

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

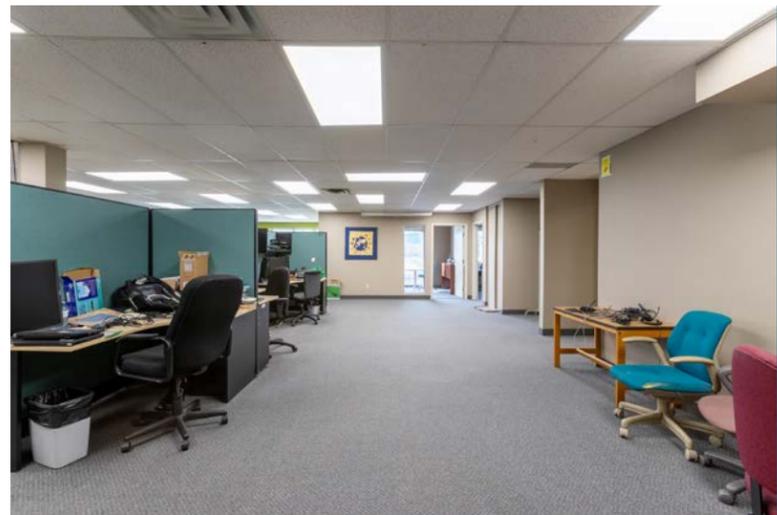
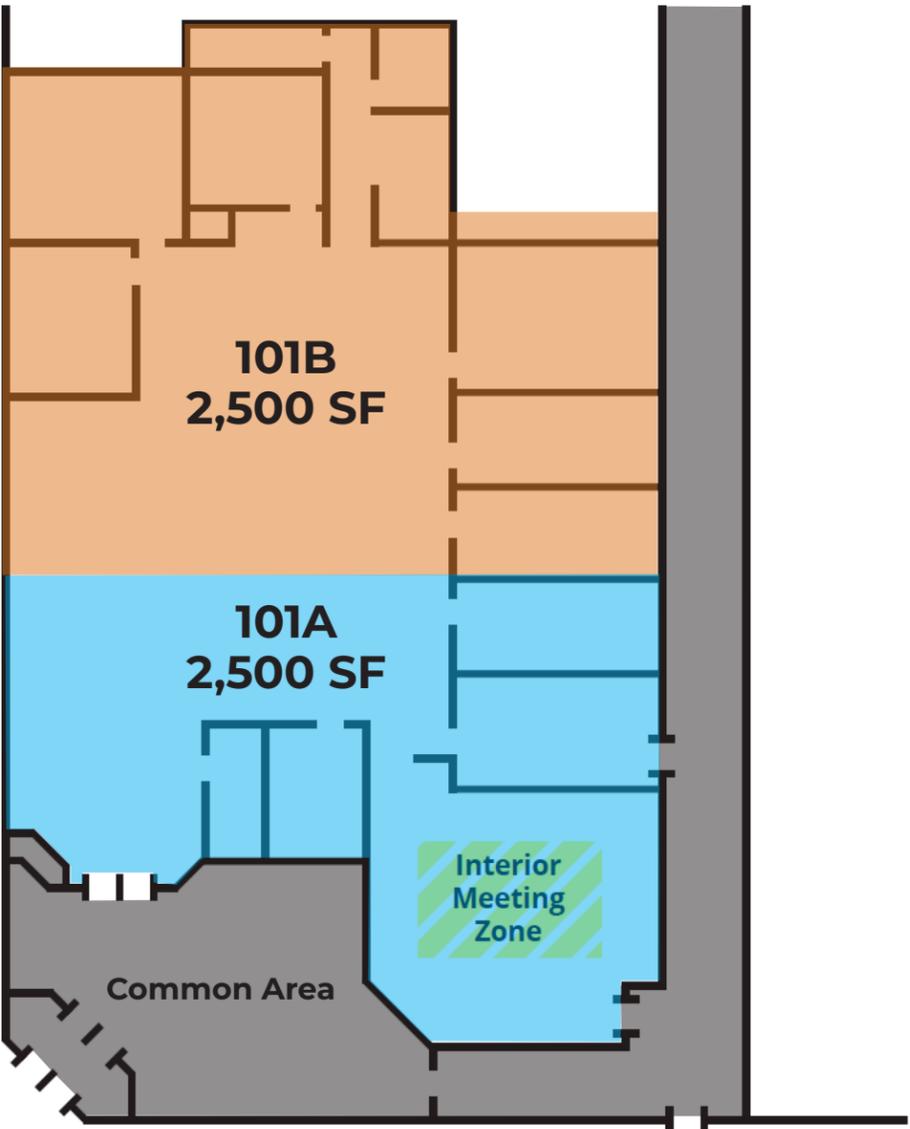
LEASE RATE | \$12.00 / SF Net

ADDITIONAL RENT | \$8.82 / SF

ZONING | E2-27

UNIT 101

5,000 SF
Entire Space



Parking Lot



HWY 85
Nearby



Drive-up
Parking



Natural
Light

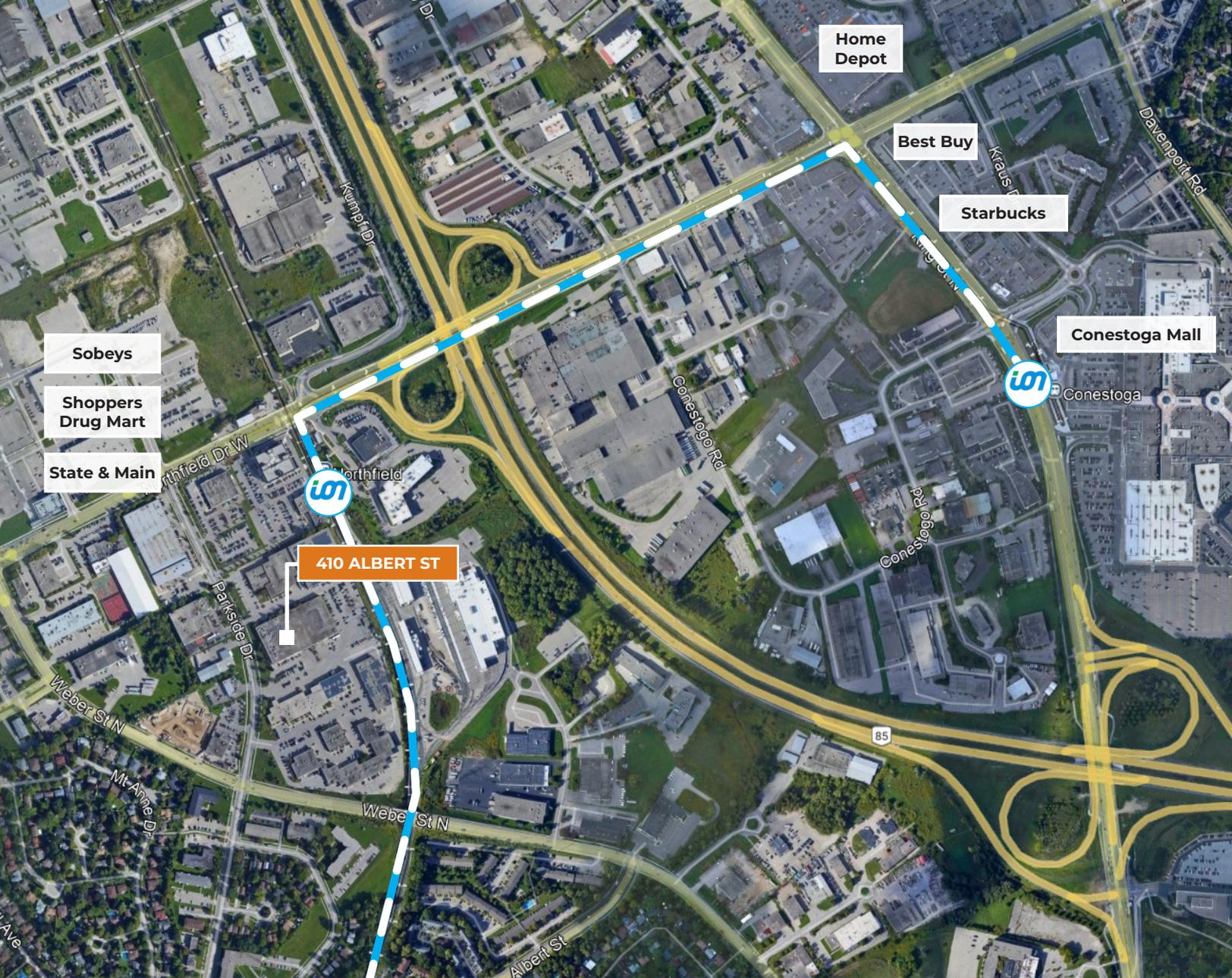


LRT Station
Nearby

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



Xavier Ayora
Sales Representative
226.929.4667
xavier.ayora@whitneyre.com



Jack Hayward
Sales Representative
519.270.3314
jack.hayward@whitneyre.com



Matthew Hayward
Senior Sales Representative
519.270.4691
matthew.hayward@whitneyre.com

WHITNEY
Commercial Real Estate Services

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
**Broker *Sales Representative