

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.

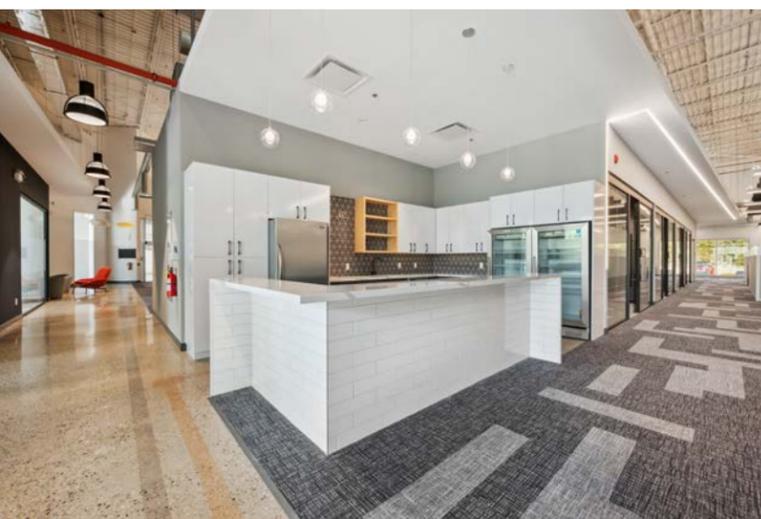
Conveniently located near the University of Waterloo, Factory Square provides immediate access to the LRT station (150M) and ample drive-up on-site parking.

AVAILABLE SPACE | 12,263 - 19,815 SF

LEASE RATE | \$22.50 SF / Net

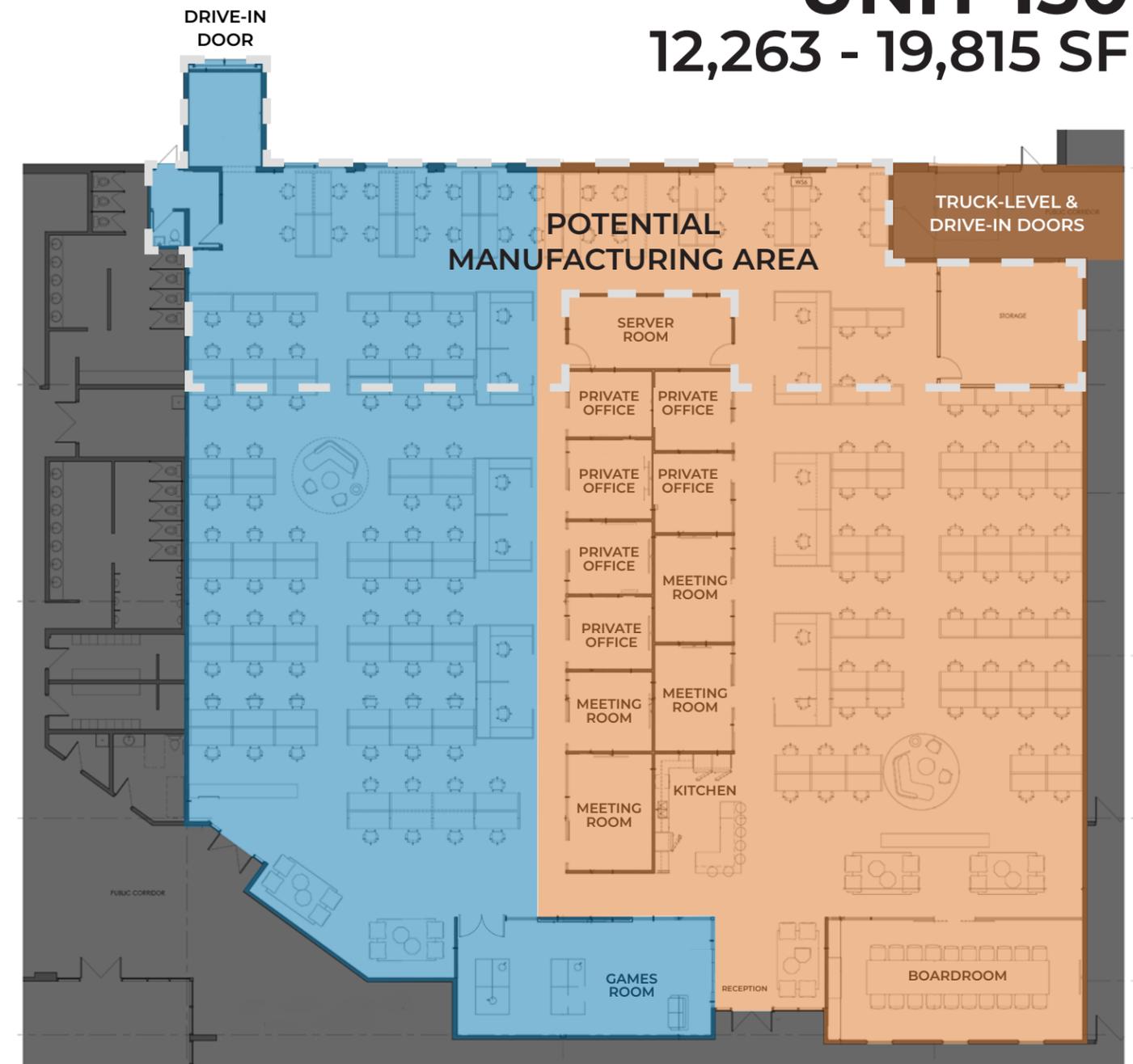
ADDITIONAL RENT | \$12.70 / SF + Utilities

ZONING | (H)E2A-81



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



Ginger Whitney, SIOR, CCIM
 Broker, Partner, Vice President
 519.590.5242
ginger.whitney@whitneyre.com



Michael Lambert*, SIOR
 Managing Partner, 2x Olympian
 519.590.0286
michael.lambert@whitneyre.com



Joe Anstett* SIOR
 Associate Vice President
 519.721.1659
joe.anstett@whitneyre.com



WHITNEY & Company Realty Limited, Brokerage
 103 Bauer Place, Suite 2, Waterloo, ON N2L 6B5

519.746.6300 | www.whitneyre.com

The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information"), is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representations as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the Information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2026 MLS

**Broker *Sales Representative