

# FOR LEASE

**WHITNEY**  
Commercial Real Estate Services

## 440 PHILLIP ST, WATERLOO - UNIT B200



### 12,000 SF OF ADVANCED TECH / OFFICE SPACE

12,000 SF of open plan office / advanced tech space located on the second level of the building with stair access only.

The space has LED lighting, windows with mesh roller shades, and an exposed open web joist ceiling. The building is outfitted with 4 Generac generators providing 600 KW of continuous emergency power and server rooms have remote, air-cooled condensing units.

Conveniently located near the University of Waterloo, 440 Phillip St provides drive-up, on-site parking and is located across from the Research & Technology LRT station (150M).

**AVAILABLE SPACE** | 12,000 SF

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**LEASE RATE** | \$5.00 SF / Net

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**ADDITIONAL RENT** | \$9.37 / SF + Utilities

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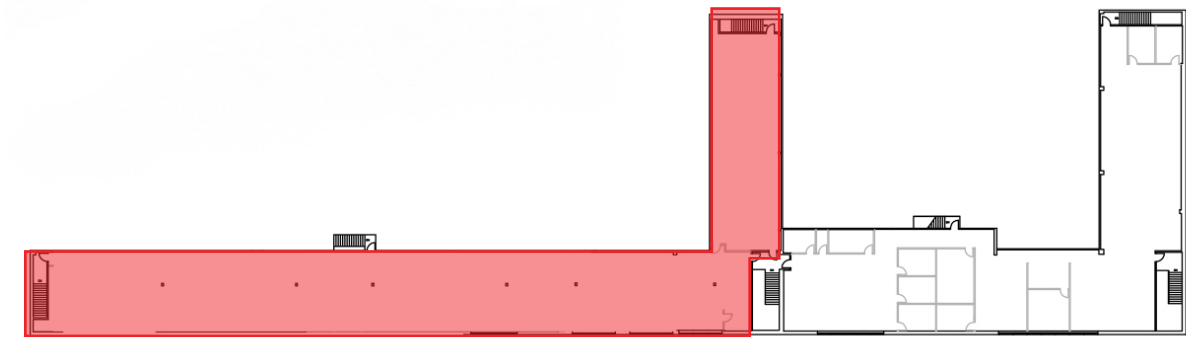
**ZONING** | E2B-40

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# UNIT B200

## 12,000 SF - Second Level



16' Clear Height



On-site Parking



LED Lighting



LRT Station Nearby

### PERMITTED USES

(Complete list available upon request)

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

## About Factory Square

Welcome to the Factory Square Campus, a premier 530,000 SF tech office campus in Waterloo.

This space is perfect for businesses of all sizes and stages, from start-ups to established corporations.

Located in the heart of Waterloo's tech and university community, the Factory Square Campus offers easy access to talent, resources and networking opportunities. The campus is close to the LRT and offers free on-site parking, making it convenient for employees and clients.

Office, advanced tech and retail spaces are currently available. Features include high ceilings and large windows that flood the space with natural light. The open floor plan allows for flexible work areas and collaboration.

Tenants of all 3 buildings can enjoy the outdoor courtyard and lounge located at 451 Phillip.



Factory Square is operated by Kipling Group Inc. Kipling Group Inc offers customized commercial and residential property management services to address the needs of diverse clientele and provide well-executed strategies that offer value for tenants and residents.

## Contact us for more information



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