

**FOR LEASE**

**WHITNEY**  
Commercial Real Estate Services

**415 Phillip Street**  
Waterloo | Ontario

  
**MARSLAND**  
CENTRE LIMITED



**Office Space Available**  
in the IDEA Quarter

SPACE AVAILABLE:

**35,319 SF**

NET RENT:

**\$10.95/SF**

ADDITIONAL RENT:

**\$10.01/SF**

Includes Utilities

519.746.6300

WHITNEYRE.COM

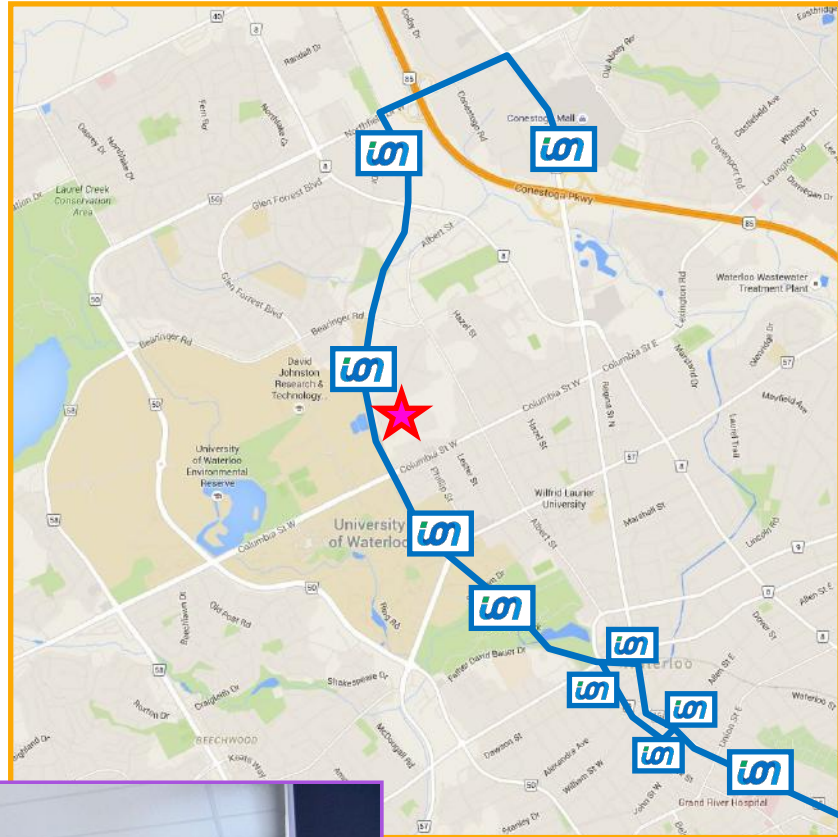
# 415 Phillip Street, Waterloo

## BUILDING FEATURES:

- 35,319 SF of office space
- Private offices, meeting rooms and boardrooms, server/data rooms and kitchens in place
- Customize the design & upgrade of your office space
- High ceiling height potential
- Potential for roof top patio
- Free on-site parking
- Located in the IDEA Quarter
- Close proximity to University of Waterloo
- Exterior building signage
- Tenant Expansion Program available



## FUTURE LRT ROUTE





## MARSLAND CENTRE LIMITED

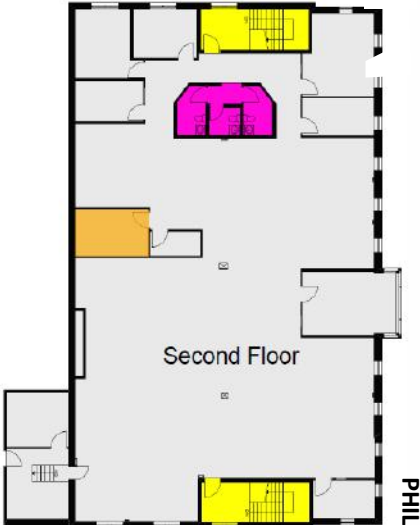
**Building Total = 35,319 SF**

### MAIN FLOOR



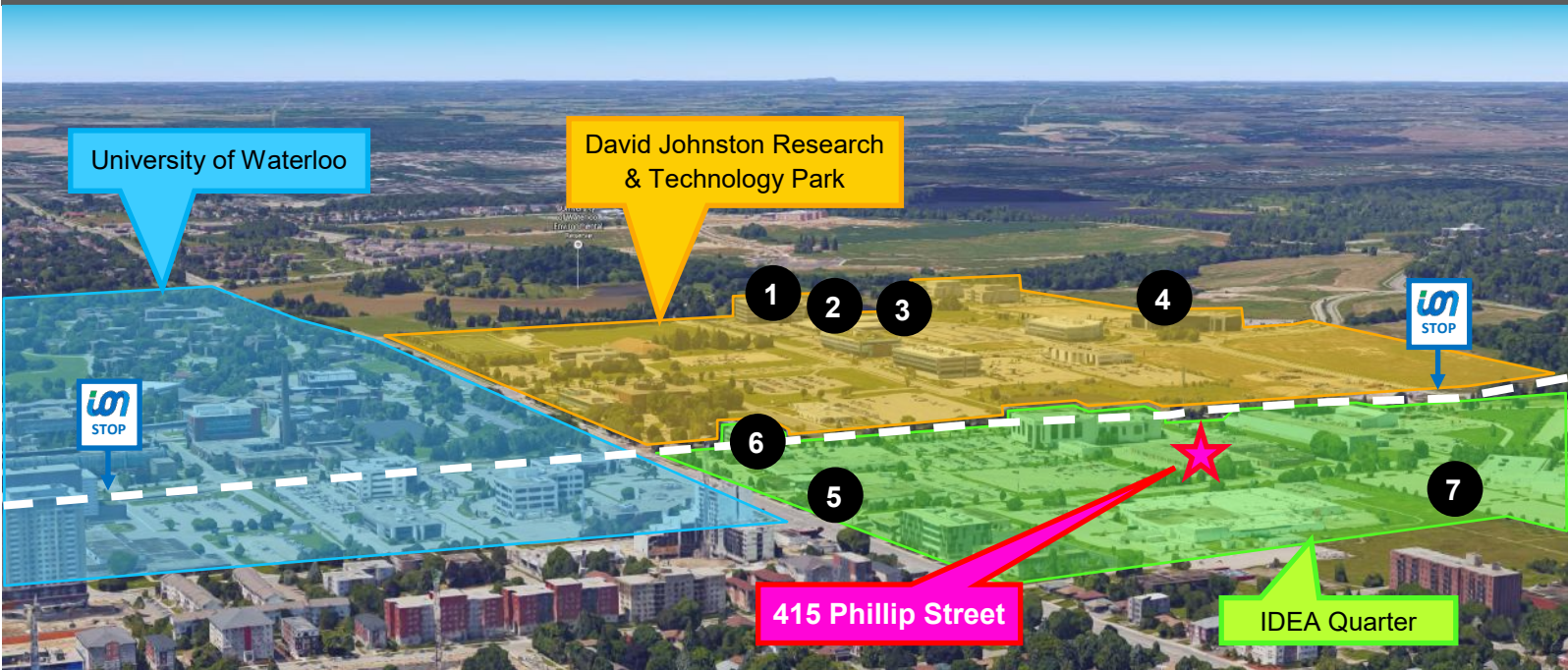
- Washroom
- Shower
- Kitchen
- Stairway
- Building Systems Areas
- Server/Data Room

### SECOND FLOOR



# FOR LEASE

# 415 Phillip Street, Waterloo



1	<b>OPENTEXT</b> THE CONTENT EXPERTS	5	<b>MAGNET</b> FORENSICS
2	<b>Miller Thomson</b> lawyers   accountants	6	<b>BigRoad</b>
3	<b>accelerator</b> centre	6	<b>auvik</b>
4	<b>SAP</b>	7	<b>Matter of Taste</b> COFFEE BAR

The Idea Quarter is comprised of the Phillip/Columbia Street corridor and the David Johnston Research & Technology Park. Its mission - Create a vibrant epicentre for world changing ideas by bringing together the brightest people, most innovative companies, and best resources.



FOR MORE INFORMATION PLEASE CONTACT:

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