

FOR LEASE

WHITNEY
Commercial Real Estate Services

554 PARKSIDE DR, WATERLOO - UNIT 101, 101A, 101B



2,500 SF - 5,000 SF OF BUILT-OUT OFFICE SPACE

End unit on the corner of Weber St and Parkside Dr in North Waterloo. This space consists of seven private offices, a reception area, meeting room, kitchenette, 2 washrooms and plenty of natural light.

Ideal for any professional service company looking for fully built-out office space with drive-up parking and great exposure. Close proximity to HWY 85, walking distance to LRT station, Sobeys and many amenities.

UNIT 101 AVAILABLE SPACE | 5,000 SF

UNIT 101A AVAILABLE SPACE | 2,500 SF

UNIT 101B AVAILABLE SPACE | 2,500 SF

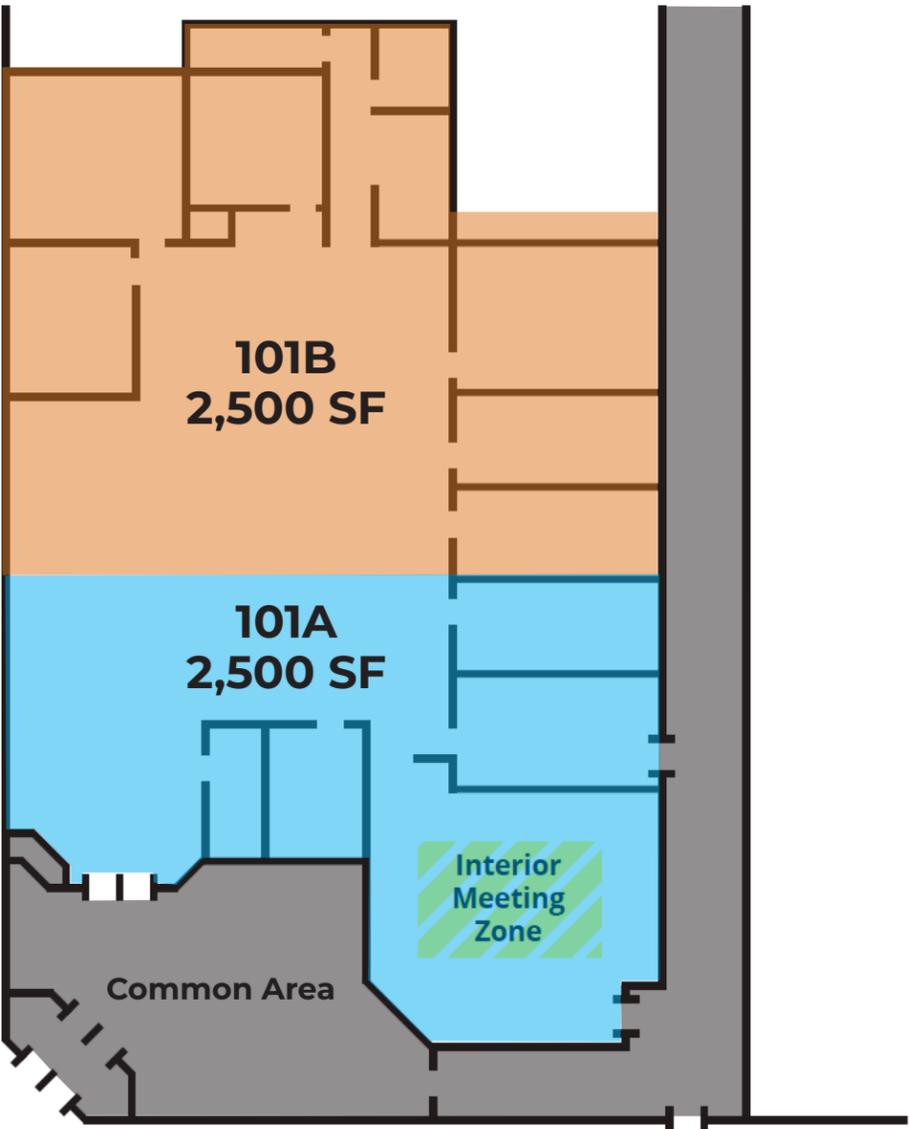
LEASE RATE | \$12.00 / SF Net

ADDITIONAL RENT | \$8.82 / SF

ZONING | E2-27

UNIT 101

5,000 SF
Entire Space



HWY 85
Nearby



Drive-up
Parking



Natural
Light

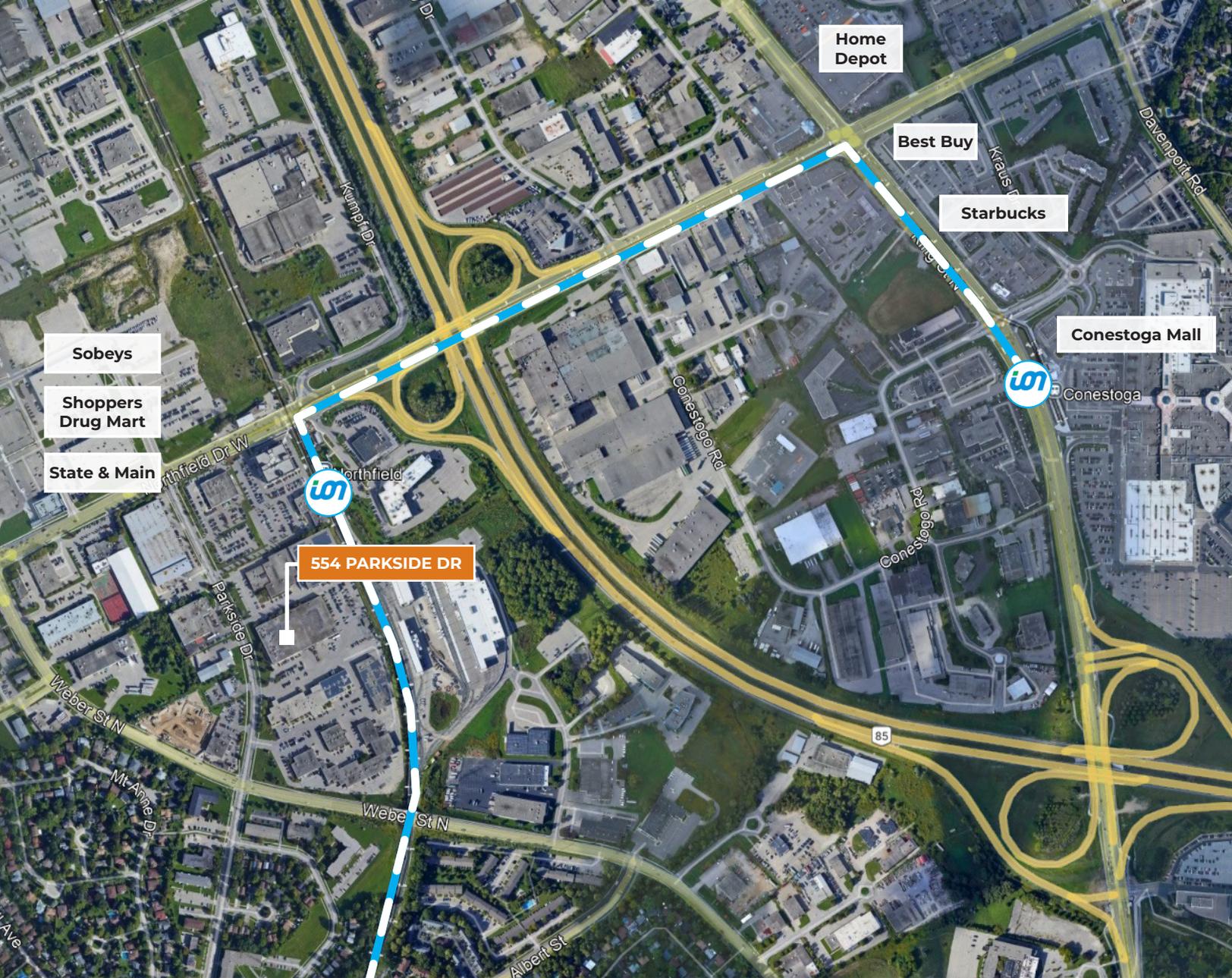


LRT Station
Nearby

PERMITTED USES

(Complete list available upon request)

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



Contact us for more information



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**Broker *Sales Representative