

FOR LEASE

WHITNEY

Commercial Real Estate Services

410 CONESTOGO RD, WATERLOO



DRIVE-UP OFFICE SPACE AVAILABLE IN PROMINENT NODE

Discover a fantastic opportunity to lease prominent office space in the heart of Waterloo, boasting 2,036 SF - 6,902 SF of a quality office environment. This well designed two-storey office building features ample on-site parking, ensuring convenience for both tenants and clients.

Enjoy an abundance of natural light streaming through large windows, creating a vibrant and welcoming atmosphere. The property is home to a diverse mix of tenants, fostering a collaborative and dynamic business community.

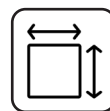
Located in a highly convenient area, this space offers excellent signage opportunities to enhance your business visibility. The unit is divisible, providing flexibility to cater to your specific needs. Stay connected with Rogers and Bell fibre optics readily available, ensuring high-speed internet access for your operations.

AVAILABLE SPACE | 2,036 - 6,902 SF

LEASE RATE | \$16.00 - \$18.00 / SF Net

ADDITIONAL RENT | \$10.40 / SF

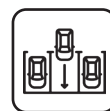
ZONING | E2B-27



Demisable Space



Signage Opportunities



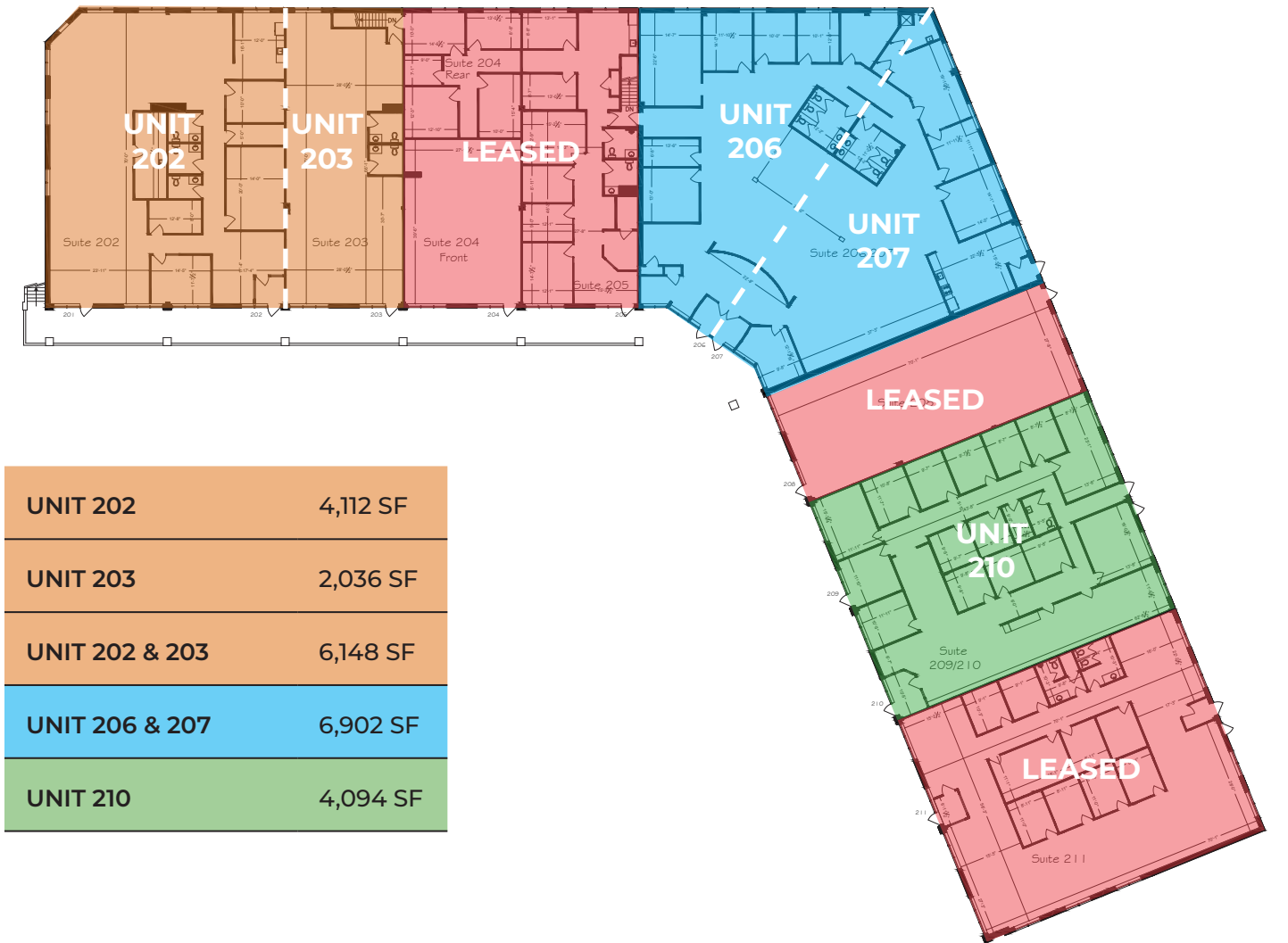
On-Site Parking



Landlord On-site



SECOND LEVEL



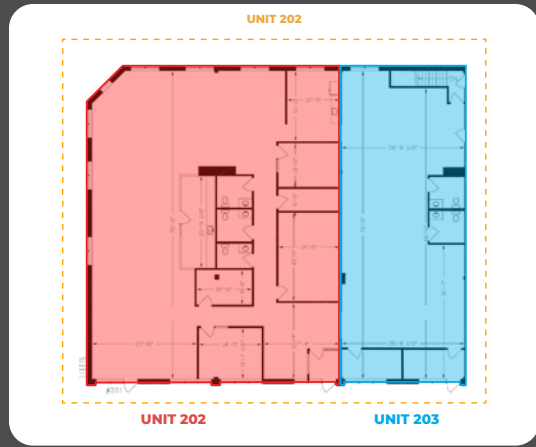
UNIT 202	4,112 SF
UNIT 203	2,036 SF
UNIT 202 & 203	6,148 SF
UNIT 206 & 207	6,902 SF
UNIT 210	4,094 SF

PERMITTED USES

- 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
- Printing Establishment
- Tech Office
- Training Facility

JOIN THESE COMPANIES





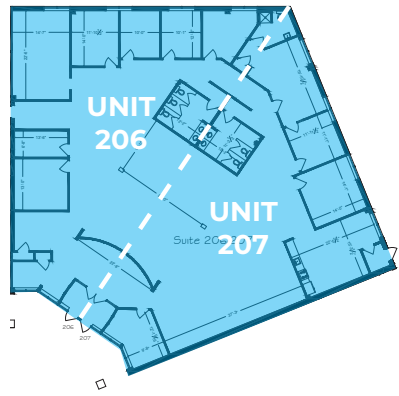
UNIT 202 & 203

AVAILABLE SPACE | 2,036 - 6,148 SF

LEASE RATE | \$16.00 / SF Net

ADDITIONAL RENT | \$10.40 / SF



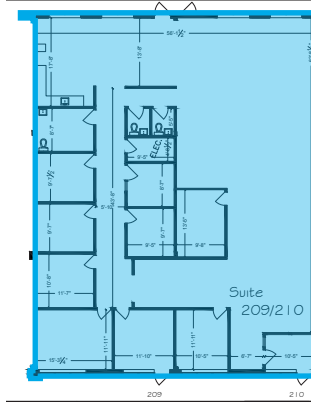


UNIT 206 / 207

AVAILABLE SPACE | 6,902 SF

LEASE RATE | \$16.00 / SF Net

ADDITIONAL RENT | \$10.40 / SF



UNIT 210

AVAILABLE SPACE | 4,094 SF

LEASE RATE | \$18.00 / SF Net

ADDITIONAL RENT | \$10.40 / SF





With close proximity to the LRT, Conestoga Mall, Uptown Waterloo, and a variety of other amenities, this office space is ideally situated to support your business growth. This is an exceptional opportunity to establish your office in a thriving location!

Contact us for more information



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



Jack Hayward
 Sales Representative
 519.270.3314
jack.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

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**Broker *Sales Representative