

FOR LEASE



Office Space Available For Lease

319

BRIDGEPORT RD E
Waterloo, ON

WHITNEY
Commercial Real Estate Services

OFFICE SPACE AVAILABLE FOR LEASE

Fully finished second floor office space available. This office space features direct elevator access, one boardroom, eight private offices, a storage room, washrooms, and an open workspace.

The building offers a range of amenities, including a gym, showers, a large kitchen, a patio, a dock-level door, ample parking, and abundant natural light. Its location provides convenient access to the expressway and is in close proximity to amenities, Uptown Waterloo, North Waterloo and downtown Kitchener.

With exceptional views and great visibility, this office space comes fully furnished and is ready for occupancy.

SUITE A

TOTAL RENTABLE AREA | 7,600 - 9,182 SF

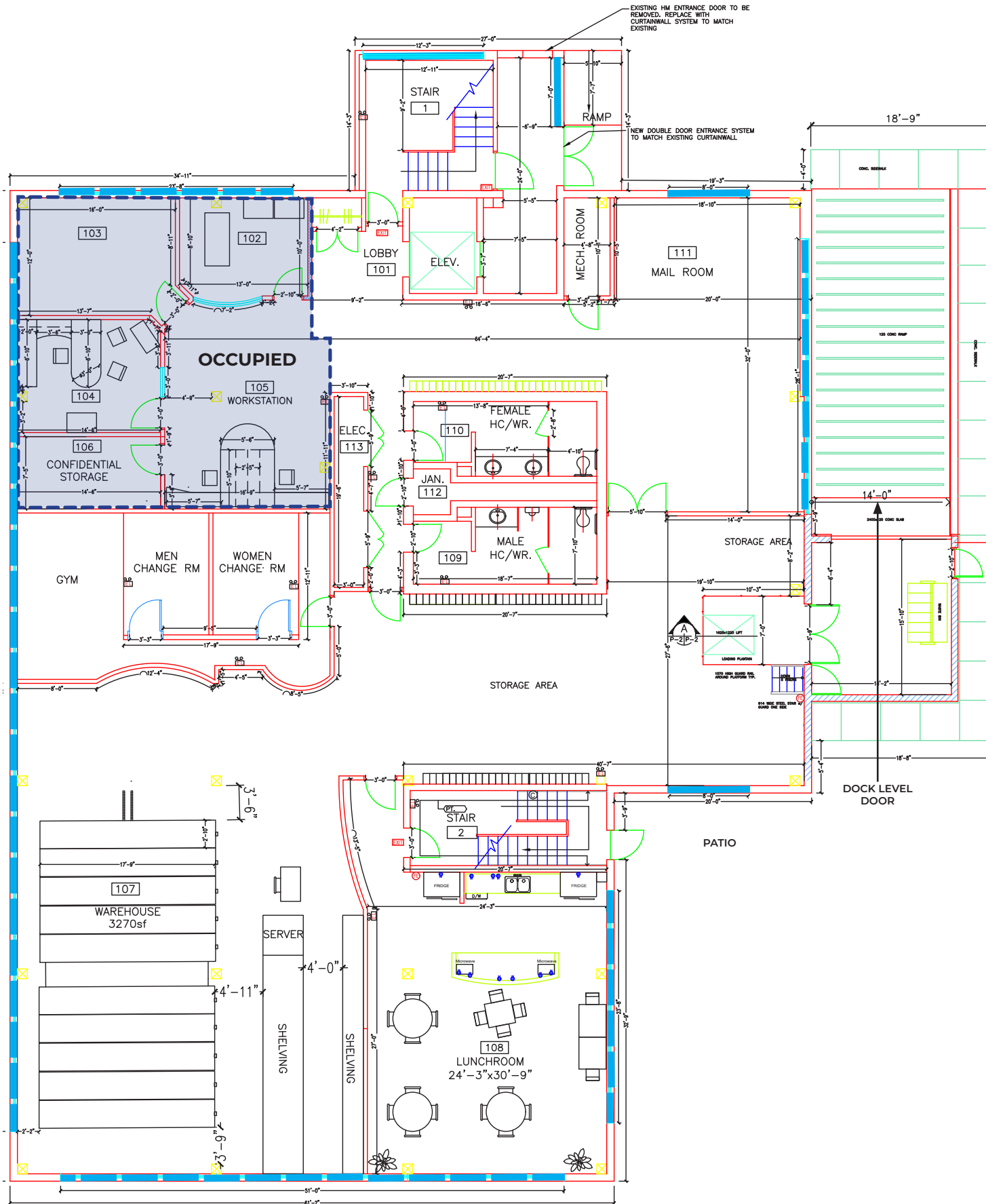
ASKING PRICE | \$15.00 / SF NET

ADDITIONAL RENT | \$12.00 / SF (Utilities included)



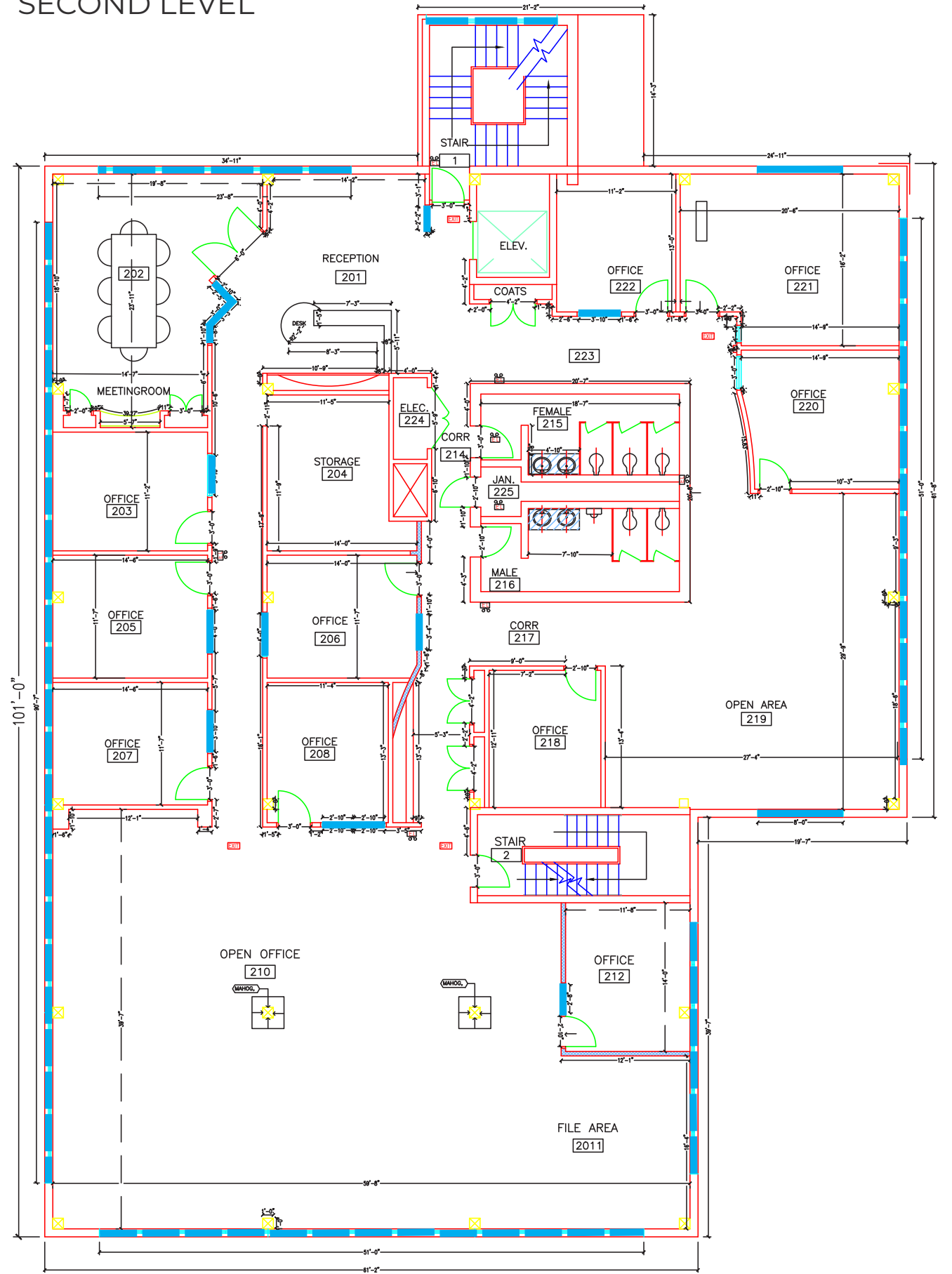
FLOOR PLAN

MAIN LEVEL



FLOOR PLAN

SECOND LEVEL





Bluevale Collegiate Institute



319 BRIDGEPORT RD E

Breithupt Park Natural Area

Breithupt Park

DISTANCE FROM 319 BRIDGEPORT RD E, WATERLOO

Uptown Waterloo - 4.4KM
Downtown Kitchener - 4.6KM

Highway 401 - 18.5KM
Cambridge/Hespeler - 23.2KM

Contact listing agents to schedule a tour!



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