

FOR LEASE

WHITNEY
Commercial Real Estate Services

2415 UNIVERSITY AVE E, WATERLOO



4,500 SF OF CLASS A OFFICE SPACE IN WATERLOO

Discover this impressive two-storey office building at the busy intersection of University Ave and Northfield Dr. Its thoughtfully designed layout features high exposed ceilings and expansive floor to ceiling windows bringing in natural light.

The building offers convenient elevator access and plenty of on-site parking. The landlord is open to providing a turnkey finish tailored to tenant specifications, enabling businesses to move into a customized space.

With prominent exterior signage and well-placed outdoor lighting, your brand will gain maximum visibility. Electric vehicle charging stations are available for both employees and clients.

Situated next to Northfield Park and surrounded by a diverse range of amenities such as Brown's Social, Cobbs, and Timeless Materials, this prime location has everything within reach. With a professional landlord committed to excellence, this office space presents an exceptional opportunity for any business looking to thrive.

AVAILABLE SPACE | 4,500 SF

LEASE RATE | \$14.95 / SF Net

ADDITIONAL RENT | \$10.00 / SF

ZONING | E1-27



Nearby Amenities



Ample Parking



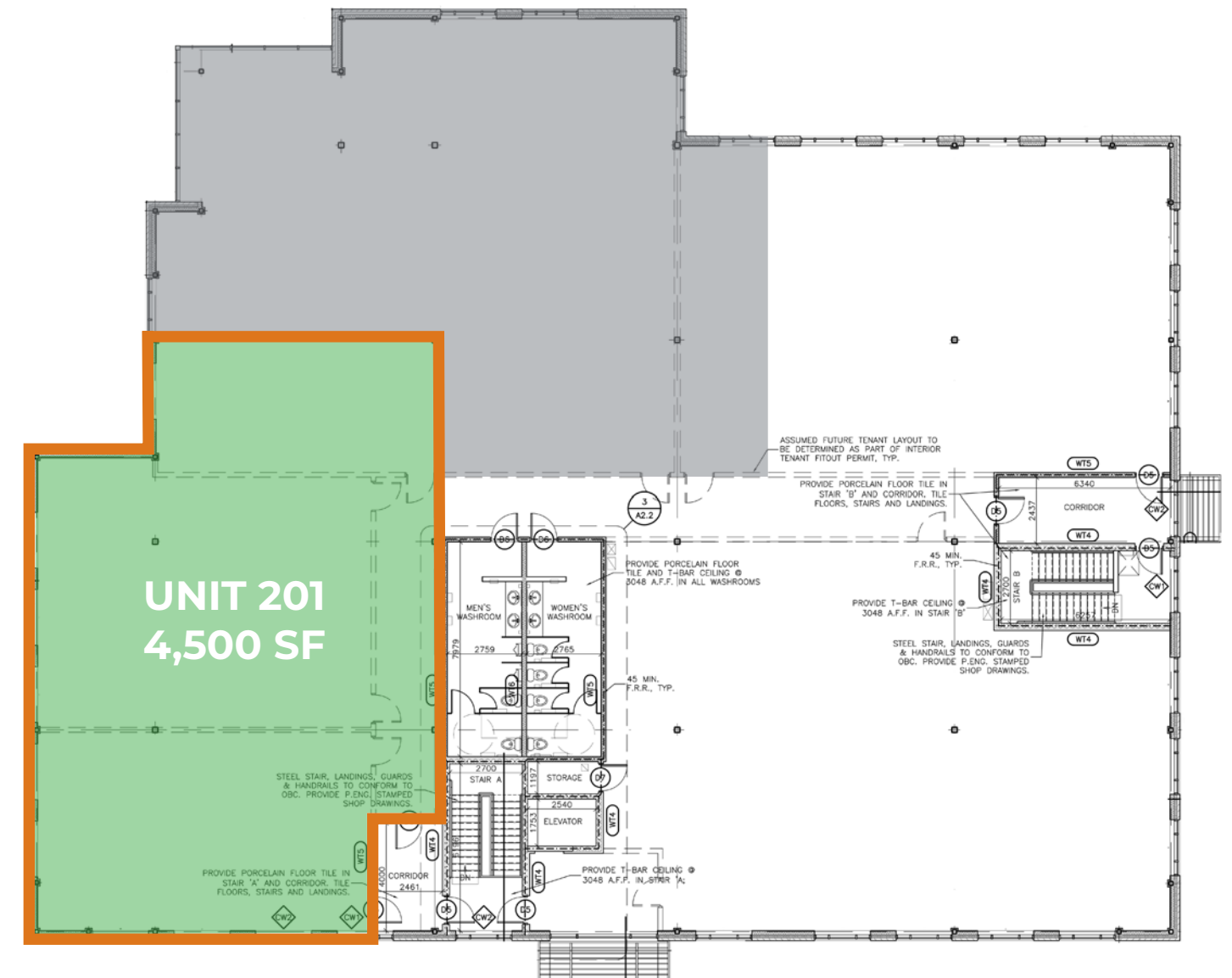
Turnkey Options



Transit Nearby



FLOOR PLAN

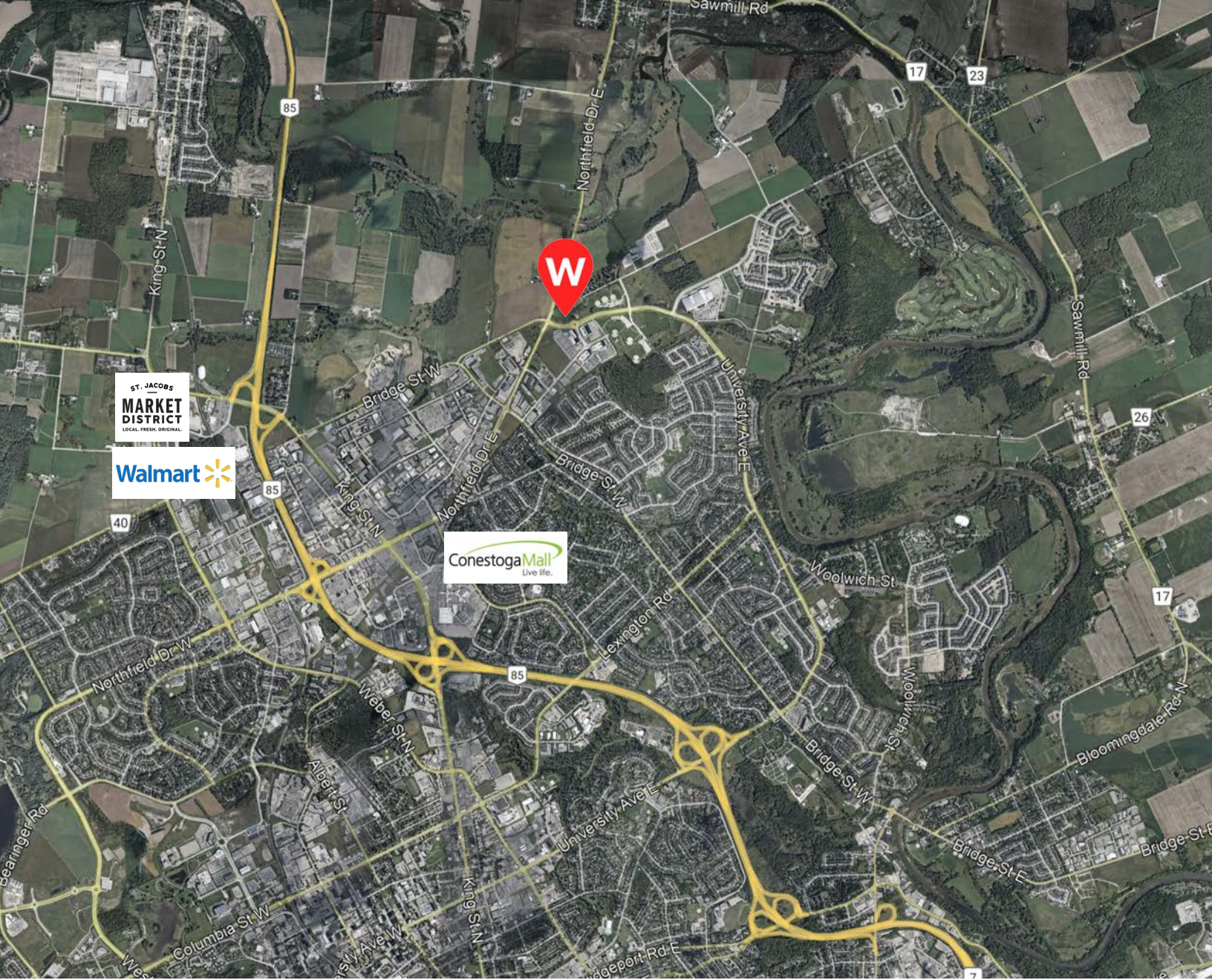


PERMITTED USES (Complete list available upon request)

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

ANCILLARY USES (Complete list available upon request)

- Alternative Education Centre
- Bake Shop, Including Outdoor Bake Shop Patio
- Café, Including Outdoor Café Patio
- Catering Establishment
- Commercial Recreation
- Commercial School
- Financial Service
- Municipal Recreation Facility



Contact us for more information



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**Broker *Sales Representative