

FOR LEASE

WHITNEY
Commercial Real Estate Services

451 PHILLIP ST, WATERLOO - UNIT 125, 160, 170



OFFICE / INDUSTRIAL & RETAIL SPACE AVAILABLE AT FACTORY SQUARE

Three units available immediately at Factory Square Campus, located in the heart of Waterloo's tech and university community.

The office unit is in a shell state and can be built-out to suit your needs. It also has a drive-in loading door, offering flexibility for groups in the high tech manufacturing space.

The two retail units have been built-out with polished concrete floors and high exposed ceilings. They both have external dedicated entrances, internal entrances, and one also has a patio.

Conveniently located near the University of Waterloo, Factory Square provides drive-up, on-site parking and immediate access to the Research & Technology LRT station (150M).

AVAILABLE SPACE | 1,768 - 4,778 SF

LEASE RATE | \$15.00 SF / Net

ADDITIONAL RENT | \$14.73 SF



Build to
Suit



On-site
Parking



Drive-in
Loading



LRT Station
(150 M)



UNIT 160

Office / Industrial

AVAILABLE SPACE | 4,778 SF

LEASE RATE | \$15.00 / SF NET

ADDITIONAL RENT | \$14.73 / SF

FEATURES:

- 16' X 10' loading door
- 1 external and 2 interior entrances
- 18'5" ceiling height (to deck)
- Can be built-out to suit tenant

PERMITTED USES:

- Advanced Tech
- Makerspace (Class A)
- Light Industrial
- Office
- Training Facility



UNIT 125

Retail

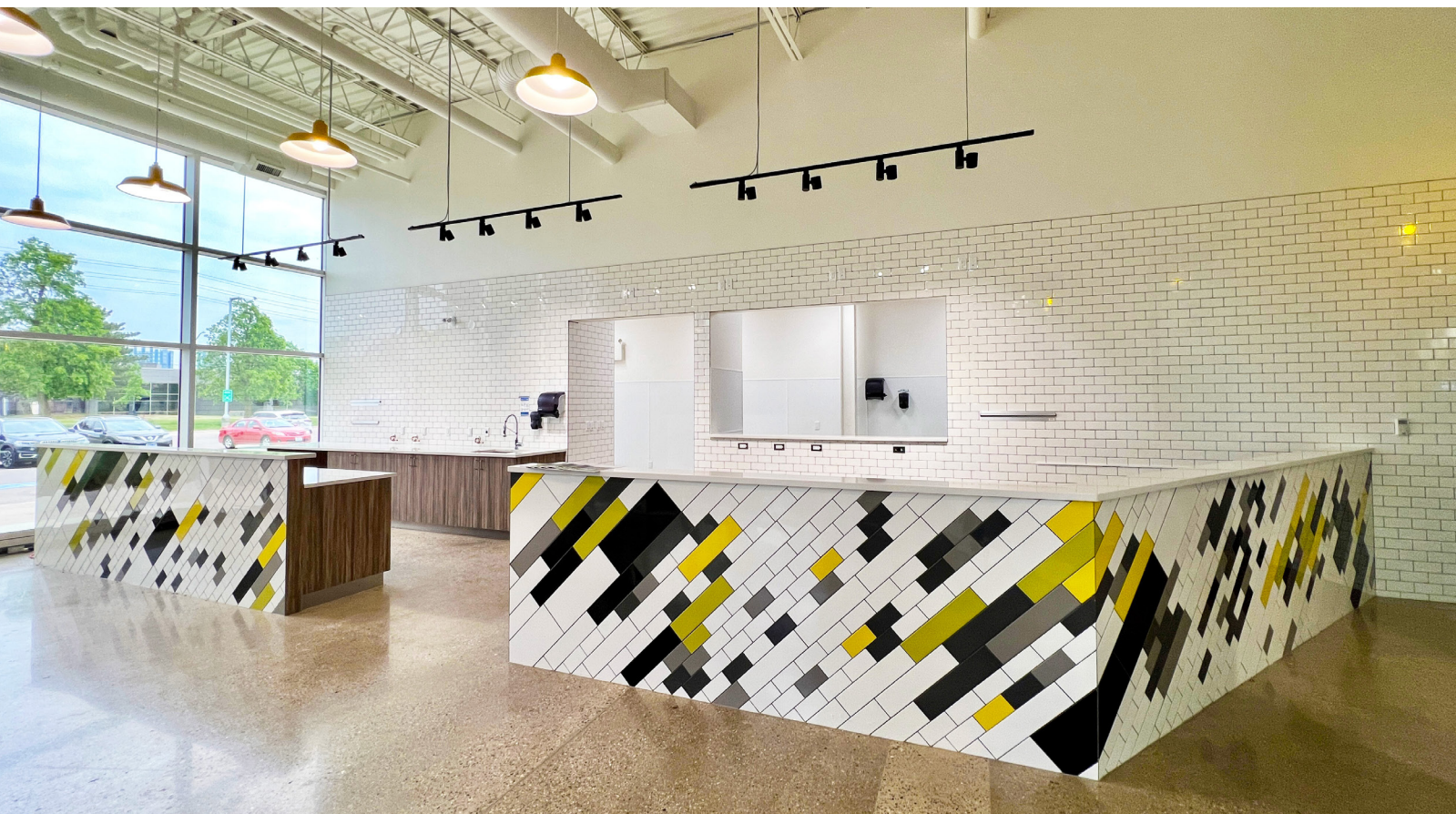
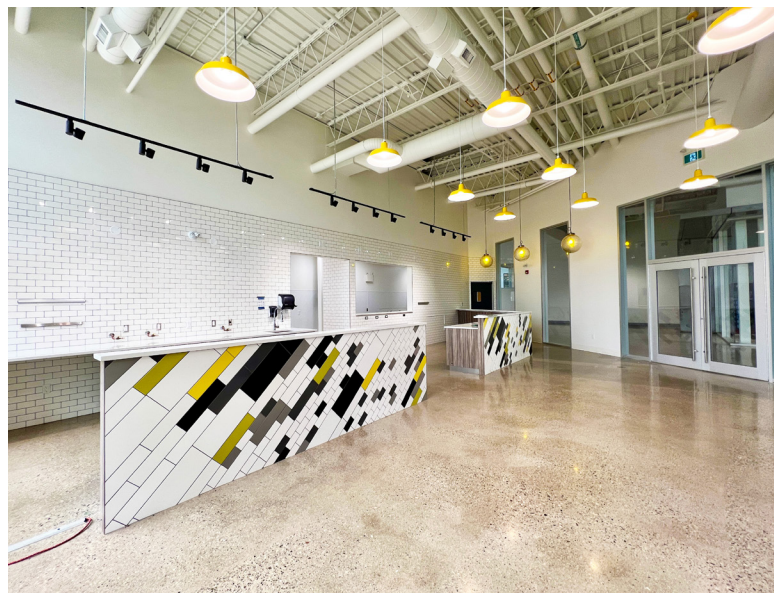
AVAILABLE SPACE | 1,768 SF

LEASE RATE | \$15.00 / SF NET

ADDITIONAL RENT | \$14.73 / SF

FEATURES:

- Built-out and finished space
- Dedicated exterior entrance
- High ceilings
- Polished concrete floors
- Former juice bar
- No equipment included



UNIT 170

Retail

AVAILABLE SPACE | 2,924 SF

LEASE RATE | \$15.00 / SF NET

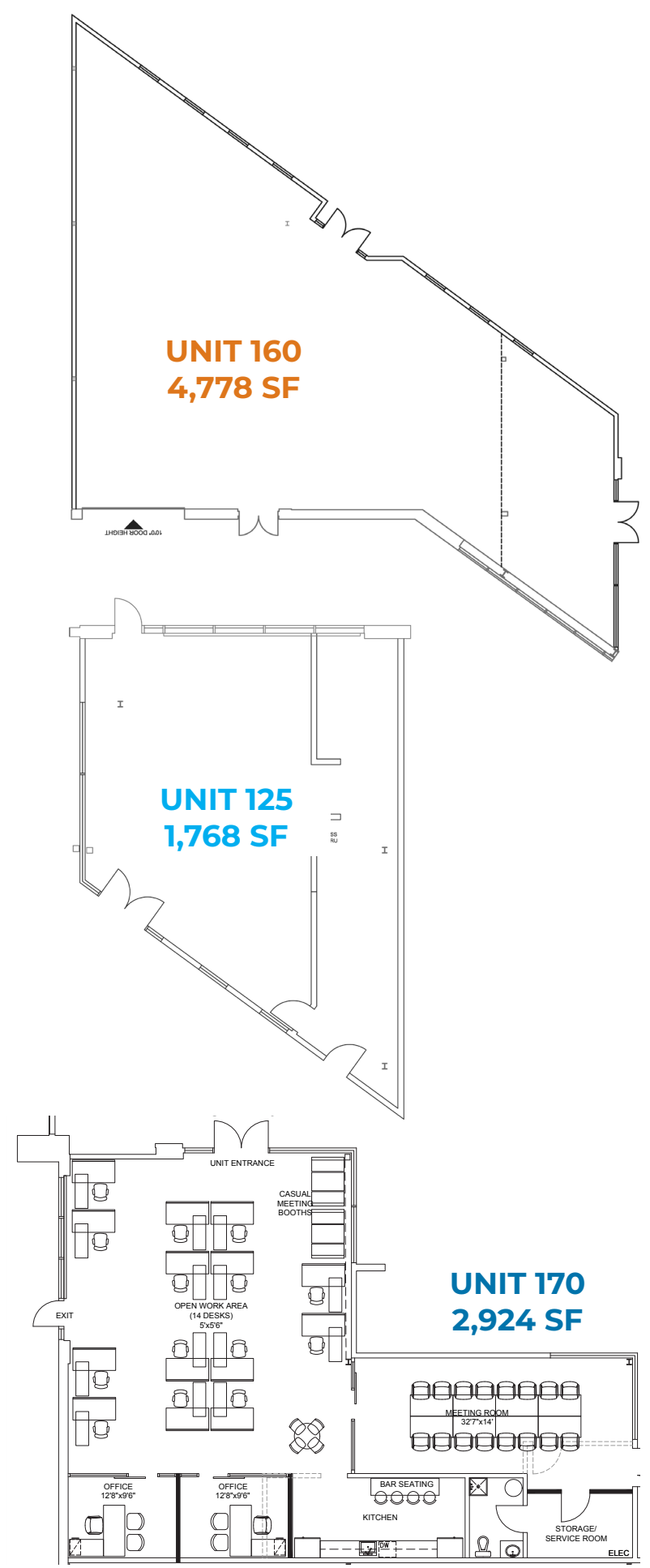
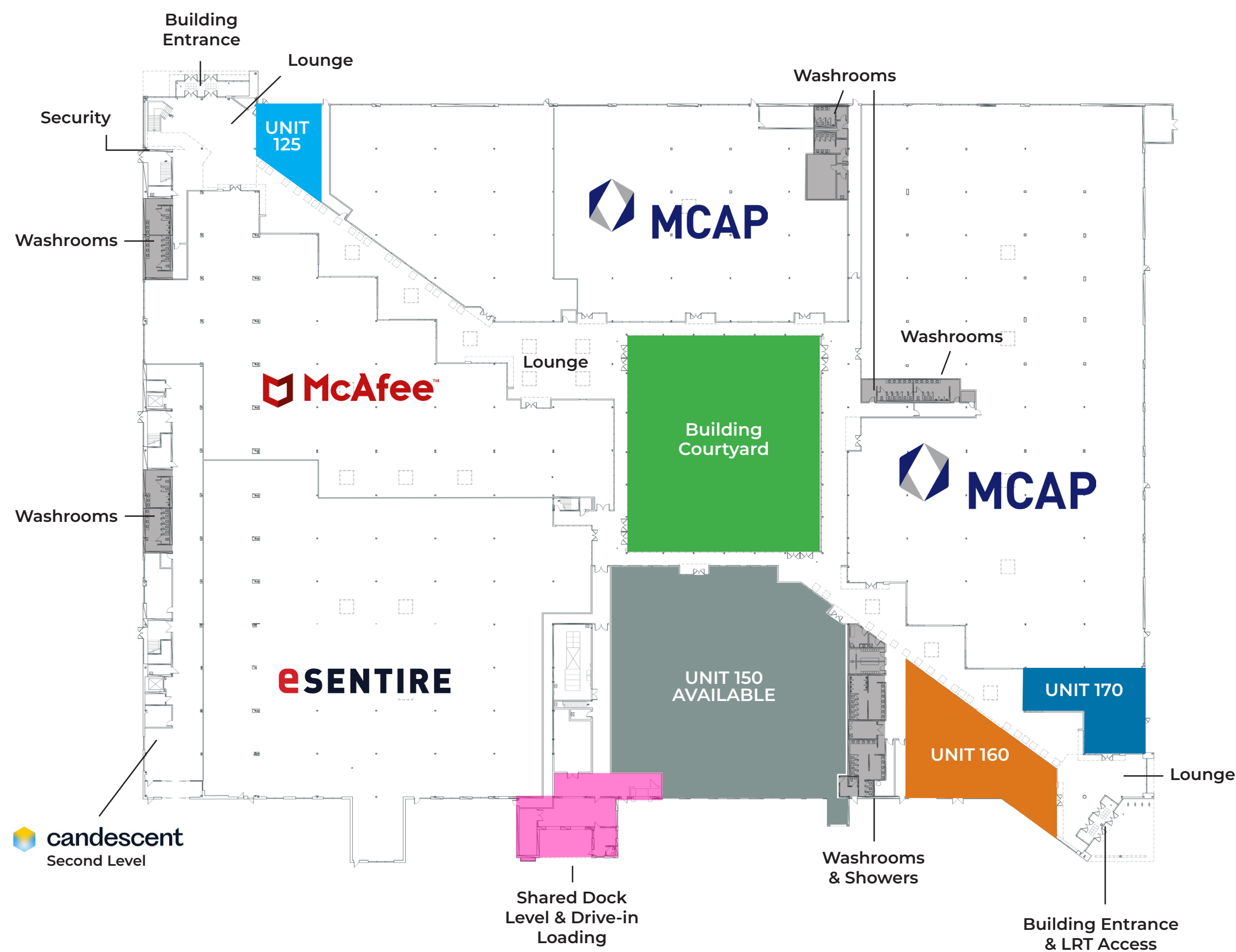
ADDITIONAL RENT | \$14.73 / SF

FEATURES:

- Built-out and finished space
- Dedicated exterior entrance
- High ceilings
- Patio
- Former coffee shop
- No equipment included



MAIN LEVEL FLOOR PLAN



About Factory Square

Welcome to the Factory Square Campus, a premier 530,000 SF tech office campus in Waterloo.

This space is perfect for businesses of all sizes and stages, from start-ups to established corporations.

Located in the heart of Waterloo's tech and university community, the Factory Square Campus offers easy access to talent, resources and networking opportunities. The campus is close to the LRT and offers free on-site parking, making it convenient for employees and clients.

Office, advanced tech and retail spaces are currently available. Features include high ceilings and large windows that flood the space with natural light. The open floor plan allows for flexible work areas and collaboration.

Tenants of all 3 buildings can enjoy the outdoor courtyard and lounge located at 451 Phillip.



Factory Square is operated by Kipling Group Inc. Kipling Group Inc offers customized commercial and residential property management services to address the needs of diverse clientele and provide well-executed strategies that offer value for tenants and residents.

Contact us for more information



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**Broker *Sales Representative