

FOR LEASE



Fully Built-Out Office Space Available for Lease

554

PARKSIDE DRIVE
WATERLOO, ONTARIO
Unit 101, 101A, 101B

WHITNEY
Commercial Real Estate Services

Fully Built-Out Office Space Available for Lease

End unit on the corner of Weber Street and Parkside Drive. Space has reception, private offices, boardroom, meeting room, kitchenette and washrooms. Six private offices have ample amount of natural light. Ideal for any professional service company looking for fully built-out space with drive-up parking and great exposure. Located within walking distance to new LRT station, Sobeys and many amenities. Benefit from low CAM fees in this well located and professionally maintained complex.

UNIT 101

AVAILABLE SPACE | 5,000 SF

LEASE RATE | \$14.00 / SF Net

ADDITIONAL RENT | \$7.76 / SF

ZONING | E2-27

UNIT 101A

AVAILABLE SPACE | 2,500 SF

UNIT 101B

AVAILABLE SPACE | 2,500 SF



PERMITTED USES

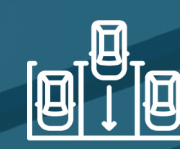
- Advanced Tech
- Business Incubator
- Communication Production
- Data Centre
- Government Use
- 'Light' Industrial Assembly Related To Advanced Tech
- 'Light' Industrial Manufacturing Related To Advanced Tech
- Makerspace (Class A)
- Major Office
- Medical Clinic
- Office
- Parking Facility (Restricted To Structured Parking)
- Printing Establishment
- Tech Office
- Training Facility



LRT
Nearby



Close Proximity
to Highway #85



Drive-Up
Parking

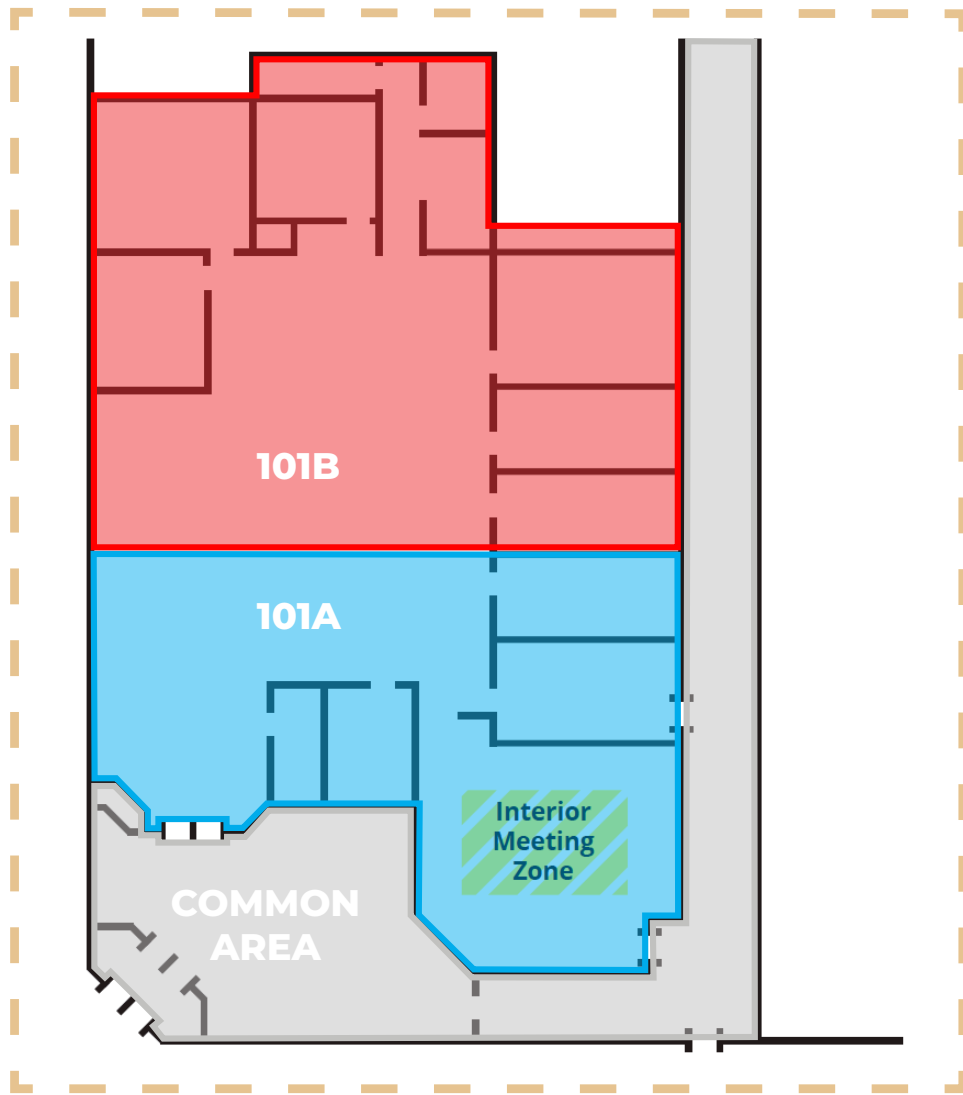


Abundance
of Light



FLOOR PLAN

Unit 101 - 5,000 SF



Parking Lot

101 - 5,000 SF

101A - 2,500 SF

101B - 2,500 SF

COMMON AREA



Contact Listing Agents to schedule a tour!



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**Broker *Sales Representative