

For Lease **Turnkey Flex Office Space**

15,956 Square Feet

419

PHILLIP STREET,
WATERLOO



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419 Phillip Street offers turnkey flex office space in the world-class Idea Quarter in Waterloo.

419 Phillip Street is strategically positioned in the Idea Quarter, centre ice for the tech scene in Waterloo. The building is positioned along the LRT corridor and is within a short 500m walk of the Research & Technology Station. The location is well serviced by area amenities including dining options, convenience retail and services. The available suite is fully finished with a mix of private offices and open concept areas. The in-place furniture can be available to the new tenant.



Professionally
Managed



Idea Quarter
Location



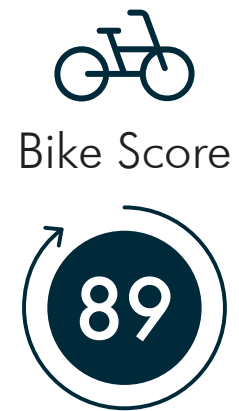
Close Proximity
to Transit



Property Details

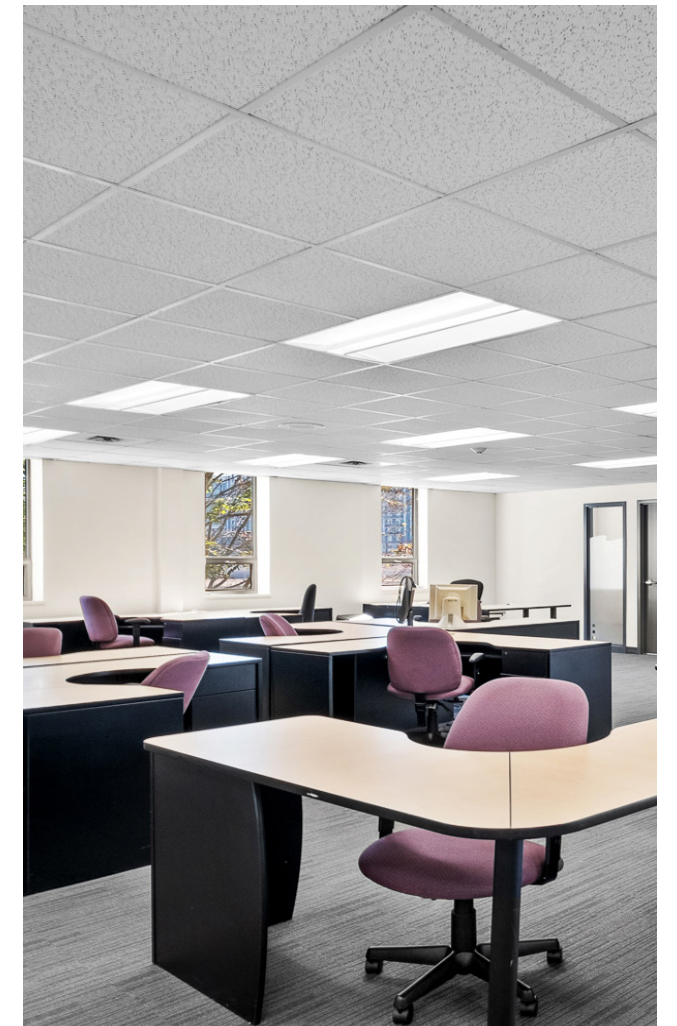
Available Size	15,956 sq. ft.
Zoning	EA-81
Proximity to Highway 7/8	3.5 KM
Proximity to LRT	0.5 KM
Parking	Ample on-site surface parking at no additional cost
Utilities	Included in additional rent
Additional Rent	\$11.25 per sq. ft.
Asking Lease Rate	\$14.50 per sq. ft.





Location Overview

419 Phillip Street, Waterloo is exceptionally well located providing quick access to area highways and major thoroughfares. The site is positioned within close proximity of Highway #7/8 and Highway #401, providing quick access to the Greater Toronto Area and U.S. border crossings. 415 Phillip is located in “Canada’s Technology Triangle” known for its significant number of technology and startup companies. Waterloo, Ontario offers a strong local labour pool and the city is within commuting distance of Kitchener, Cambridge, Guelph, Brantford, Mississauga, Milton, Hamilton and several other communities in between.



Floor Plan



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FOR MORE INFORMATION, PLEASE CONTACT

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