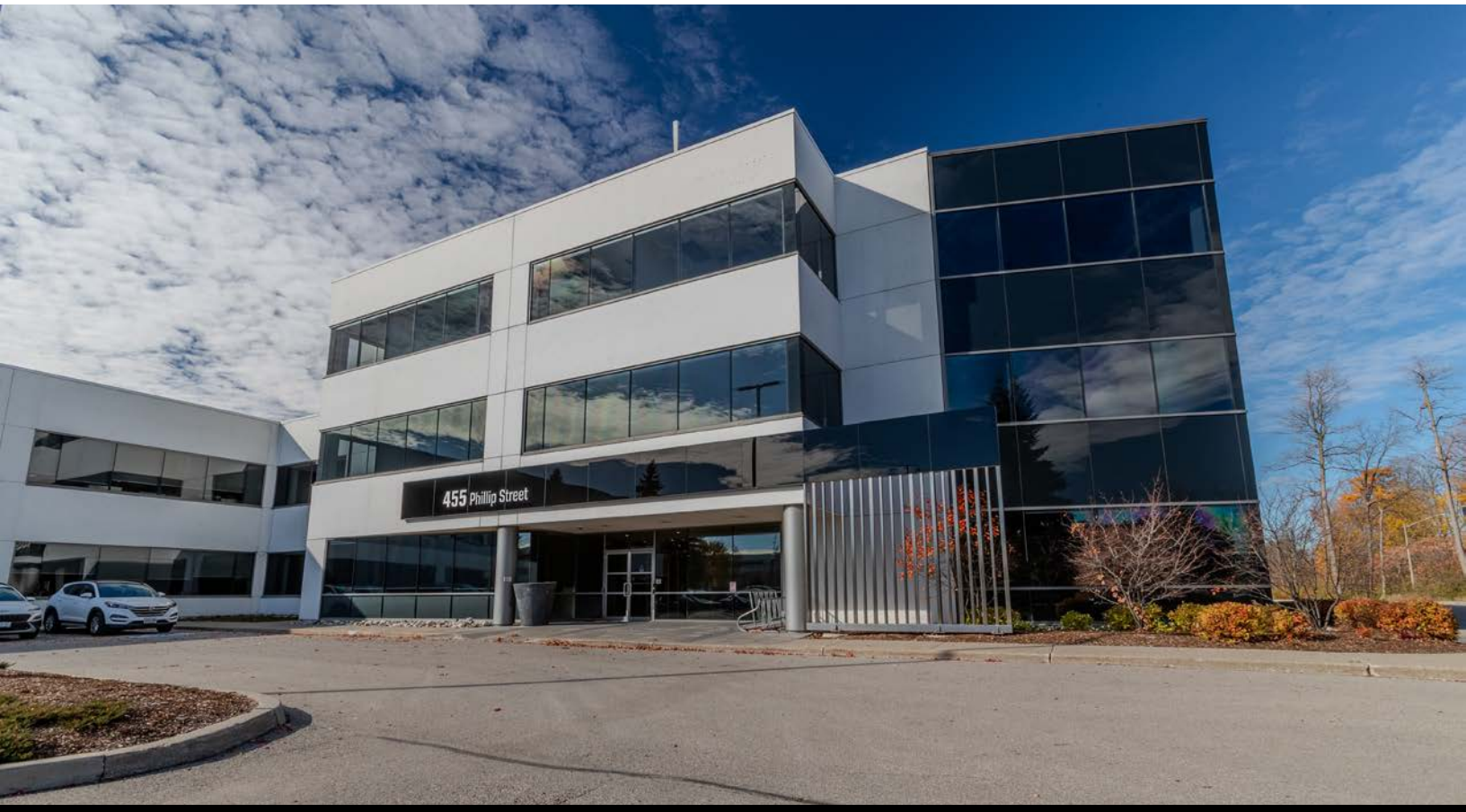
# FOR LEASE

WHITNEY
Commercial Real Estate Services

## 455 PHILLIP ST, WATERLOO




## UP TO 47,204 SF OF OFFICE SPACE OVER THREE LEVELS AT FACTORY SQUARE

5,000 - 47,204 SF of office space, spread across three floors. A great opportunity to work with the Landlord to create the perfect layout for your business.

Large windows with natural light. Located in Factory Square Campus located in Waterloo's Innovation Hub. Located amongst other technology companies in the Idea Quarter and is within a short walking distance to the University of Waterloo and WLU.

The property is adjacent to the Research and Technology Park and LRT stop. On-site parking. Building signage. Opportunity to enter the Factory Square portfolio. This space was previously occupied by a technology company.

**AVAILABLE SPACE** | 5,000 - 47,204 SF

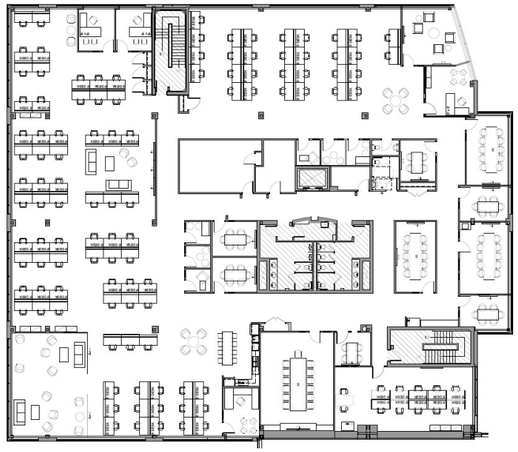
**LEASE RATE** | $15.00 / SF Net

**ADDITIONAL RENT** | $13.78 / SF

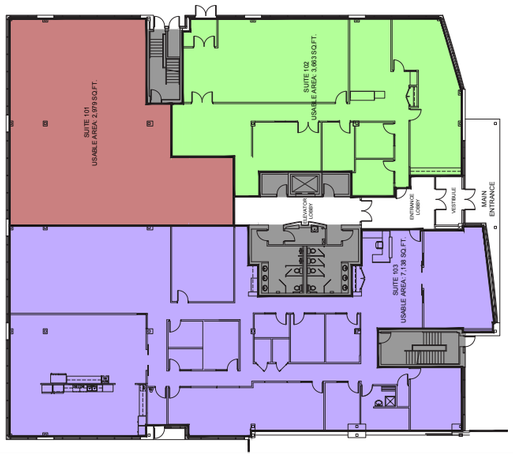
**ZONING** | (H)E2B-40

# FLOOR PLANS - 5,000 - 47,204 SF

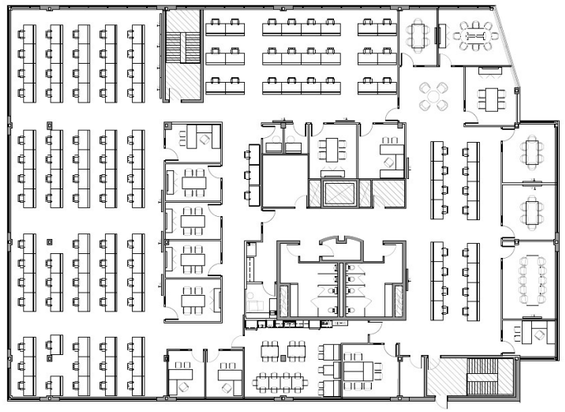
MAIN LEVEL - 16,133 SF



SECOND LEVEL - 17,387 SF




MAIN LEVEL DEMISED OPTION



THIRD LEVEL - 13,684 SF

Quality Build Out

On-site Parking

Natural Light

LRT Station Nearby

## 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)
- Major Office
- Medical Clinic
- Office
- Printing Establishment
- Tech Office
- Training Facility

## About Factory Square

Welcome to the Factory Square Campus, a premier 530,000 SF tech office campus in Waterloo.

This space is perfect for businesses of all sizes and stages, from start-ups to established corporations.

Located in the heart of Waterloo's tech and university community, the Factory Square Campus offers easy access to talent, resources and networking opportunities. The campus is close to the LRT and offers free on-site parking, making it convenient for employees and clients.

Office, advanced tech and retail spaces are currently available. Features include high ceilings and large windows that flood the space with natural light. The open floor plan allows for flexible work areas and collaboration.

Tenants of all 3 buildings can enjoy the outdoor courtyard and lounge located at 451 Phillip.

Kipling

Factory Square is operated by Kipling Group Inc. Kipling Group Inc offers customized commercial and residential property management services to address the needs of diverse clientele and provide well-executed strategies that offer value for tenants and residents.

## Contact us for more information

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