

## Prestigious Office Space Available - IQ District

### 445 Wes Graham Way

Waterloo, Ontario, Canada

Great Class A tech office space located in the David Johnston Research & Technology Park at the University of Waterloo.

#### Available

**Suite 104, ground floor** - 2,980 sq ft

**Suite 202, 2nd floor** - 15,132 sq ft

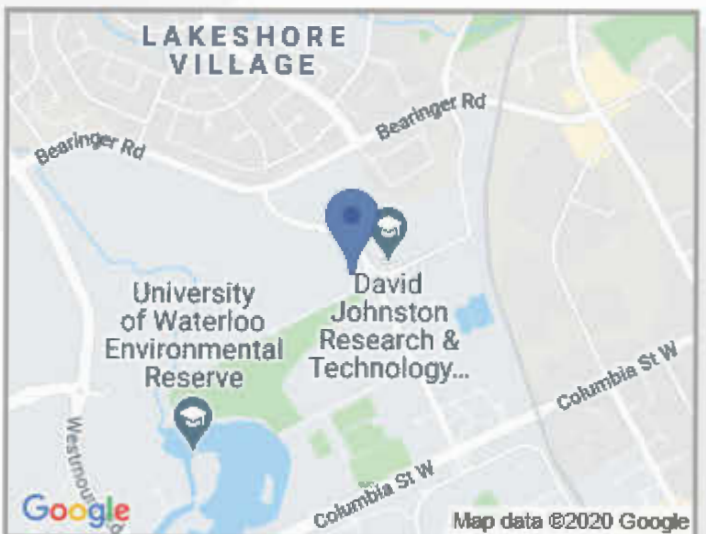
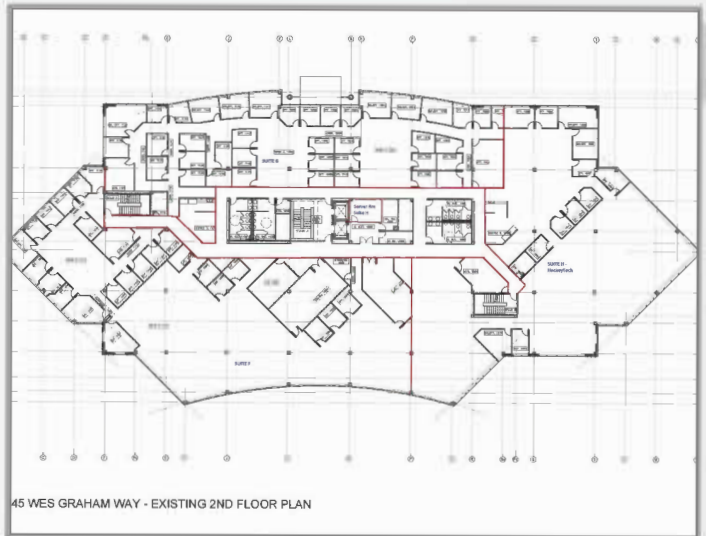
**Suite 203, 2nd floor** - 10,925 sq ft

#### Rates

- ▶ Net Rental Rate: \$16,00 per sq ft
- ▶ TMI (2010 est): \$10.22 per sq ft

#### Specifications

- ▶ Landlord will customize space based on Tenant's requirements - Existing High level of finish
- ▶ 3 storey, 2 elevators, large common area bistro/ games room
- ▶ High energy efficiency
- ▶ Large ratio free parking onsite
- ▶ Bike storage & showers onsite
- ▶ 24 Hour Access / Card Key Security Access
- ▶ Close to ION LRT R&T Park station & Accelerator Centre
- ▶ Park, walking trails & frisbee golf course in immediate vicinity



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