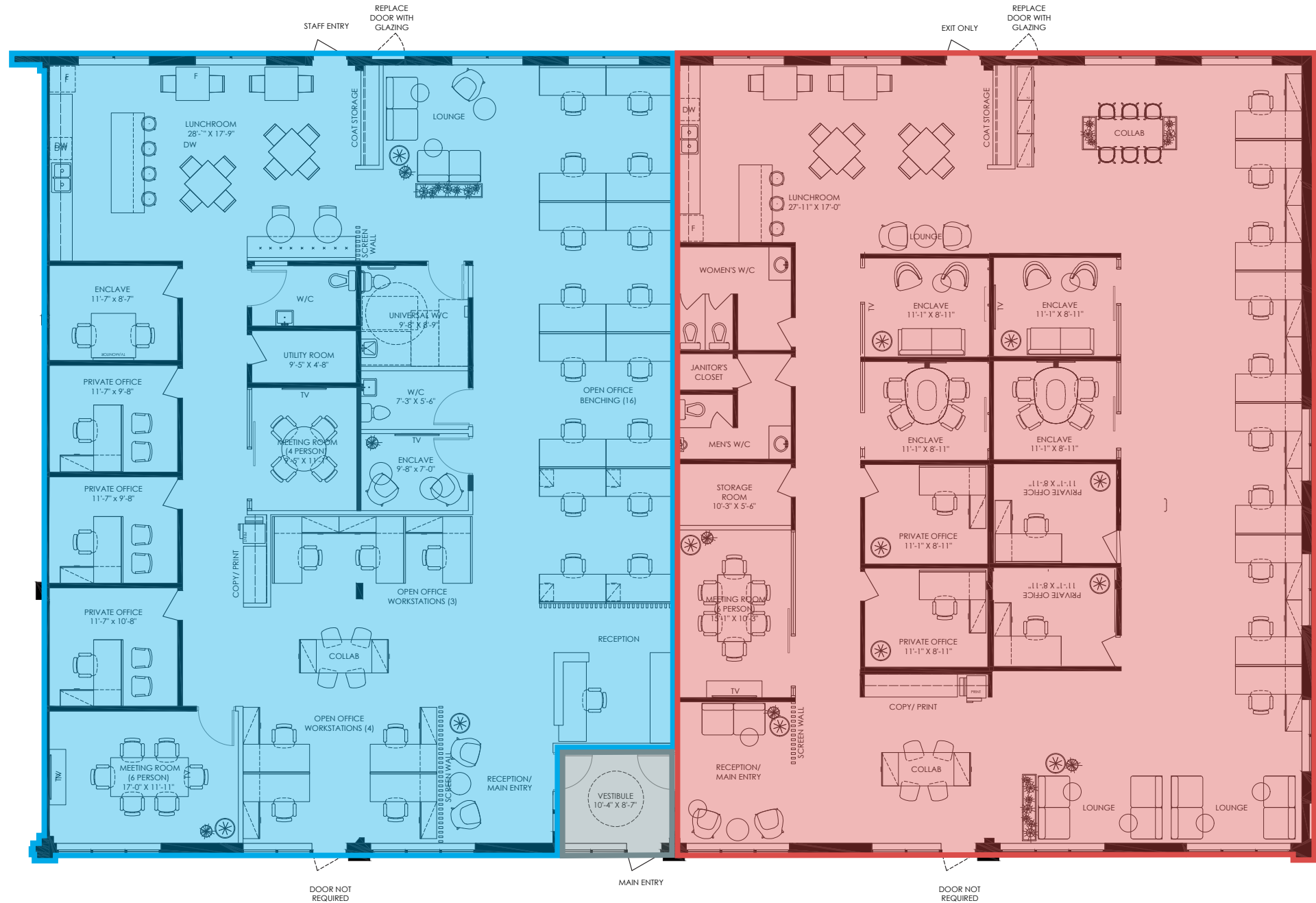
AVAILABLE SPACE | 3,850 SF

LEASE RATE | \$18.00 / SF Net

ZONING | E2B-27

LAND AREA | 2.603 Acres

ADDITIONAL RENT | \$9.50 / SF

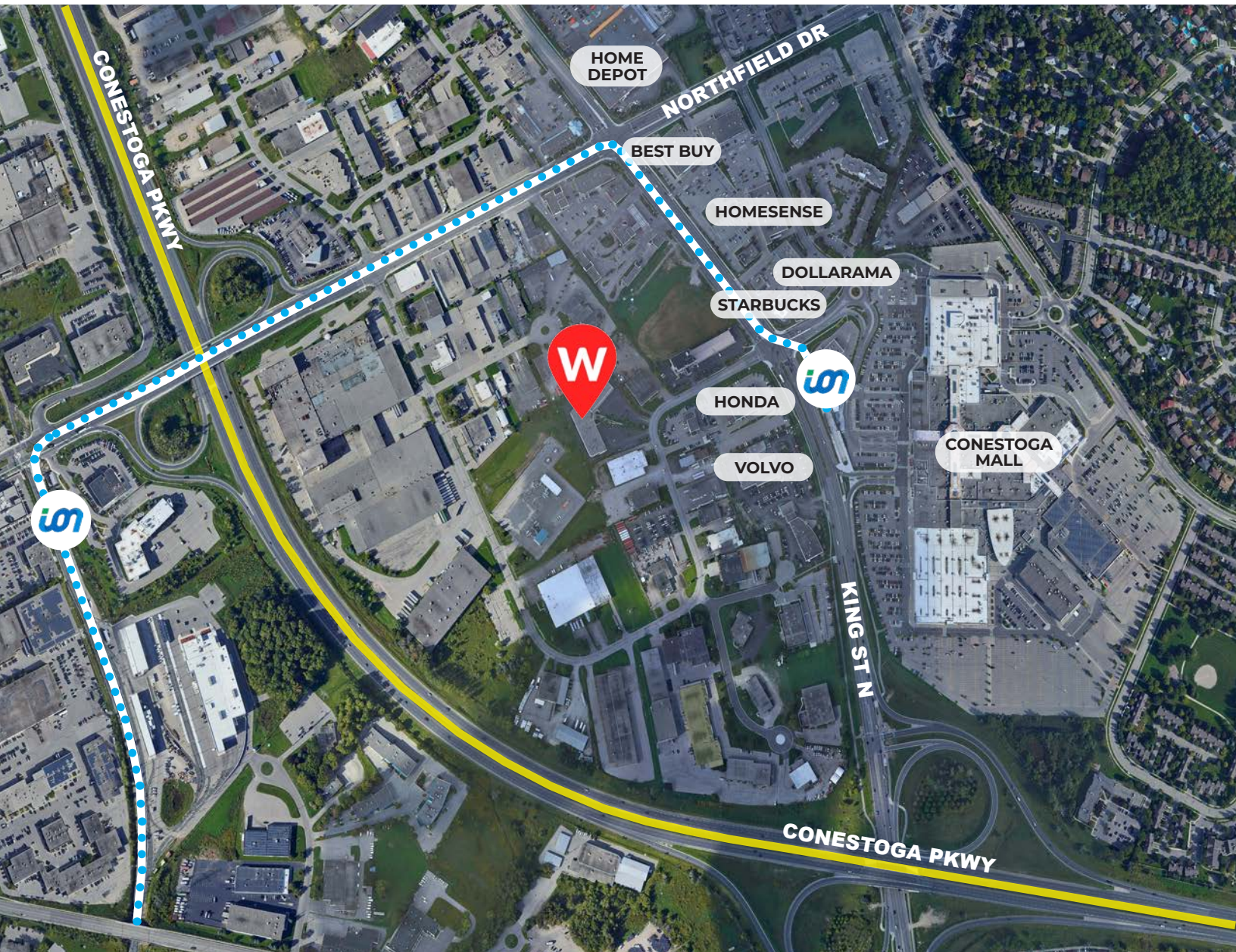


**UNIT 210**  
3,850 SF

**LEASED**

# LOCATION MAP

410 CONESTOGO RD, WATERLOO



## DISTANCE FROM 410 CONESTOGO ROAD, WATERLOO

### Nearby Amenities

LRT Station - 500 M  
Starbucks - 500 M  
Conestoga Mall - 650 M  
Home Depot - 1 KM  
Staples - 1 KM  
Best Buy - 1 KM  
Highway 85 - 2 KM

### Nearby Cities

St. Jacobs - 8 KM  
Kitchener - 9 KM  
Cambridge - 29 KM  
Guelph - 32 KM  
Hamilton - 73 KM  
Mississauga - 92 KM  
Toronto Airport - 95 KM  
Toronto - 115 KM



CONESTOGA  
STATION

With close proximity to the LRT, Conestoga Mall, Uptown Waterloo, and a variety of other amenities, this office space is ideally situated to support your business growth. This is an exceptional opportunity to establish your office in a thriving location!

## Contact Listing Agents for more information.



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