

# 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 - 6,148 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.

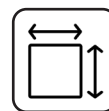
Located in a highly convenient area, this space offers excellent signage opportunities to enhance your business visibility. The unit is divisible, providing flexibility to cater to your specific needs. Stay connected with Rogers and Bell fibre optics readily available, ensuring high-speed internet access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

**AVAILABLE SPACE** | 2,036 - 6,148 SF

**LEASE RATE** | \$18.00 / SF Net

**ADDITIONAL RENT** | \$9.50 / SF

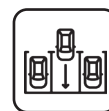
**ZONING** | E2B-27



Demisable Space



Signage Opportunities



On-Site Parking



Landlord On-site



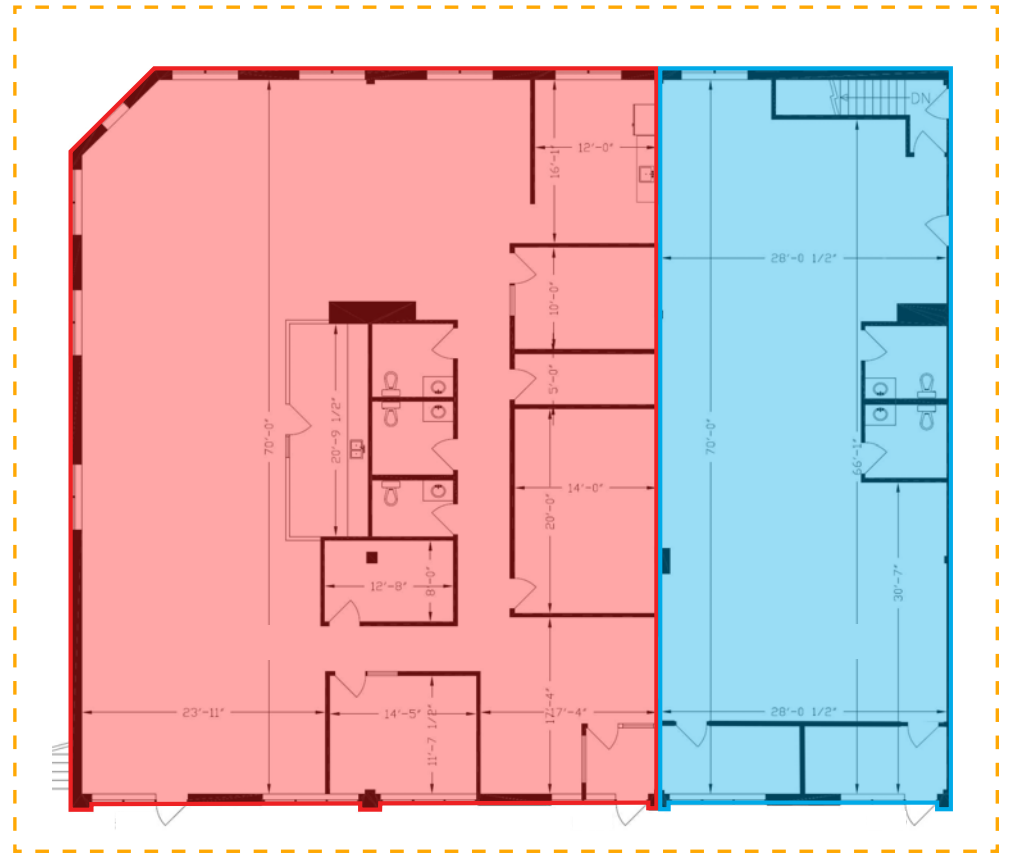
**UNIT 202 & 203**

**UNIT 210**

# UNIT 202 & 203

UNIT 202	4,112 SF
UNIT 203	2,036 SF
UNIT 202 & UNIT 203	6,148 SF

**UNIT 202 & UNIT 203**  
6,148 SF



**UNIT 202**  
4,112 SF

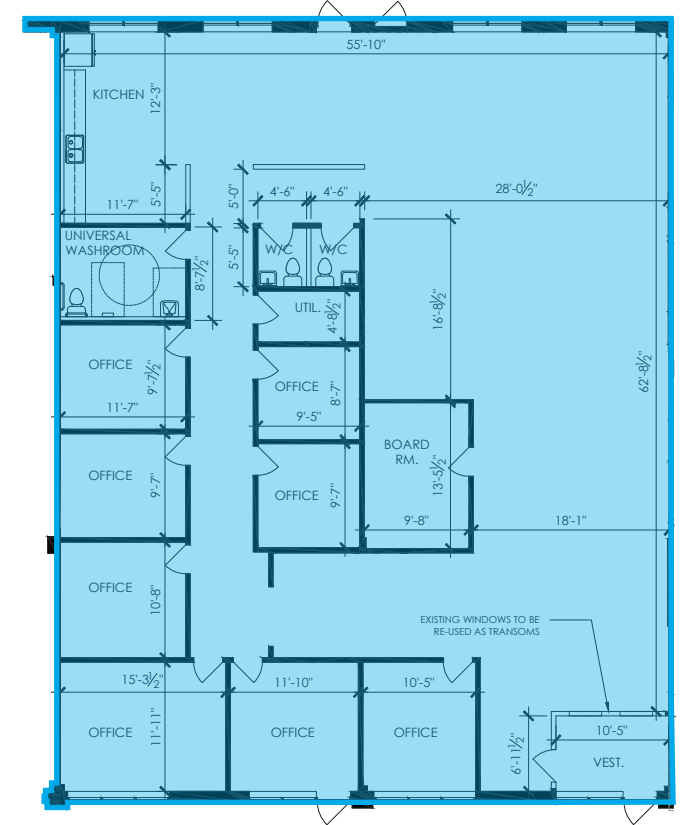
**UNIT 203**  
2,036 SF



# UNIT 210

UNIT 210	4,094 SF
----------	----------

THIS IS A CONCEPT FLOOR PLAN AND IT VARIES FROM THE EXISTING FLOORPLAN



**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



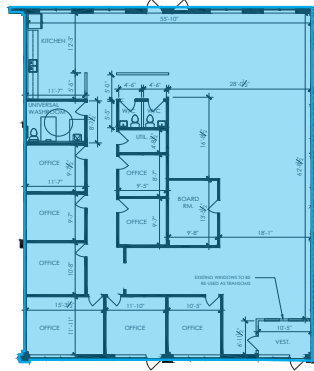
## UNIT 202 & 203

AVAILABLE SPACE | 2,036 - 6,148 SF

LEASE RATE | \$18.00 / SF Net

ADDITIONAL RENT | \$9.50 / SF





UNIT 210

CONCEPTUAL PLAN

UNIT 210

AVAILABLE SPACE | 4,094 SF

LEASE RATE | \$18.00 / SF Net

ADDITIONAL RENT | \$9.50 / 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](mailto:ginger.whitney@whitneyre.com)



**Jack Hayward**  
 Sales Representative  
 519.270.3314  
[jack.hayward@whitneyre.com](mailto: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](http://www.whitneyre.com)

The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information"), is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representations as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the Information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2025

\*\*Broker \*Sales Representative