

FOR SUBLEASE



Office / Warehouse Space Available

640

BRIDGE STREET W
WATERLOO, ONTARIO

WHITNEY
Commercial Real Estate Services

Office / Warehouse Space

Premier North Waterloo flex-industrial space available for Sublease.

This well-maintained property offers ample parking and 2 levels of collaborative workspace, lunch rooms, and private offices. The location also provides easy access to major highways and transportation routes, making it convenient for commuting or transporting goods.

There are also various dining options, including restaurants, cafes, and fast food options, as well as shopping centers and grocery stores within a short distance of the building.

AVAILABLE SPACE | 2,000 SF - 18,000 SF

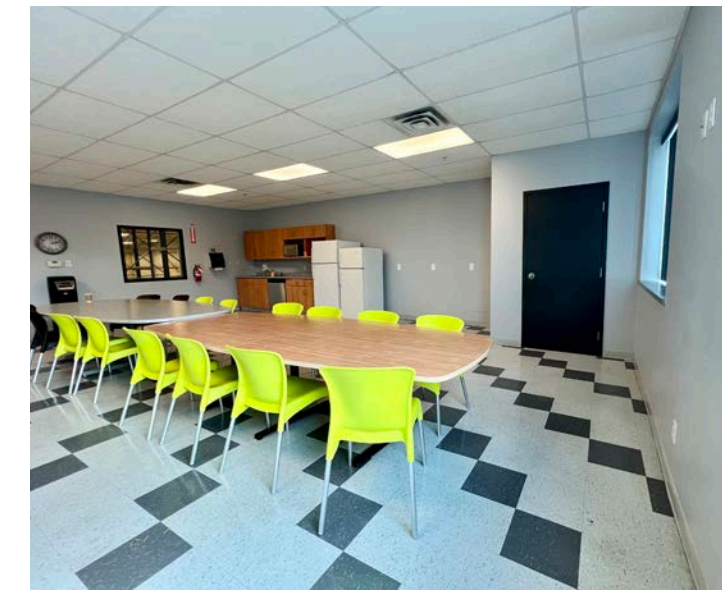
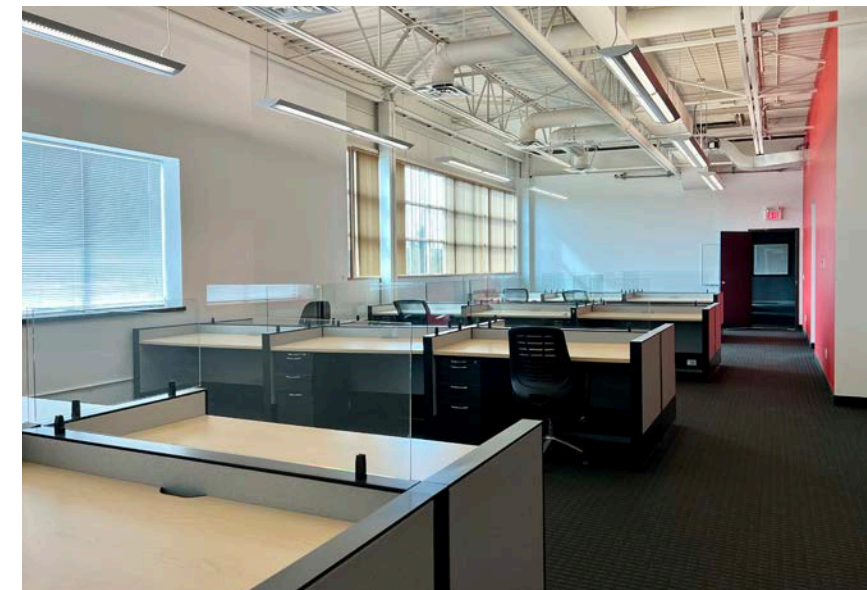
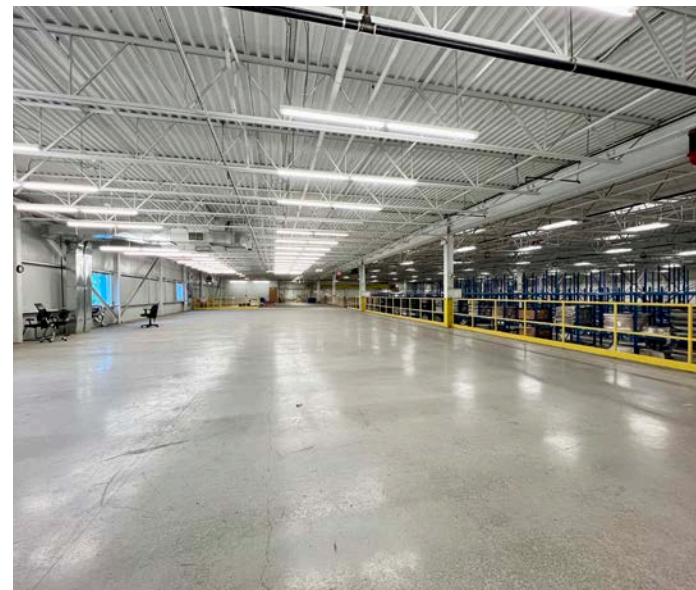
LEASE RATE | \$10 - \$14 / SF Gross Rent

ZONING | E1-27

CEILING HEIGHT | 12'

LOADING DOOR | 1 - 8' x 8' Drive-in Door

SUBLEASE EXPIRY | December 31, 2026



PERMITTED USES

- Advanced Tech
- Business Incubator
- Communication Production
- Data Centre
- Government Use
- 'Light' Industrial Assembly
- 'Light' Industrial Manufacturing
- 'Light' Industrial Processing
- Makerspace (Class A)
- Medical Clinic
- Office
- Printing Establishment
- Tech Office
- Training Facility



Close Proximity
to HWY 85



LRT
Nearby



On-site
Parking



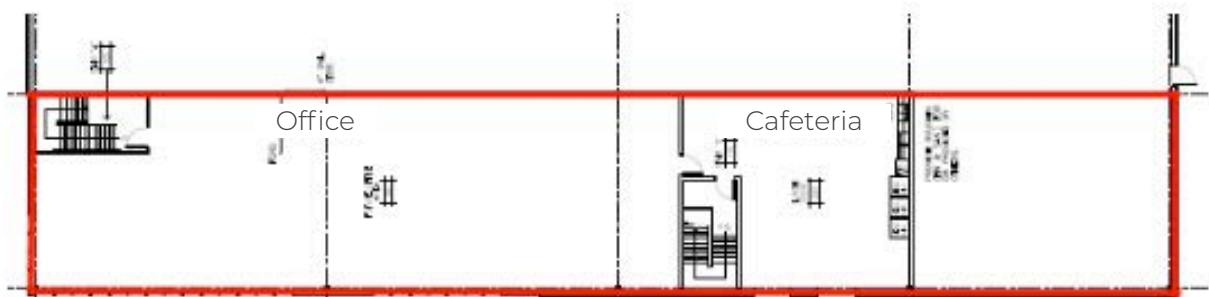
Nearby
Amenities

FLOOR PLANS

Main Floor



Second Floor





640 BRIDGE ST W

DISTANCE FROM 640 BRIDGE ST W, WATERLOO

HWY 85 - 3 KM
 HWY 401 - 22.9 KM

Guelph - 31.1 KM
 Brantford - 59.6 KM

Milton - 64 KM
 Hamilton - 72.9 KM

Toronto - 115 KM
 Waterloo Airport - 17 KM

Contact Listing Agents for more information.



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