



CLASS 'A' OFFICE & FLEX SPACE FOR LEASE

2415 UNIVERSITY AVE E
WATERLOO, ON



**CUSHMAN &
WAKEFIELD**
Waterloo Region

WELCOME TO 2415 UNIVERSITY

2415 University Avenue East in Waterloo, Ontario is a modern best-in-class two-storey office building that offers excellent opportunities for businesses seeking professional office, R&D and medical space in a prime location. Conveniently situated at the corner of University Avenue East and Northfield Drive East, you are close to everything North Waterloo has to offer, and, with close access to the LRT stop at Conestoga Mall and the Expressway, the rest of the Region. 2415 University offers ample parking, fiber to the building, and EV chargers for tenants and visitors. Part of the ground floor is currently occupied by Backworks physiotherapy. The available main floor space comes with two grade level doors, making it ideal for flex tenants such as R&D, laboratory, and other advanced tech users. The building is located near a variety of amenities including restaurants, recreation, and business services.



LEASE RATE
\$14.95 PSF Net



TMI
\$10.25 PSF
(2023)



ZONING
E1-27



TOTAL AVAILABLE
Up to 14,741 SF

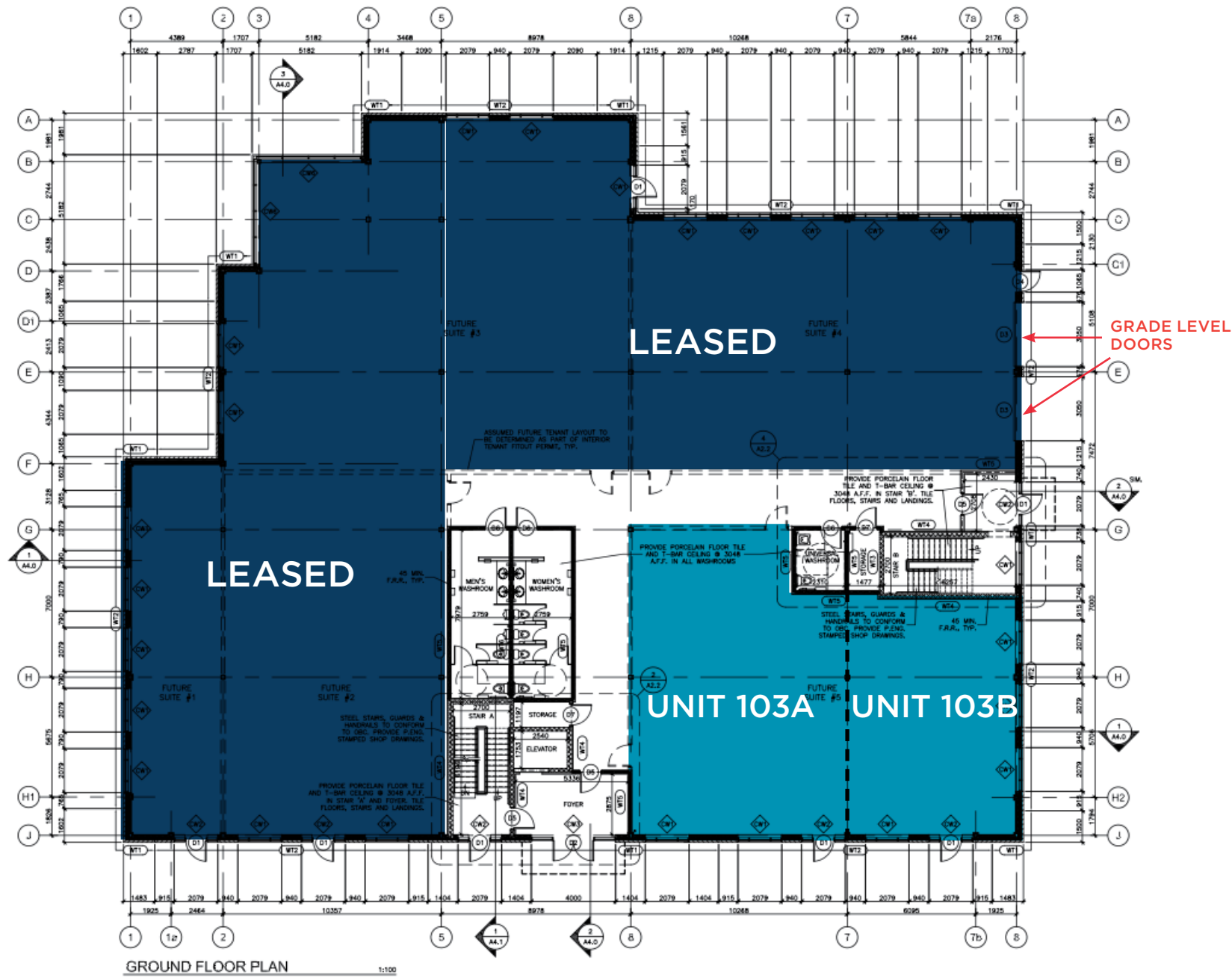


IMPROVEMENT ALLOWANCE
\$10.00 PSF on 5-year lease
\$20.00 PSF on a 10-year lease



FLOOR PLANS

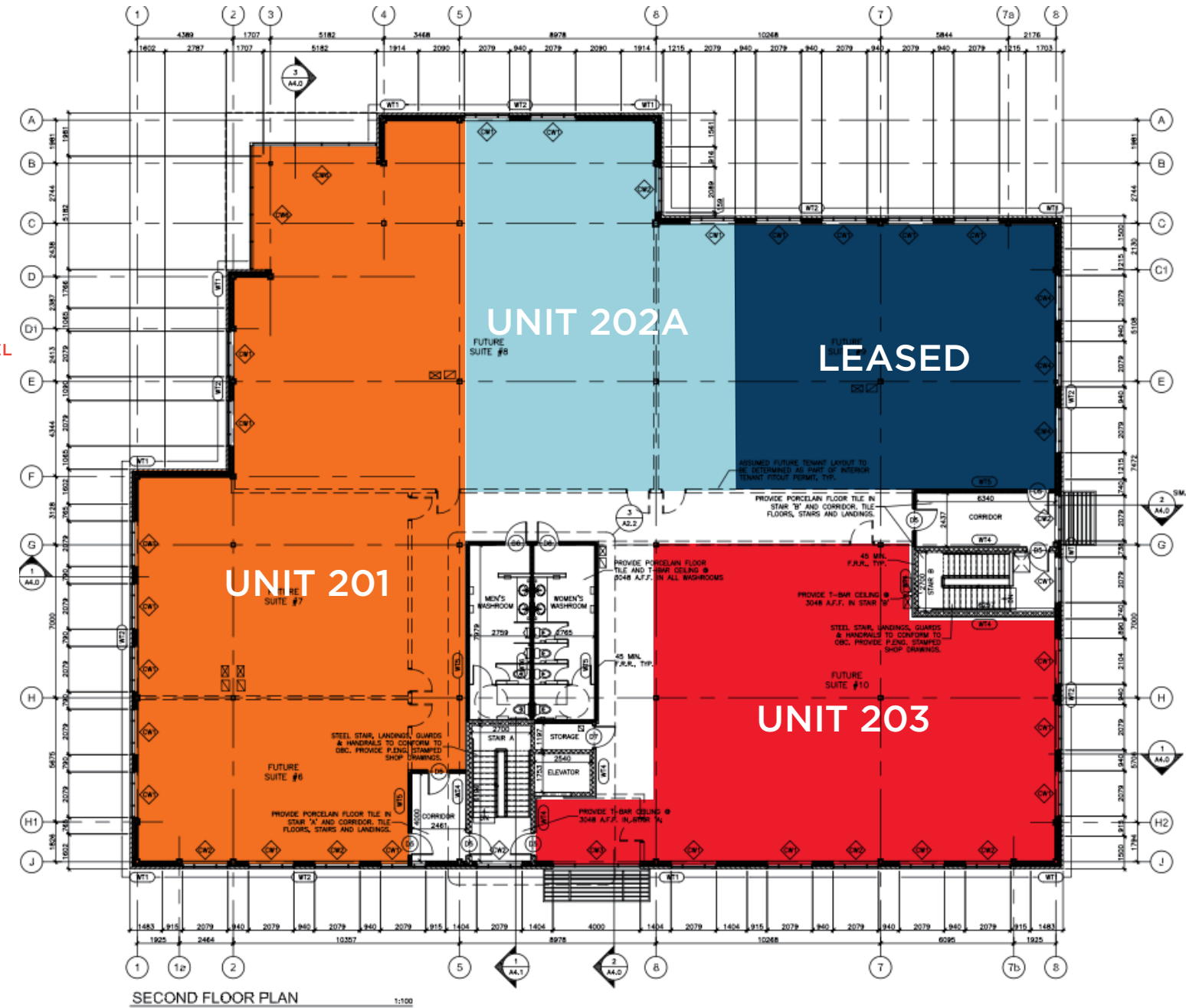
FIRST FLOOR



AVAILABLE CONFIGURATIONS

| | |
|-----------|----------|
| Unit 103A | 2,098 SF |
| Unit 103B | 1,110 SF |
| Unit 103 | 3,208 SF |

SECOND FLOOR



AVAILABLE CONFIGURATIONS

| | |
|-----------|----------|
| Unit 201 | 5,925 SF |
| Unit 202A | 2,593 SF |
| Unit 203 | 3,015 SF |

WATERLOO REGION

2ND FASTEST GROWING TECH TALENT MARKET IN NORTH AMERICA

Waterloo is a global hot spot for tech talent with one of the best technology schools and startup ecosystems in the world, and access to over 200,000 tech workers and 15,000+ tech companies within a one-hour drive.

WATERLOO

WORLD CLASS TALENT

Largest engineering university in Canada

WORK-READY GRADUATES

Largest post-secondary co-op program in the world

COST & RETENTION

Lower hiring costs and better retention rates

TORONTO - WATERLOO INNOVATION CORRIDOR

LARGE TECH TALENT POOL

15,000+ tech companies with over 200,000 tech workers



TORONTO

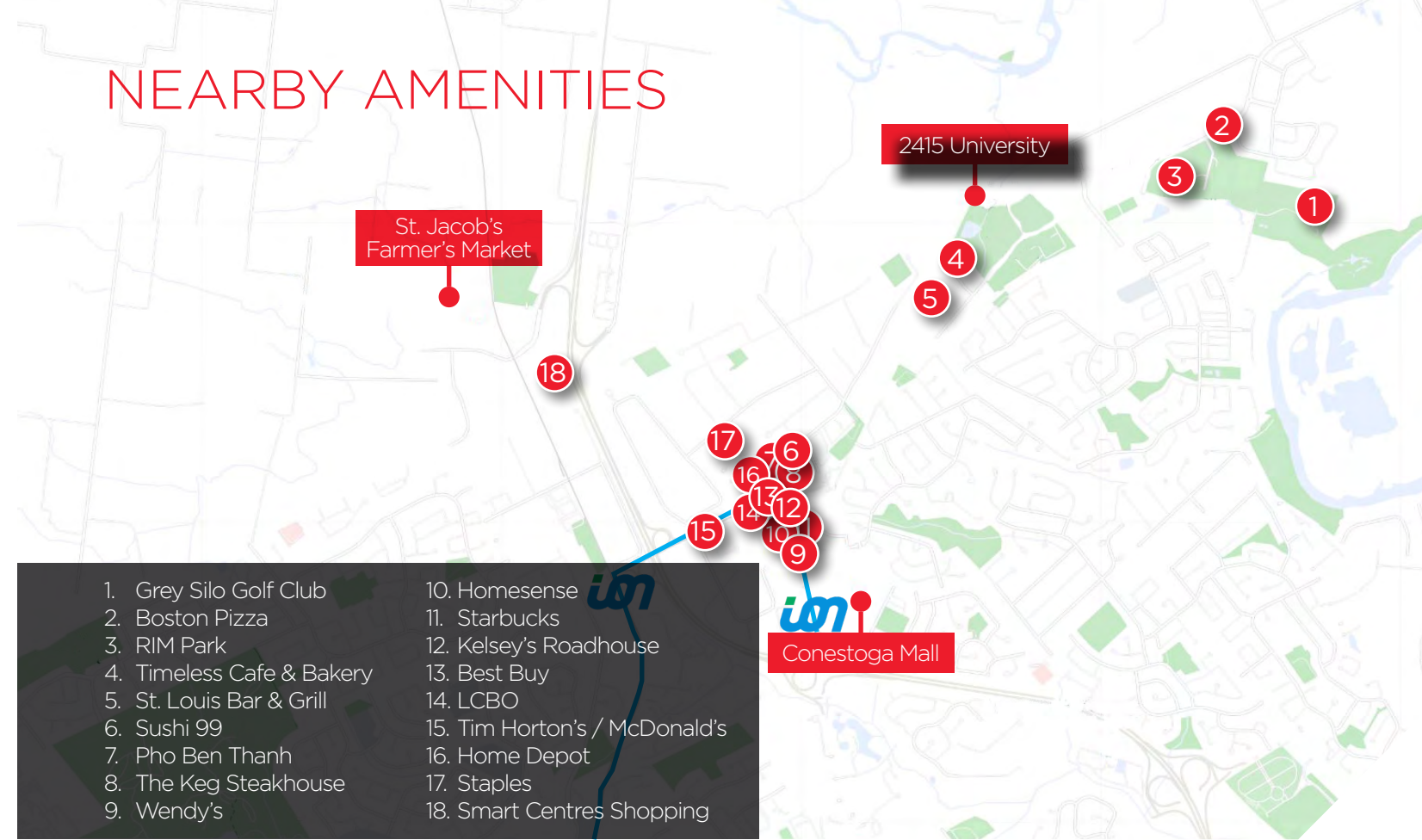
TECH TALENT GROWTH

Fastest-growing tech talent market in North America

GLOBAL & DIVERSE

4th-largest metropolitan area in North America

NEARBY AMENITIES



RESTAURANTS
in5km radius



COFFEE



BANKS
in5km radius



GROCERY



CLOTHING RE-

UNIVERSITIES & COLLEGES

423,000 students across 16 post-secondary institutions



Opportunity Awaits

FOR MORE INFORMATION:

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