

For LEASE

WHITNEY

Commercial Real Estate Services

415 Phillip Street

Waterloo | Ontario



MARSLAND
CENTRE LIMITED

BRIGHT & MODERN OFFICE



Close proximity to conservation area



Multiple Transit options: GRT, GO, ION



Close proximity to many dining locations



1,000+ condo units within walking distance



Highly educated workforce

Units Available:

Suite 1 & 3

Size:

5,996-17,381 SF

Lease Rate:

\$15.50/SF

Additional Rent:

\$10.01/SF

Includes Utilities

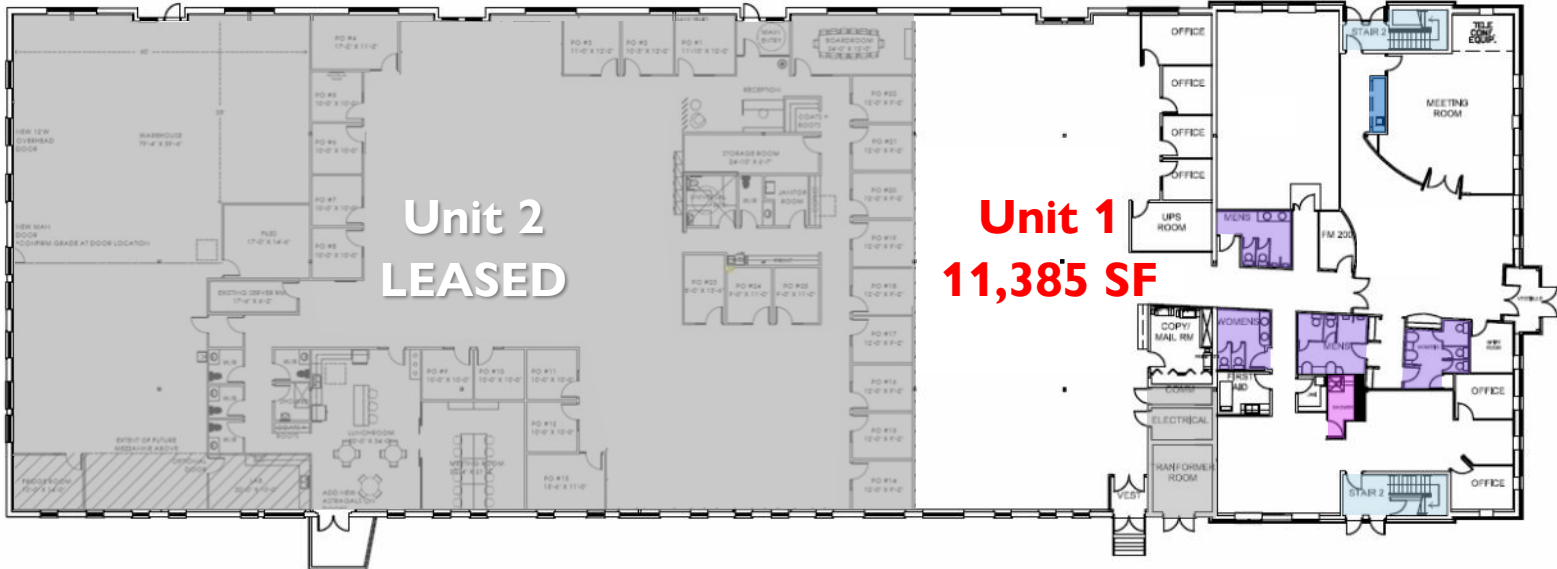
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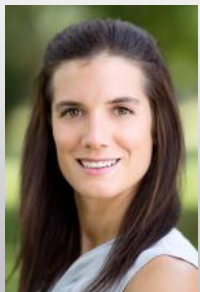
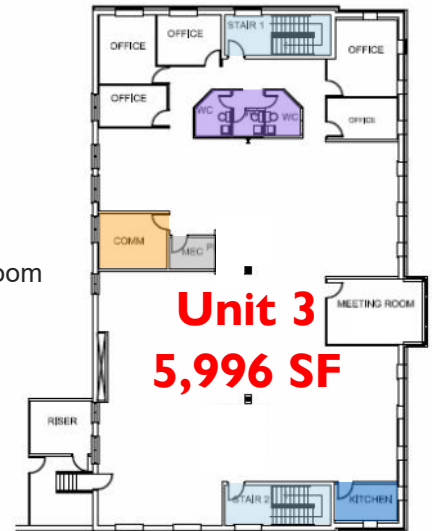
FLOOR PLAN



BUILDING FEATURES:

- 5,996-17.381 SF of office space
- Private offices, meeting rooms, boardrooms, server room, washrooms, shower, kitchenettes
- Customize the design of your office space
- Free on-site parking 3.2 spots/1,000 SF
- Located in the IDEA Quarter
- Close proximity to University of Waterloo
- Exterior building signage
- Tenant Expansion Program available

- Shower
- Washrooms
- Kitchenettes
- Stairways
- Server/Data Room



Ginger Whitney, SIOR, CCIM

Broker, Vice President

519.590.5242

ginger.whitney@whitneyRE.com

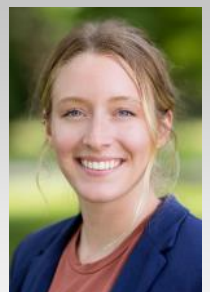
FOR MORE INFORMATION PLEASE CONTACT:

Steph Snyder

Sales Representative

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