

FOR LEASE

WHITNEY
Commercial Real Estate Services

560 PARKSIDE DR, WATERLOO - UNIT 401



TURNKEY OFFICE SPACE IN NORTH WATERLOO

9,940 SF of recently renovated, turnkey office space in North Waterloo.

The unit features secured access, a large reception area, private offices, open space, boardroom, meeting rooms, kitchenette, lunchroom with large skylight and washrooms. The unit also includes 1,000 SF of assembly space with an 8' x 9' drive in door and 187 SF of mezzanine. Ideal space for any service provider based business or advanced technology companies looking to expand into turn key space. Located within walking distance to LRT station and many other amenities.

Benefit from drive up parking and low CAM fees in this well located and professionally maintained complex.

BUILDING AREA | 9,940 SF

ZONING | (H)E2A-81

DRIVE-IN DOORS | 1 (8' x 9')

LEASE RATE | \$15.00 / SF Net

ADDITIONAL RENT | \$5.58 / SF



FLOOR PLAN

9,940 SF



1,000 SF
Assembly Space



Transit
Nearby



On-site
Parking



Highway
Nearby



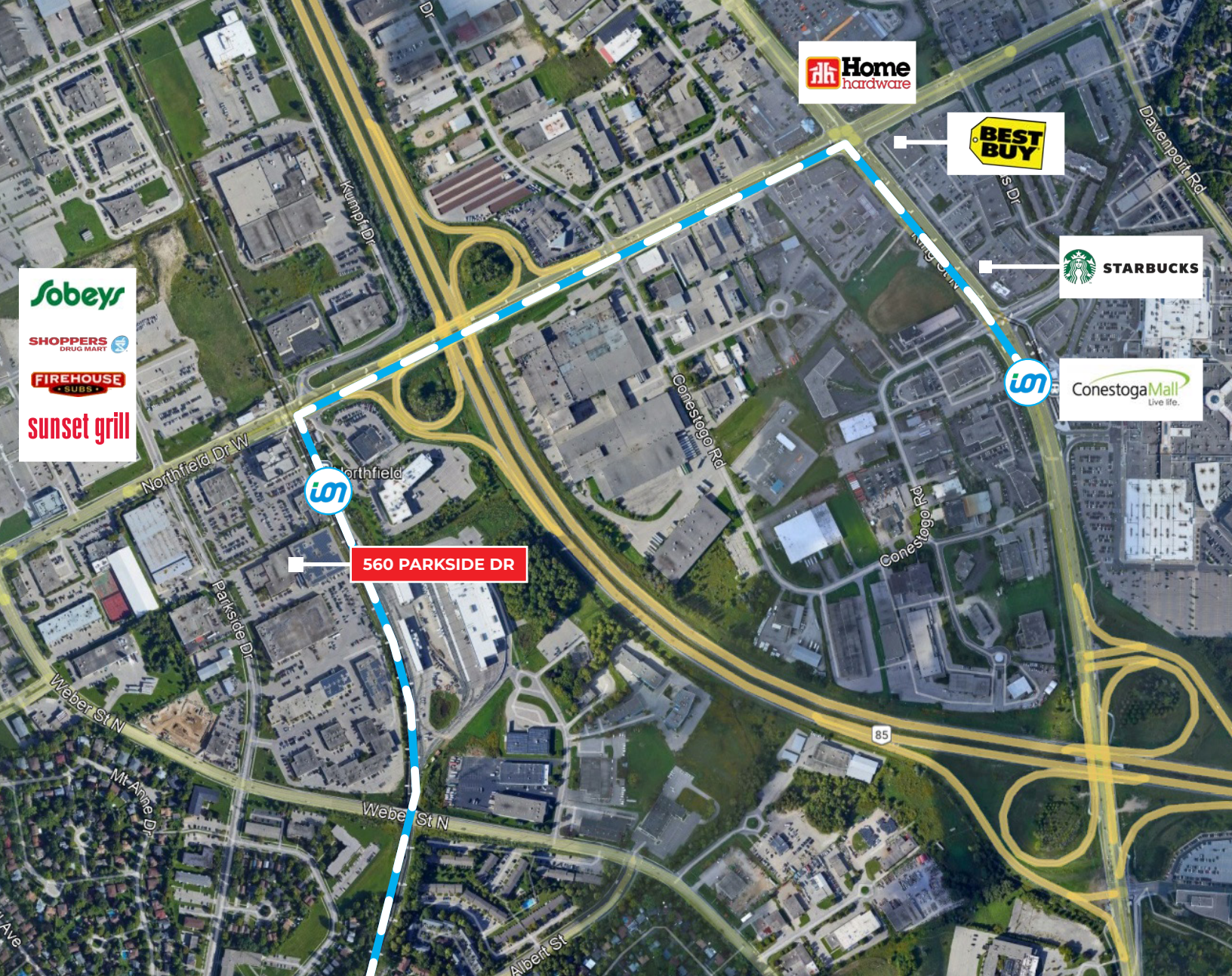
Amenities
Nearby



Secured
Access

PERMITTED USES (Complete list available upon request)

- Advanced Tech
- Artist Studio (Class B)
- Automobile Service Centre
- Business Incubator
- Communication Production
- Custom Service Shop
- Data Centre
- Industrial Assembly
- Industrial Manufacturing
- Industrial Processing
- Something here
- Something here



Contact us for more information



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**Broker *Sales Representative