

FOR LEASE

WHITNEY
Commercial Real Estate Services

410 ALBERT ST, WATERLOO, ON



5,819 - 27,440 SF OF FINISHED MAIN LEVEL OFFICE SPACE

Welcome to the Waterloo Technology Campus, a dynamic hub nestled near the University of Waterloo.

This thriving community is home to an array of innovative companies, including AppLogic Networks, Dejero, MarshallZehr, Depth Training, TD Bank, and Alert Labs, making it an ideal location for businesses looking to thrive in a collaborative environment.

Current Opportunities:

Suite 101 - 13,725 SF
Suite 103 - 5,819 SF
Suite 104 - 7,896 SF

Join a Community of Innovators

410 Albert St. is not just a location; it's a community where businesses can grow and thrive together. With its strategic location, modern amenities, and flexibility for customization, this campus is ready to welcome new tenants eager to make their mark in a collaborative and innovative environment.

AVAILABLE SPACE | 5,819 - 27,440 SF

LEASE RATE | \$13.50 - \$16.00 / SF Net

ADDITIONAL RENT | \$11.40 / SF



Transit Nearby



On-site Parking



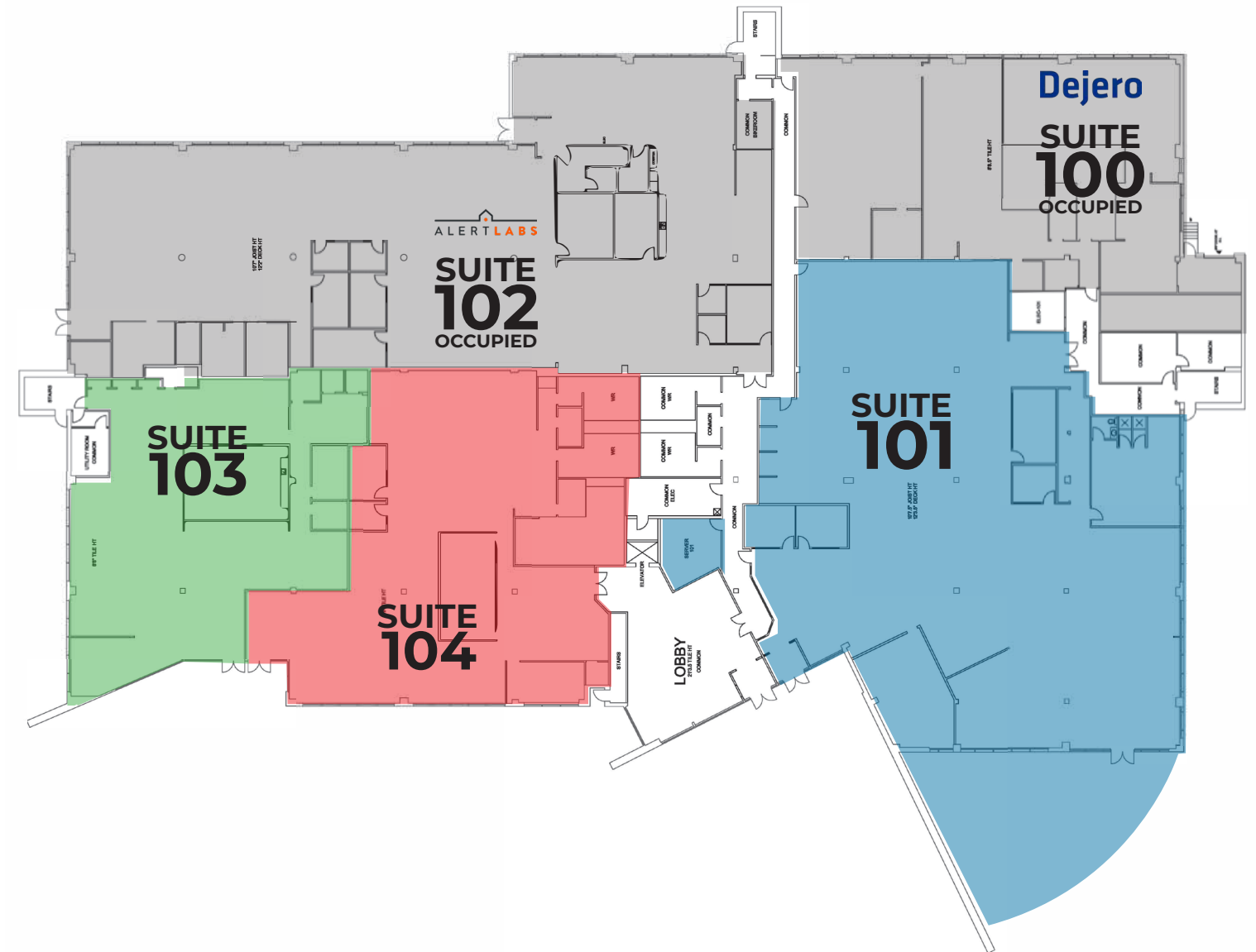
Nearby
Amenities



Signage
Opportunities



MAIN LEVEL



FEATURES

- Main level space with dedicated entries
- Spaces are comprised of different configurations which all include: Open office areas, meeting rooms, boardrooms and server rooms.
- Natural light and glass partitions
- Built- out kitchens
- Outdoor patios
- Updated lighting and flooring completed
- Lots of free, on-site parking
- Amenities, restaurants, services nearby
- Signature signage available
- Utilities/in-suite cleaning included
- Immediate occupancy
- Located near The University of Waterloo

Suite 101	13,725 SF
Suite 103	5,819 SF
Suite 104	7,896 SF
Suite 103 + 104	13,715 SF

SUITE 101

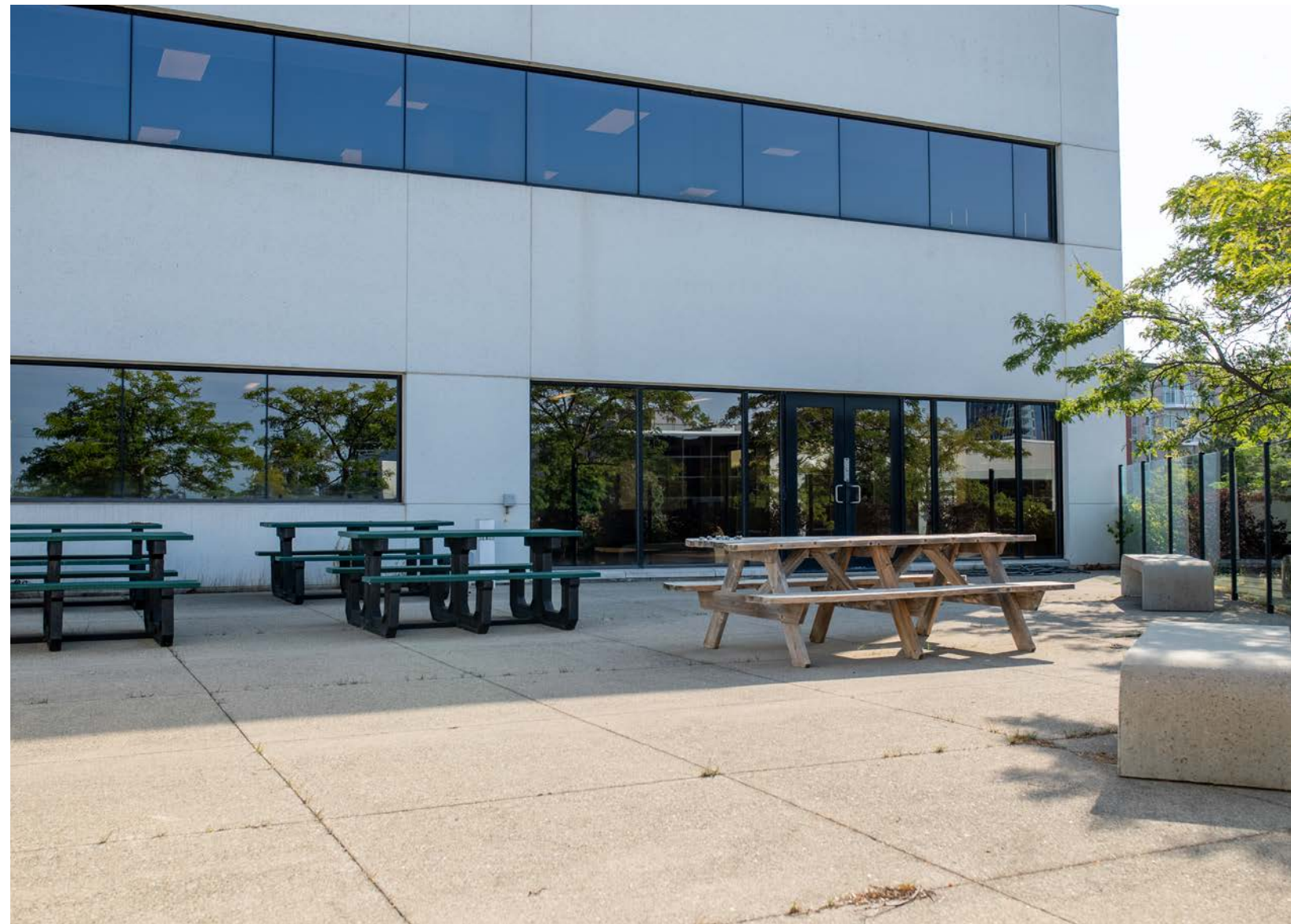
AVAILABLE SPACE | 13,725 SF

LEASE RATE | \$13.50 / SF Net

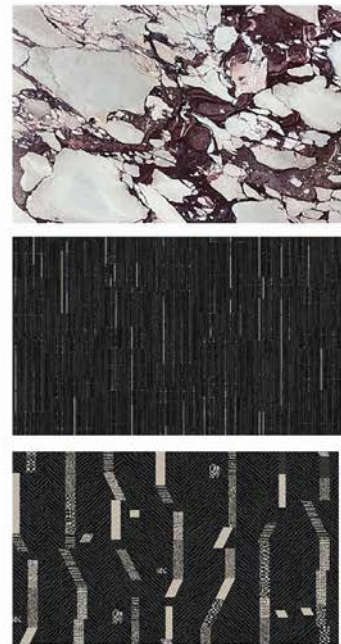
ADDITIONAL RENT | \$11.40 / SF

Positioned prominently at the front of the building, this notable unit offers dual exterior entry doors plus access through the common area. It has been recently updated with new flooring, kitchen, lighting, ceiling tiles and fresh paint.

The layout combines private offices, a spacious boardroom, and a gym complete with showers and lockers, making it a versatile option for any business. This unit has a large private patio at the front of the site.



DESIGN MOCKUP



SUITE 101 FLOOR PLAN



SUITE 103

AVAILABLE SPACE | 5,819 SF

LEASE RATE | \$16.00 / SF Net

ADDITIONAL RENT | \$11.40 / SF

This corner unit boasts an abundance of natural light, featuring large windows and a double door entry. The suite includes a thoughtfully designed open concept layout, complete with a boardroom, multiple meeting rooms, a kitchen, and a dedicated server room.

The space showcases a unique blend of exposed deck ceiling and updated ceiling tiles, with new lighting and HVAC systems already in place. This suite is a blank canvas, ready for a tenant to infuse their branding and personal touches.



SUITE 104

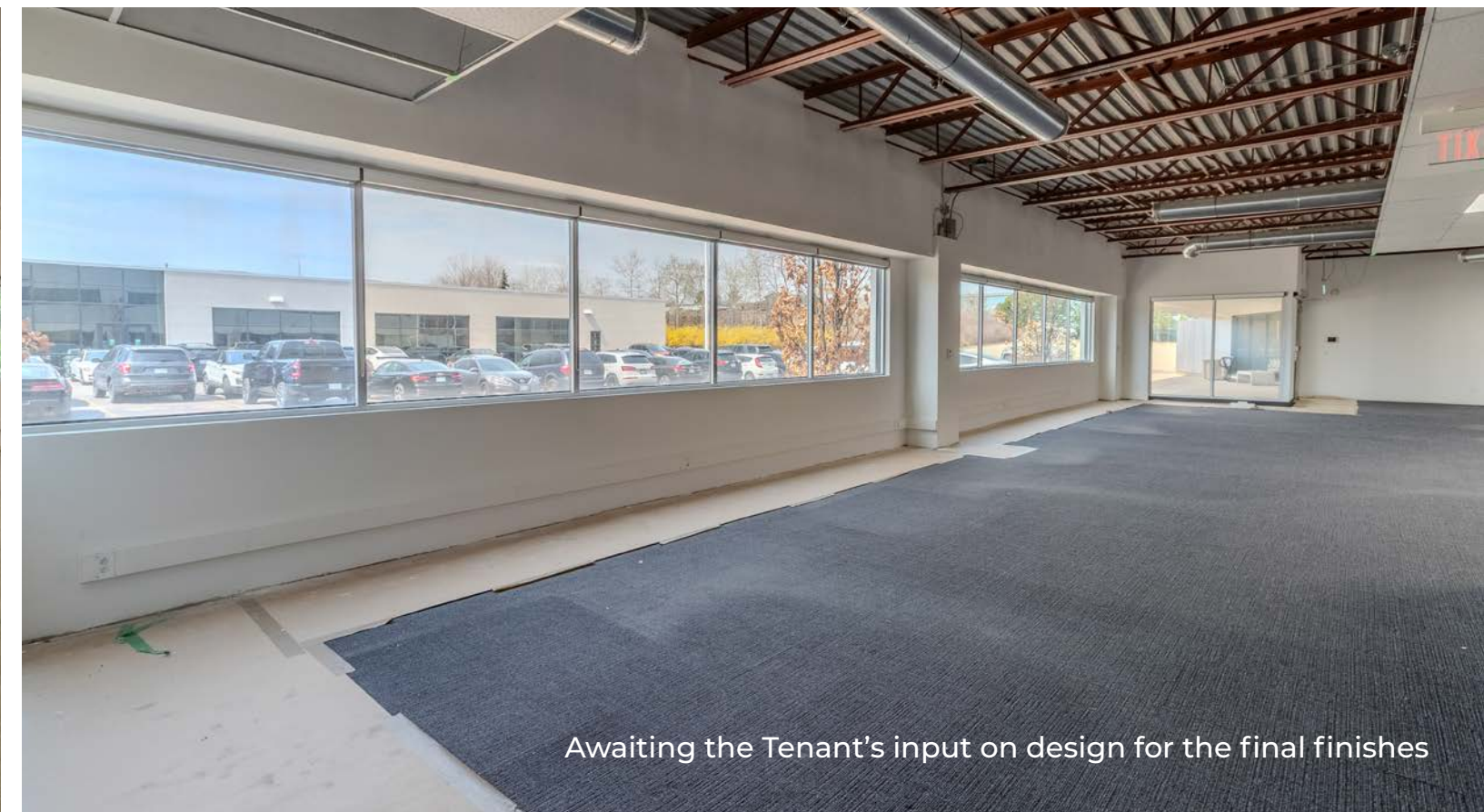
AVAILABLE SPACE | 7,896 SF

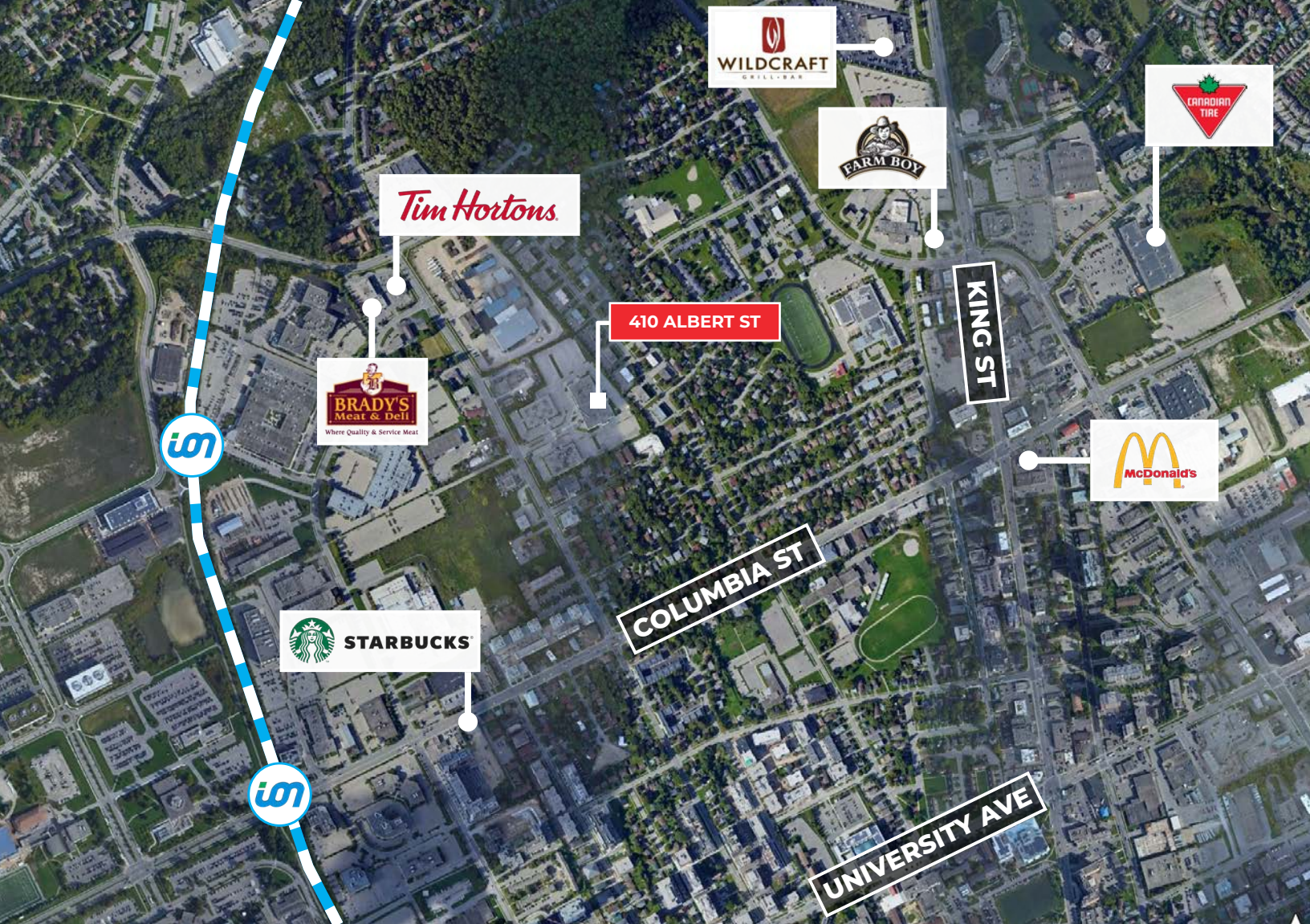
LEASE RATE | \$16.00 / SF Net

ADDITIONAL RENT | \$11.40 / SF

Offering double-entry doors from the parking lot as well as access through the common area, this suite presents a flexible layout ideal for customization. There's potential to install a dock-level door or additional double doors for loading needs.

The current build-out features an open office area, several board and meeting rooms, along with shower and washroom facilities. This construction is in a holding pattern, awaiting tenant input to finalize its design, with Suites 101 and 103 serving as inspiring models.





ONLY 2.5 KM (6 MINUTES) TO HIGHWAY 85 / 7 ACCESS

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**Broker *Sales Representative