



# 99 Randall Drive

Waterloo, ON

22,522 SF of Premier Office Space  
Available For Lease in Waterloo



**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

## WELCOME TO 99 RANDALL DRIVE

THIS 22,522 SF PROFESSIONAL OFFICE BUILDING offers drive-up convenience with a large reception area, open workstations, private offices, and numerous meeting rooms. Enjoy a bright, inviting environment with ample natural light, ample on-site parking including EV chargers, and competitive leasing terms.

This space is currently being offered as a sublease, however, a direct headlease can be structured.



### Details

SIZE	22,522 sf, divisible to 11,260 sf
NET RENT	\$8.50 psf
ADDITIONAL RENT	\$8.15 (est 2024)
TERM	5-10 years
AVAILABILITY	Immediate
PARKING	4:1,000 SF

### Highlights

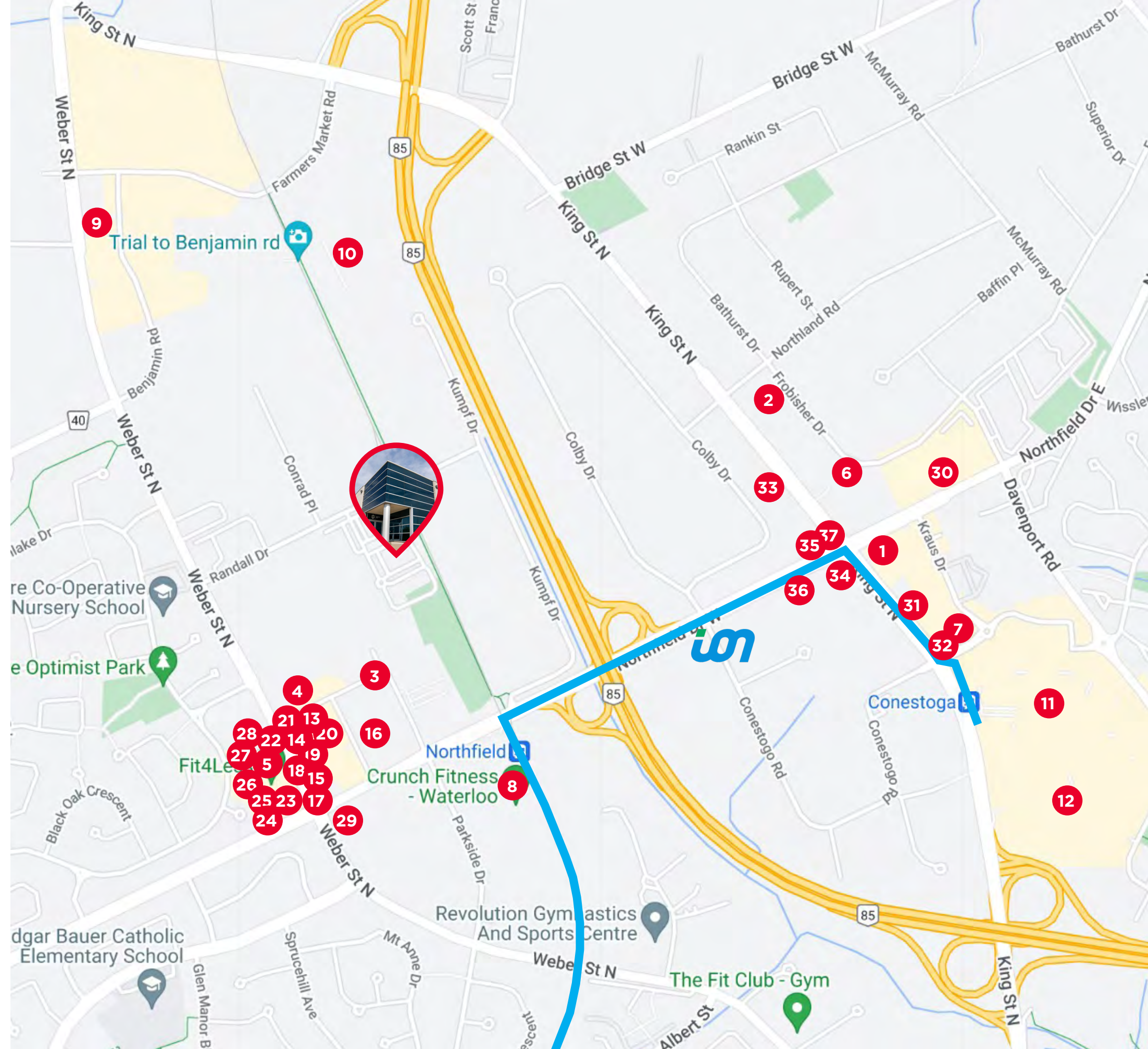
- Drive-up convenience
- Located near the Waterloo Corporate Campus
- Surrounded by numerous shopping and dining options
- Large reception area, open space, private offices, etc.
- Ample natural light
- Competitive leasing terms
- Ample on-site parking including 2 EV chargers
- Convenient access to local amenities
- Adjacent to Market Trail

## NEIGHBOURHOOD OVERVIEW

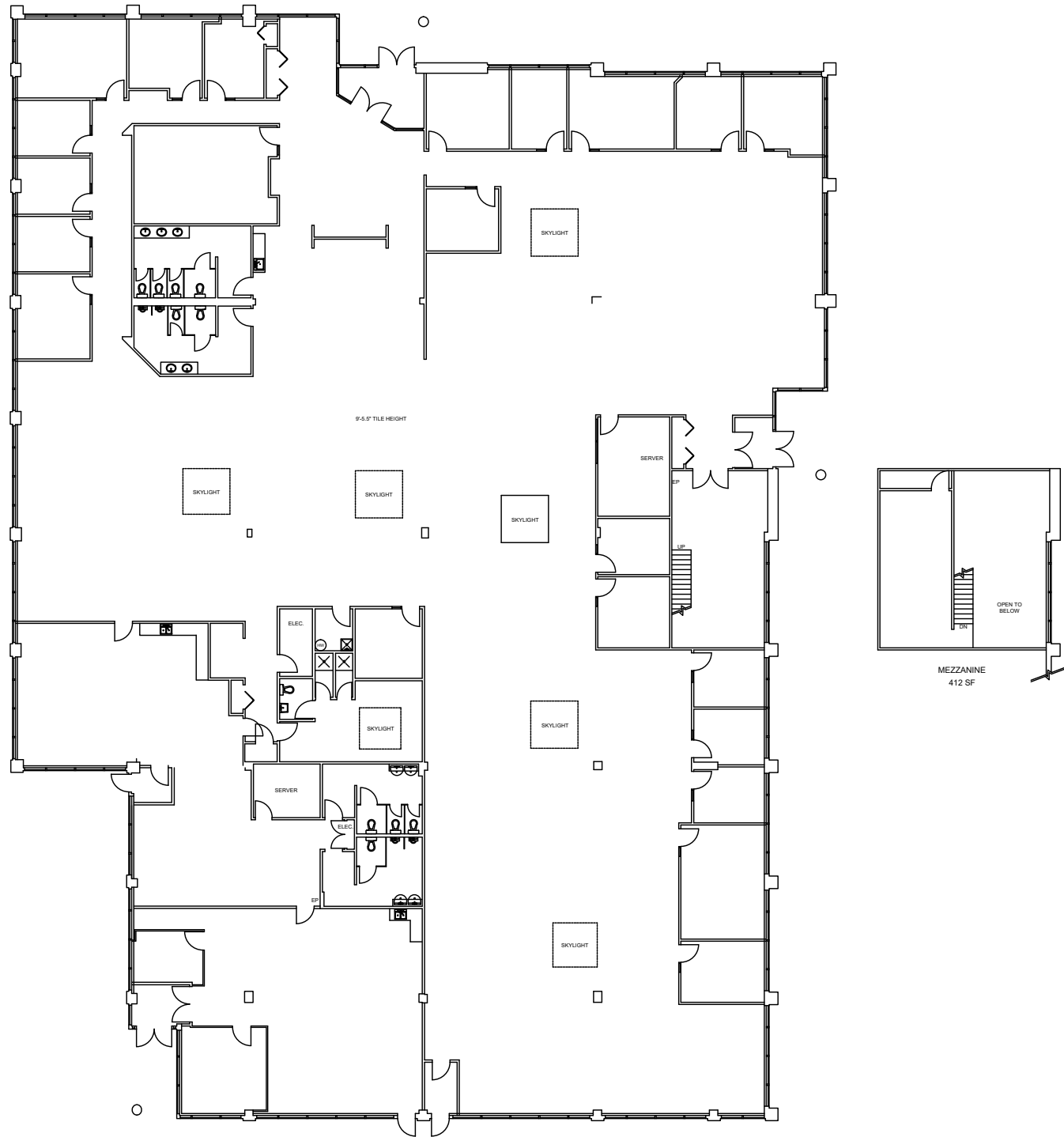
LOCATED NEAR THE WATERLOO CORPORATE Campus at Northfield Drive and Weber Street, the property is surrounded by numerous shopping and dining options. Convenient access to local amenities. Additionally, the site is adjacent to the Market Trail, providing an ideal location for outdoor activities and breaks.

### Neighbourhood Amenities

- |                              |                                |
|------------------------------|--------------------------------|
| 1. Best Buy                  | 20. Freshii                    |
| 2. Dairy Queen Grill & Chill | 21. Pita Factory               |
| 3. Sobeys                    | 22. barBURRITO                 |
| 4. Starbucks                 | 23. Tim Hortons                |
| 5. Fit4Less                  | 24. RBC Royal Bank             |
| 6. The Home Depot            | 25. 5 Star Shawarma and Pizza  |
| 7. Dollarama                 | 26. Rexall                     |
| 8. Crunch Fitness            | 27. Dollar Tree                |
| 9. Jack's Family Restaurant  | 28. Quesada Burritos & Tacos   |
| 10. Walmart Supercentre      | 29. TD Canada Trust            |
| 11. Conestoga Mall           | 30. The Keg Steakhouse + Bar   |
| 12. Galaxy Cinemas           | 31. Kelseys Original Roadhouse |
| 13. Karahi Point             | 32. Wendy's                    |
| 14. Sunset Grill             | 33. Boston Pizza               |
| 15. State & Main             | 34. LCBO                       |
| 16. TechTown Dentistry       | 35. Ye's Sushi                 |
| 17. Firehouse Subs           | 36. Veggie Planet              |
| 18. Fire & Flower            | 37. Grey Matlock Bakery        |
| 19. Pet Valu                 |                                |



## Floor Plan





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