

FOR LEASE

13,318 SF

410 ALBERT ST | WATERLOO | UNIT 100A

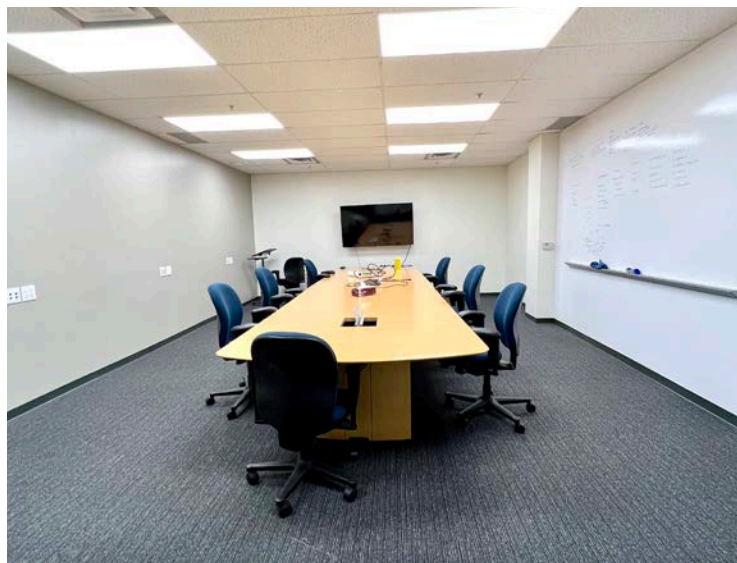
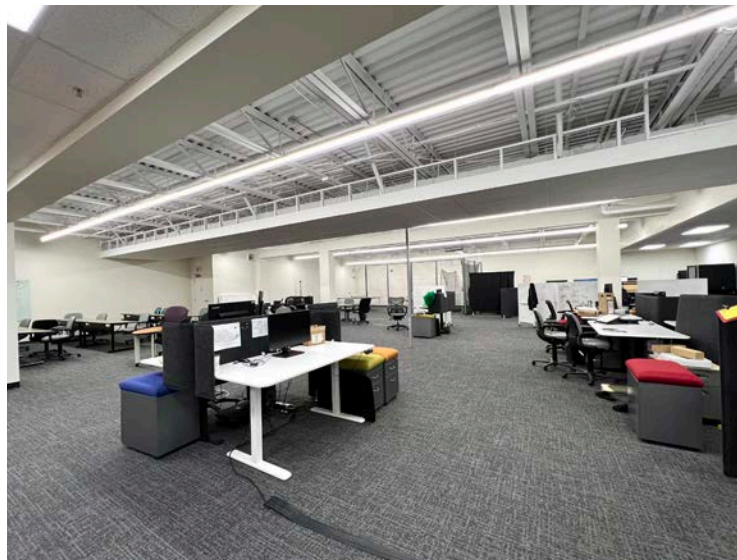
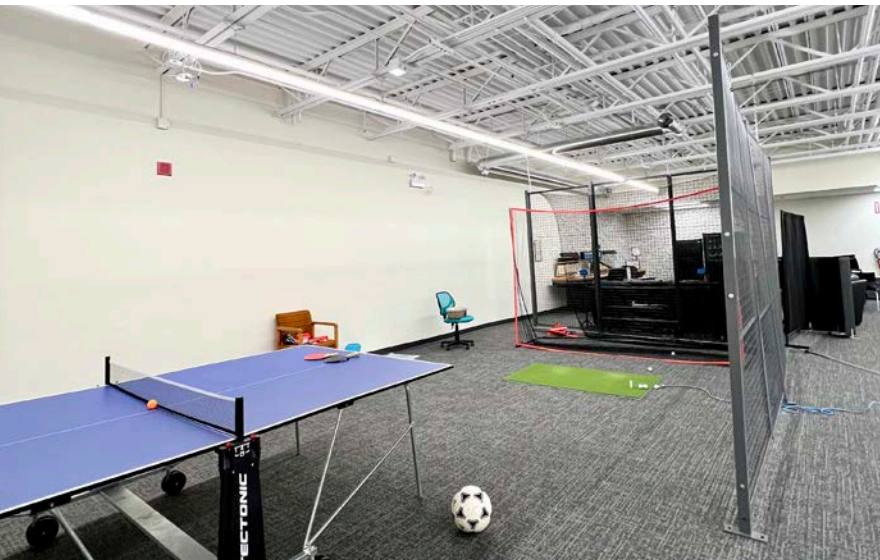


Built out office space with large kitchen & eating area and private outdoor patio with BBQ. Dedicated entry into suite. Large reception, boardroom, meeting room space, open office areas, open concept ceiling, fitness room, IT room, in-suite and common area washrooms. Landlord will modify the space based on Tenant's needs. Located at the Waterloo Technology Campus with other companies – Sandvine, Dejero, IBI, MarshallZehr, Adhawk & TD Bank.

- Large kitchen & dedicated patio
- Meeting rooms, IT room, boardroom
- Natural light with large windows & glass partitions
- On-site property manager
- 4 on-site parking spots / 1,000 SF
- Signage available
- Utilities & in-suite cleaning included in Additional Rent

Available Space	13,318 SF
Lease Rate	\$14.00/SF
Additional Rent	\$12.50/SF





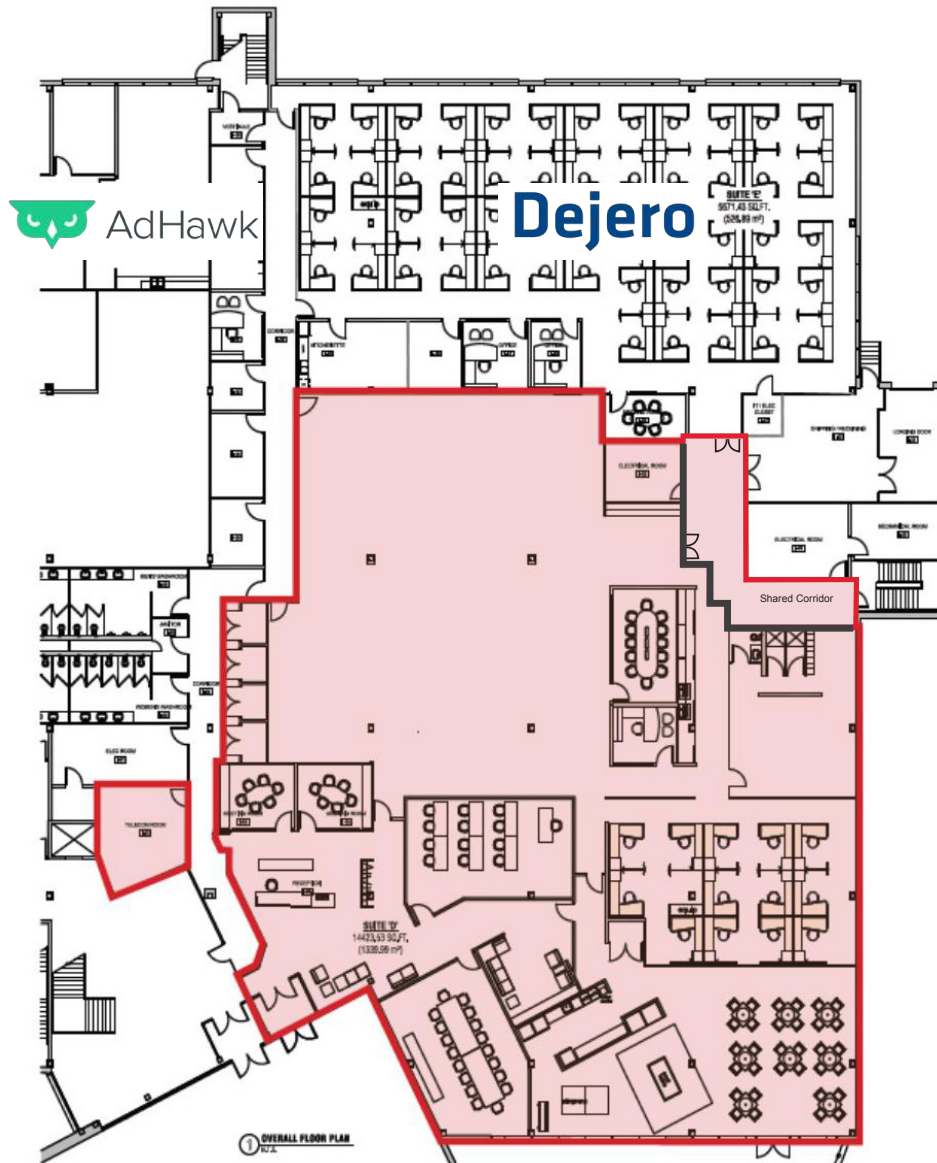
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FLOOR PLAN

MAIN LEVEL: 13,318 SF



FEATURES

- Main level space with dedicated entry
- Large kitchen & private patio
- Open office areas
- On-site drive up parking
- Located at Waterloo Technology Campus
- On-site property manager
- Amenities, restaurant, cafes nearby
- Landlord will modify space

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AMENITIES NEARBY

- Farm Boy
- LRT station
- Gas stations
- Ken's Sushi House
- Conestoga Mall
- Sugar Bush Park
- Albert McCormick
- East Side Mario's
- Tim Hortons
- Brady's Meat & Deli
- Homestyle Diner
- Wildcraft



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