

# FOR LEASE

**WHITNEY**  
Commercial Real Estate Services

## 375 HAGEY BLVD, WATERLOO



### ELEVATE YOUR WORK EXPERIENCE

Premium office space in a Class "A" building is situated within an impressive three-story LEED Gold-certified building at the heart of the R&T Park on the University of Waterloo campus.

The building boasts state-of-the-art, energy-efficient, in-floor HVAC climate control ensuring a comfortable and conducive work environment. Additionally, it facilitates hassle-free installation and maintenance of IT infrastructure with accessible in-floor cabling solutions.

For environmentally conscious commuters who prefer biking to work, the building provides secure on-site bicycle racks as well as accessible showers, changing rooms & a fitness centre, enhancing the convenience and well-being of the commuting experience. Generous on-site parking is available at a ratio of 4 spaces per 1,000 square feet, ensuring hassle-free parking for both employees and clients. Furthermore, the facility is equipped with 14 electric vehicle (EV) charging stations.

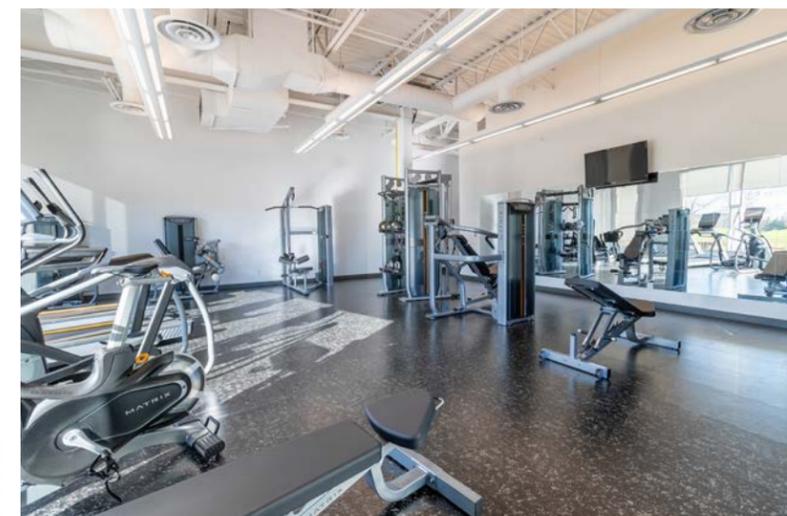
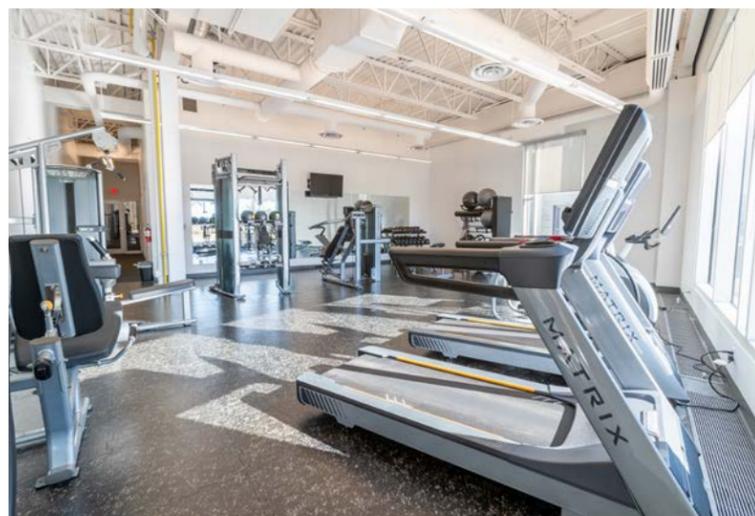
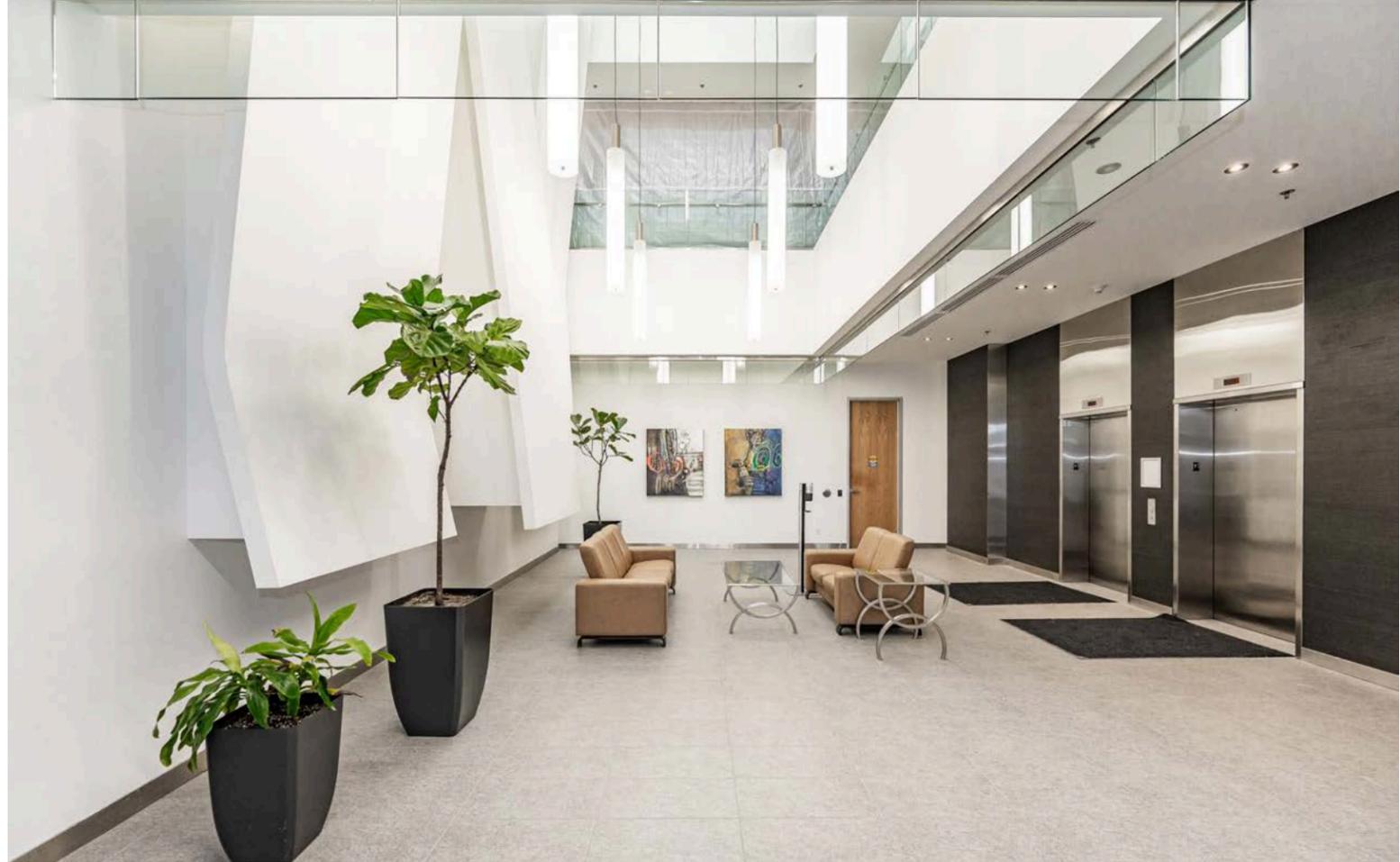
The building's strategic location is another highlight, offering proximity to the R+T Park LRT stop, walking trails, and various amenities. This ensures ease of access for employees and provides opportunities to enjoy the surrounding area during breaks.

**LEASE RATE | \$20.00 / SF Net**

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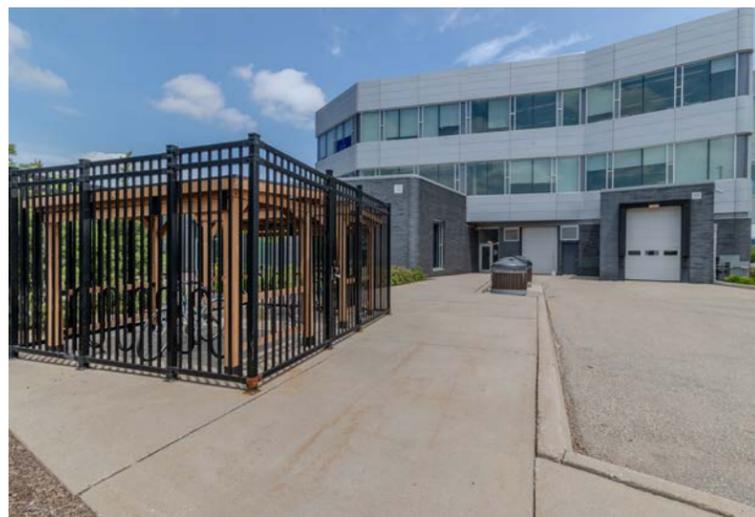
**ADDITIONAL RENT | \$13.00 / SF**

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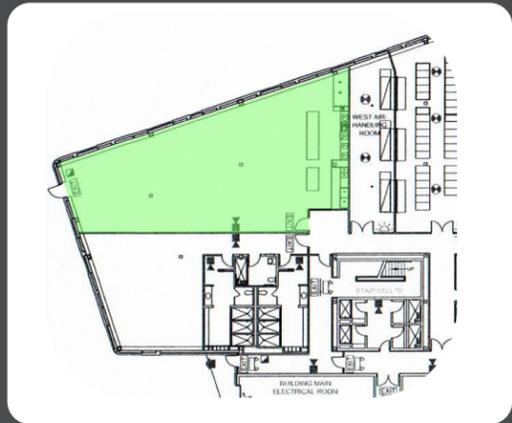


## FEATURES

- LEED Gold Certified
- Bike Racks in Secure Enclosure
- Patio
- Fitness Centre - Free to Tenants
- Showers & Locker Rooms
- Daycare On-site (Coming Soon)
- Green Space
- Access to Cora Hub & Conference Centre
- Large Floor to Ceiling Windows
- Raised Floor - For HVAC & Cabling
- 14 EV Charging Stations
- Solar Panels Covering Parking Lot
- 15' From the Floor to the Underside of the Deck on the Main Floor
- Ability to Add a Drive-in Loading Door for Main Level Tenants looking for Flex / Light Industrial Space



# MAIN LEVEL FLOOR PLAN



## SUITE 110

FUTURE DAYCARE

AVAILABLE SPACE | 2,782 SF

LEASE RATE | \$20.00 / SF Net





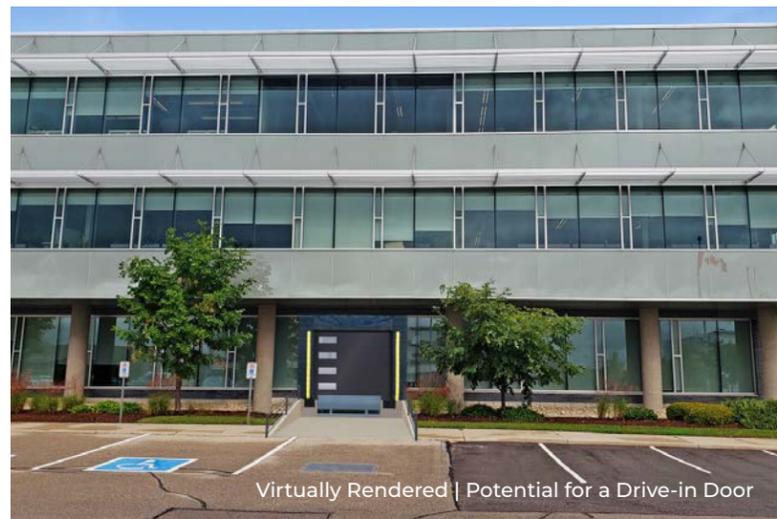
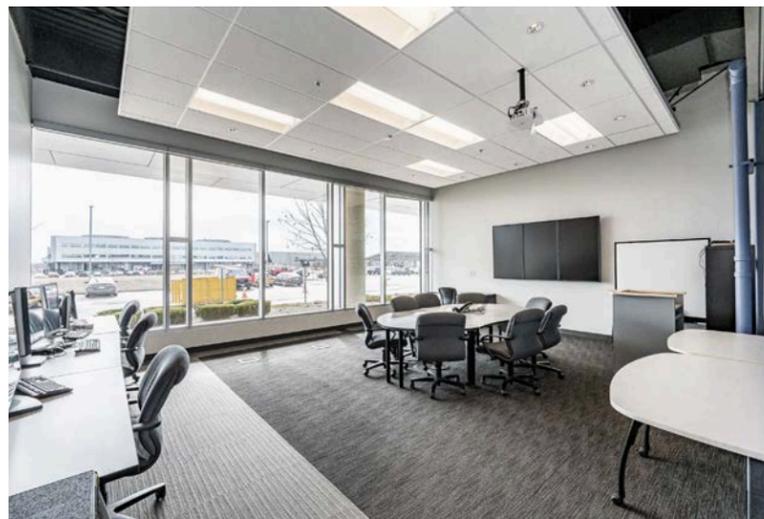
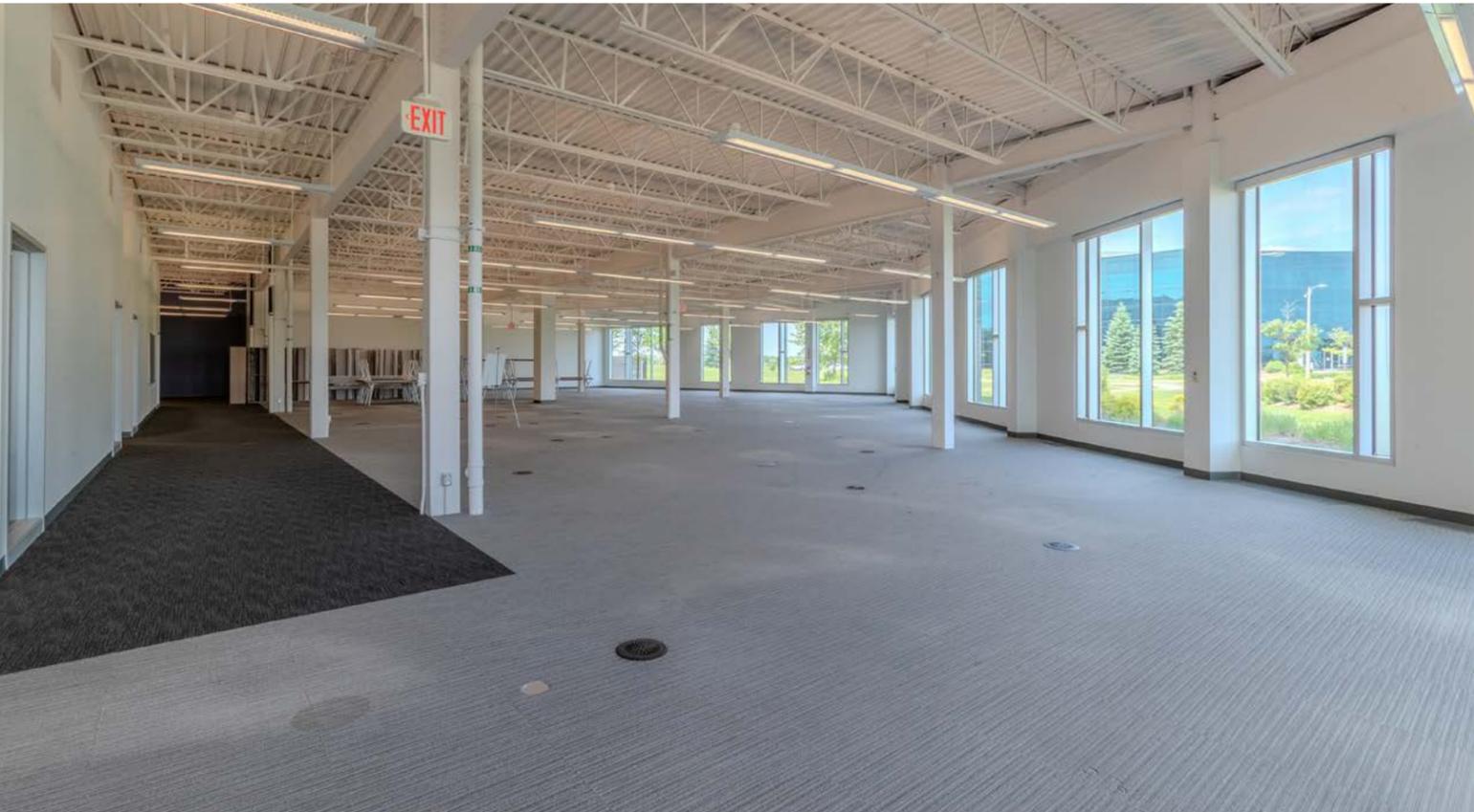
## SUITE 100 & 108

AVAILABLE SPACE

SUITE 100 | 7,550 SF

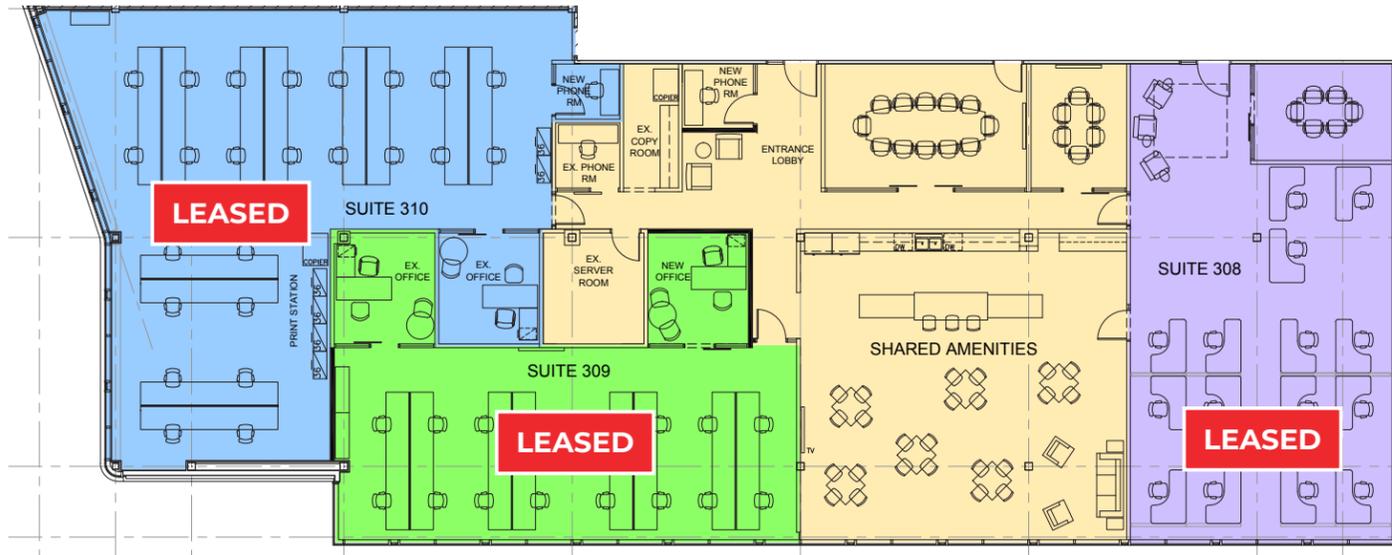
SUITE 108 | 9,896 SF

SUITE 100 + 108 | 17,446 SF



Virtually Rendered | Potential for a Drive-in Door

# THIRD LEVEL FLOOR PLAN | CORA PLATINUM SUITES



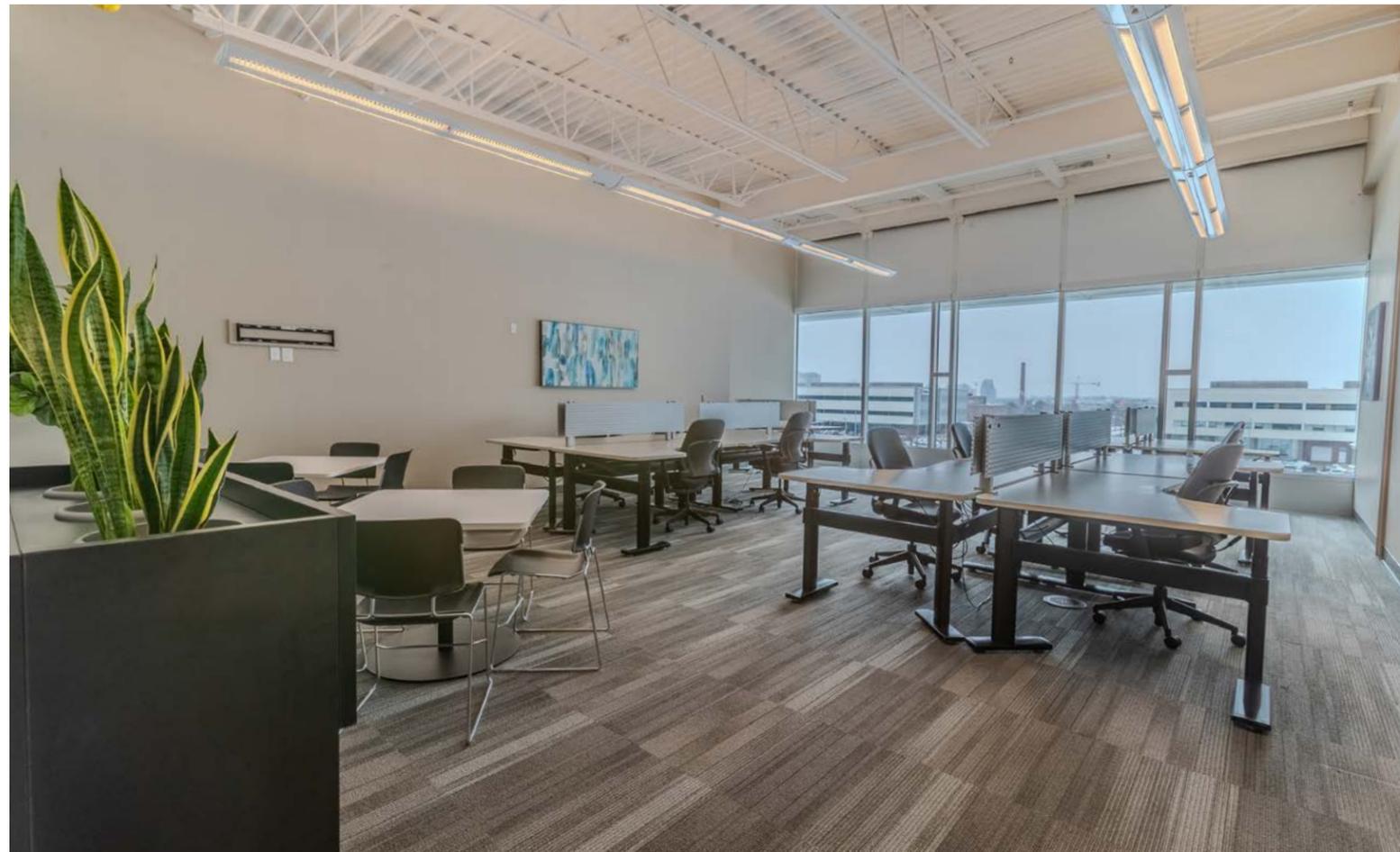
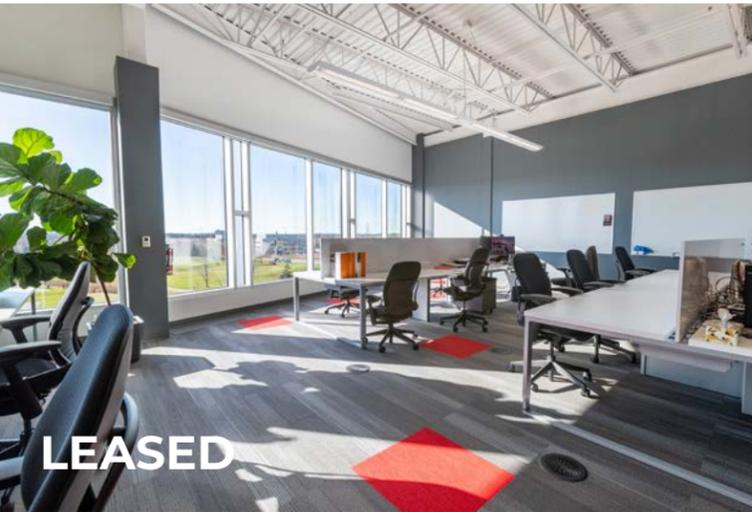
SHARED AMENITIES



## SUITE 304B

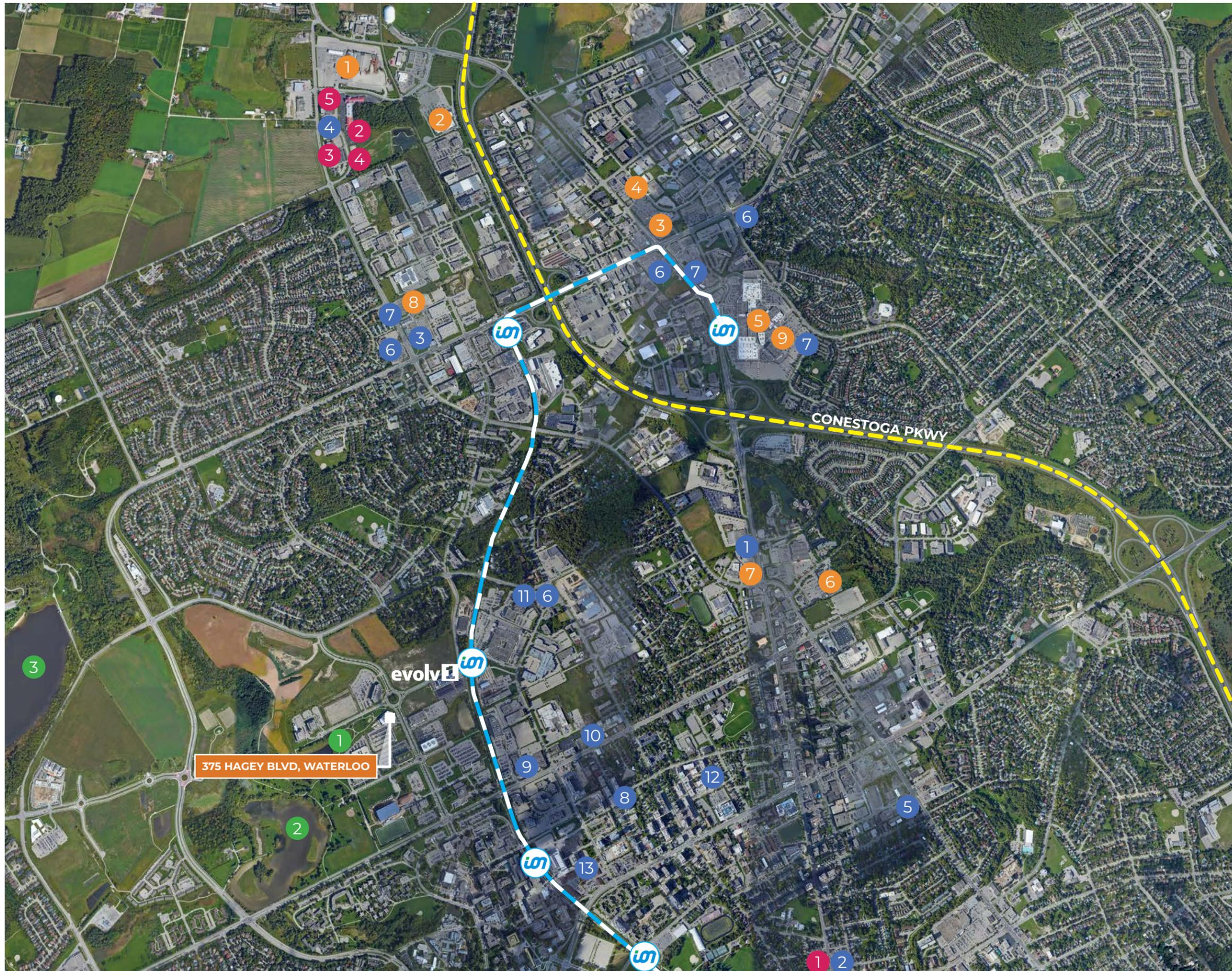
AVAILABLE SPACE | 1,160 SF

LEASE RATE | \$20.00 / SF Net



# AMENITIES MAP

375 Hagey Blvd, Waterloo



## RESTAURANTS & CAFES

- 1 Wildcraft
- 2 Proof Kitchen & Lounge
- 3 State & Main
- 4 Jack's Family Restaurant
- 5 Korner Kitchen
- 6 Tim Hortons
- 7 Starbucks
- 8 Ken Sushi House
- 9 Los Rolling Tacos
- 10 Chef on Call
- 11 The Cactus Mexican Restaurant
- 12 Bao Sandwich Bar
- 13 Slap Burgers

## HOTELS

- 1 Delta
- 2 Homewood Suites
- 3 Courtyard by Marriott
- 4 Hampton Inn
- 5 Holiday Inn Express

## SHOPS

- 1 St. Jacobs Farmers Market
- 2 Walmart Supercentre
- 3 Home Depot
- 4 Staples
- 5 Conestoga Mall
- 6 Canadian Tire
- 7 Farmboy
- 8 Sobeys
- 9 Zehrs

## PARKS & TRAILS

- 1 R+T Park Trail
- 2 Columbia Lake
- 3 Laurel Creek



**ONLY 2 KM (5 MINUTES) TO HIGHWAY 85 / 7 ACCESS**

Contact us for more information



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\*\*Broker \*Sales Representative