

FOR LEASE

WHITNEY
Commercial Real Estate Services

451 PHILLIP ST, WATERLOO - UNIT 150



BEAUTIFULLY FINISHED & FURNISHED OFFICE SPACE

Fully furnished office space at Factory Square, built out to very high level of quality.

The thoughtfully designed layout features a balance of private offices, meeting rooms, a modern kitchen and an open office environment with high exposed ceilings.

The fully equipped server room includes existing racks, UPS system and Liebert units. Additionally, the building is supported by four large backup gas-fired Generac generators.

The building also offers a shared truck and drive-in loading area which offers flexibility for groups in the high tech manufacturing space.

Conveniently located near the University of Waterloo, Factory Square provides immediate access to the LRT station (150M) and ample drive-up on-site parking.

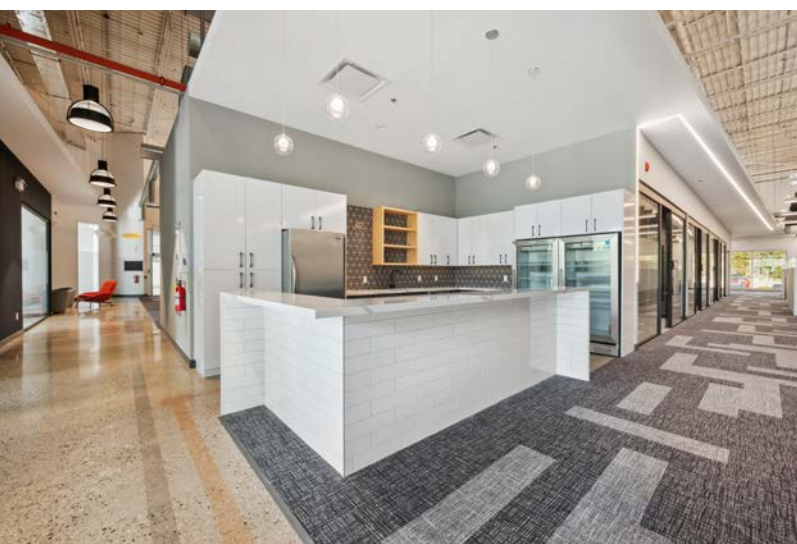
AVAILABLE SPACE | 12,263 - 19,815 SF

LEASE RATE | \$22.50 SF / Net

ADDITIONAL RENT | \$14.73 SF*

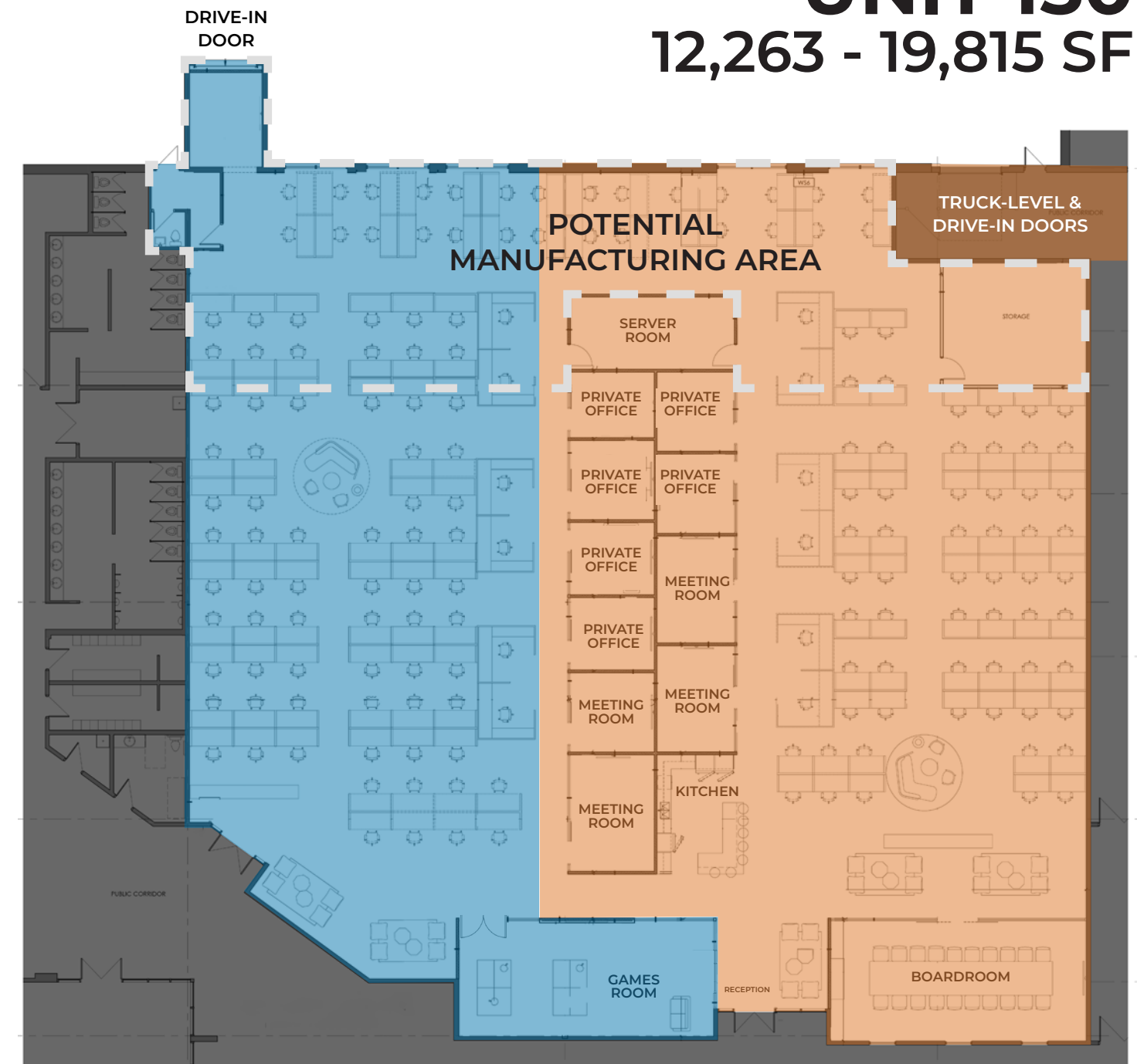
ZONING | (H)E2A-81

*Hydro separately metered



UNIT 150

12,263 - 19,815 SF



Quality
Build Out



On-site
Parking



Truck-Level &
Drive-in Loading

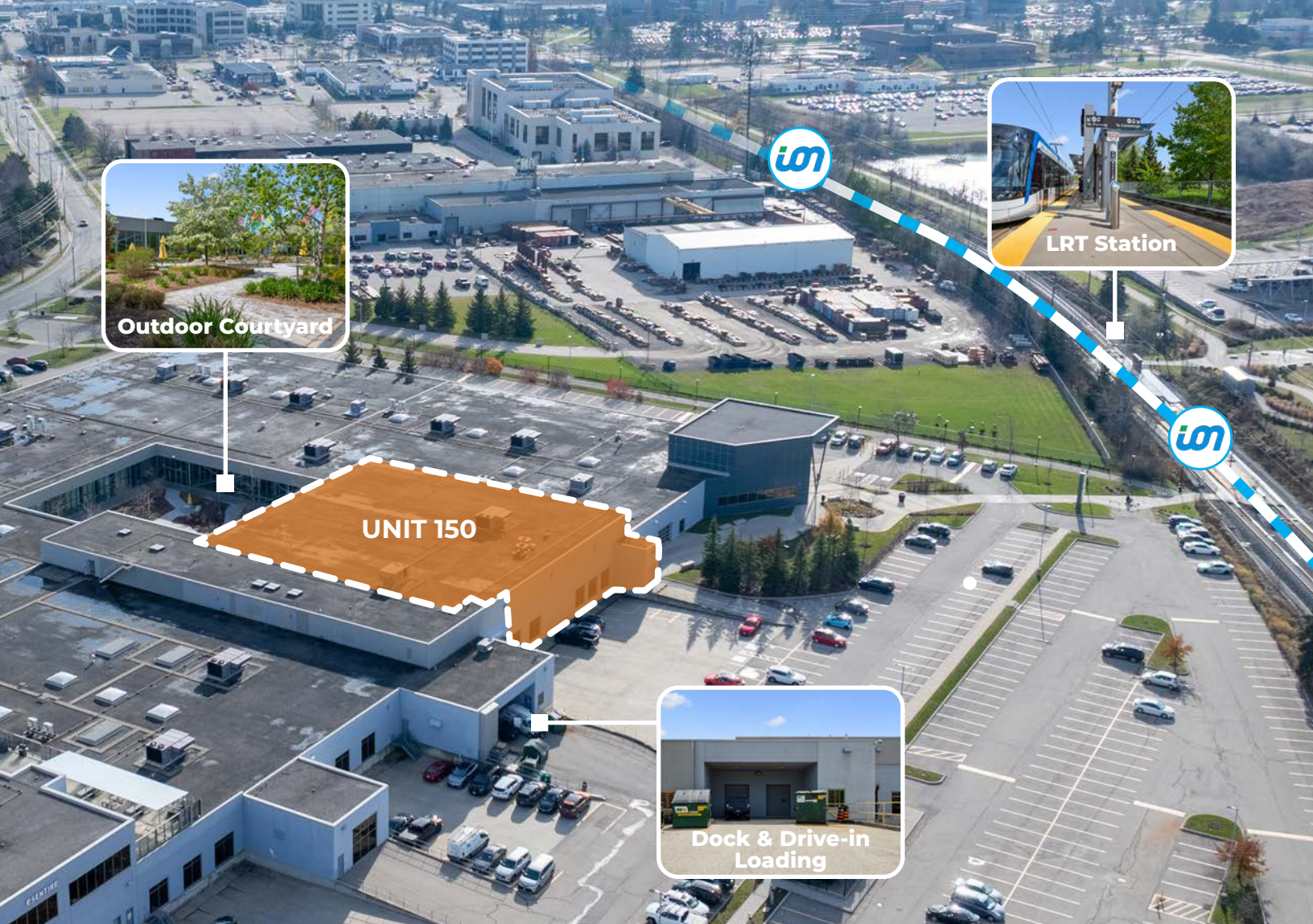


LRT Station
(150 M)

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



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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**Broker *Sales Representative