



For Sale: Office

C5

490 Dutton Drive Waterloo

Office Condominium Unit in the Dutton Business Park.

Lennard: Here is where your business will *grow*.

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Property Overview

Dutton Business Park is 60,600 square foot, three building office condominium development located at 490 Dutton Drive in Waterloo overlooking the Conestoga Parkway (Hwy #85). The complex is easily accessible from Highway 85 via King Street and Northfield Drive exists. The property is only a short distance from a full range of amenities and business services.



Address

C5-490 Dutton Drive, Waterloo

Building Area

1,551 SF



Parking

Ample Surface Parking



Zoning

E3-27



Asking Price

\$434,280

Condo Fees

\$684.95 Per Month

Property Taxes

\$8,025.14 (2024)



Availability

Immediate



Property Highlights

- Office campus setting
- Potential signage exposure to Hwy 85
- “Drive up” parking for staff and clients
- Finished space ready for immediate occupancy
- Easily accessible from Hwy 85 (via King St or Northfield exits). Close to all amenities including restaurants, shopping, banks, and other business services.

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Location & Access

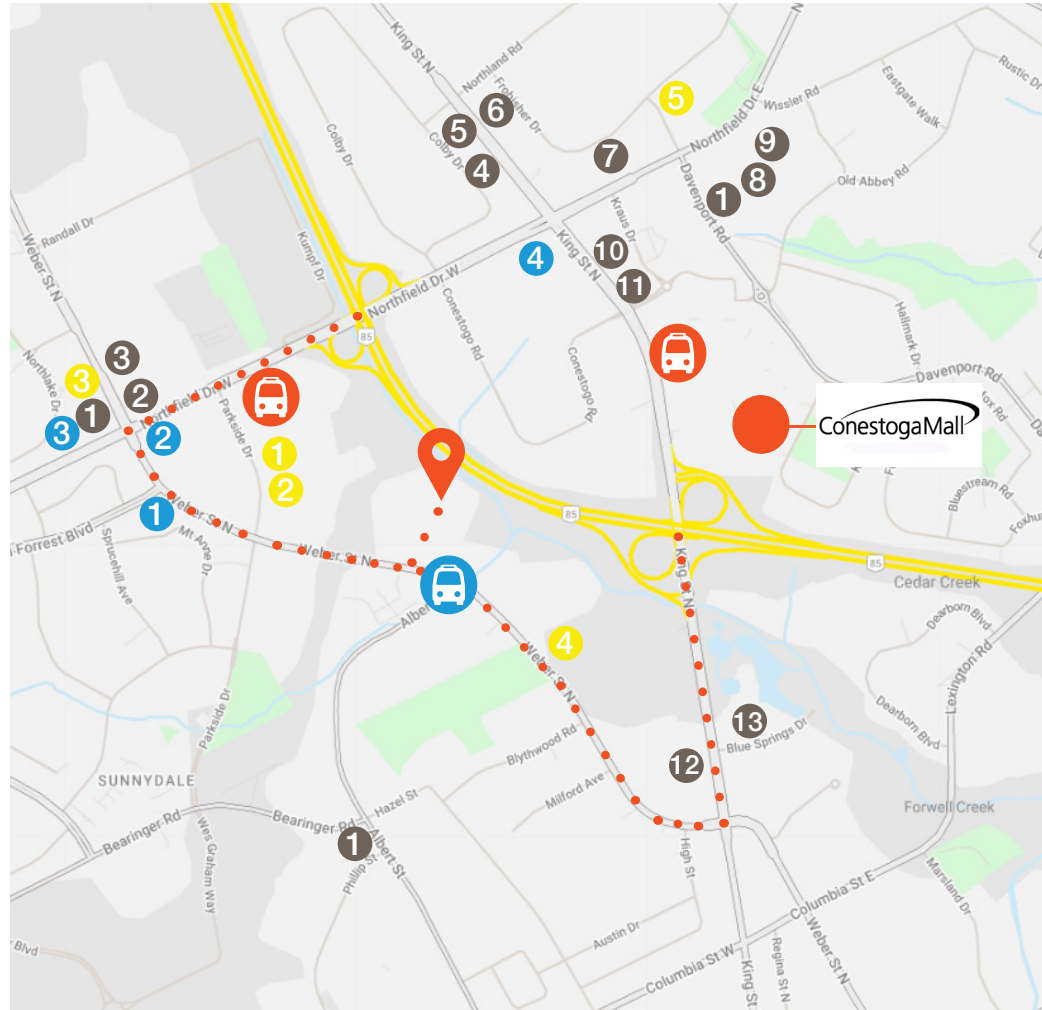
Travel Distances

Highway 85	1.8 km 5 Mins
Highway 7	9.0 km 10 Mins
Highway 8	12.7 km 12 Mins
Highway 401	9.8 km 17 Mins
University of Waterloo	2.4 km 6 Mins
Wilfrid Laurier University	2.9 km 6 Mins
St. Jacobs Market	5.4 km 10 Mins
Conestoga Mall	3.8 km 8 Mins

..... Access to Highway 85 via King Street N & Northfield Drive W

 Bus Stop

 LRT Stop



Nearby Amenities

Restaurants

- 1 Tim Hortons
- 2 State & Main
- 3 Sunset Grill
- 4 Boston Pizza
- 5 Popeyes
- 6 Mary Brown's Chicken
- 7 Burger King
- 8 Subway
- 9 McDonalds
- 10 Kelseys
- 11 Wendy's
- 12 Wildcraft Grill + Long Bar
- 13 East Side Marios

Fitness Centre

- 1 Crunch Fitness
- 2 CrossFit Waterloo
- 3 Fit4Less
- 4 The Fit Club
- 5 F45 Training

Banks

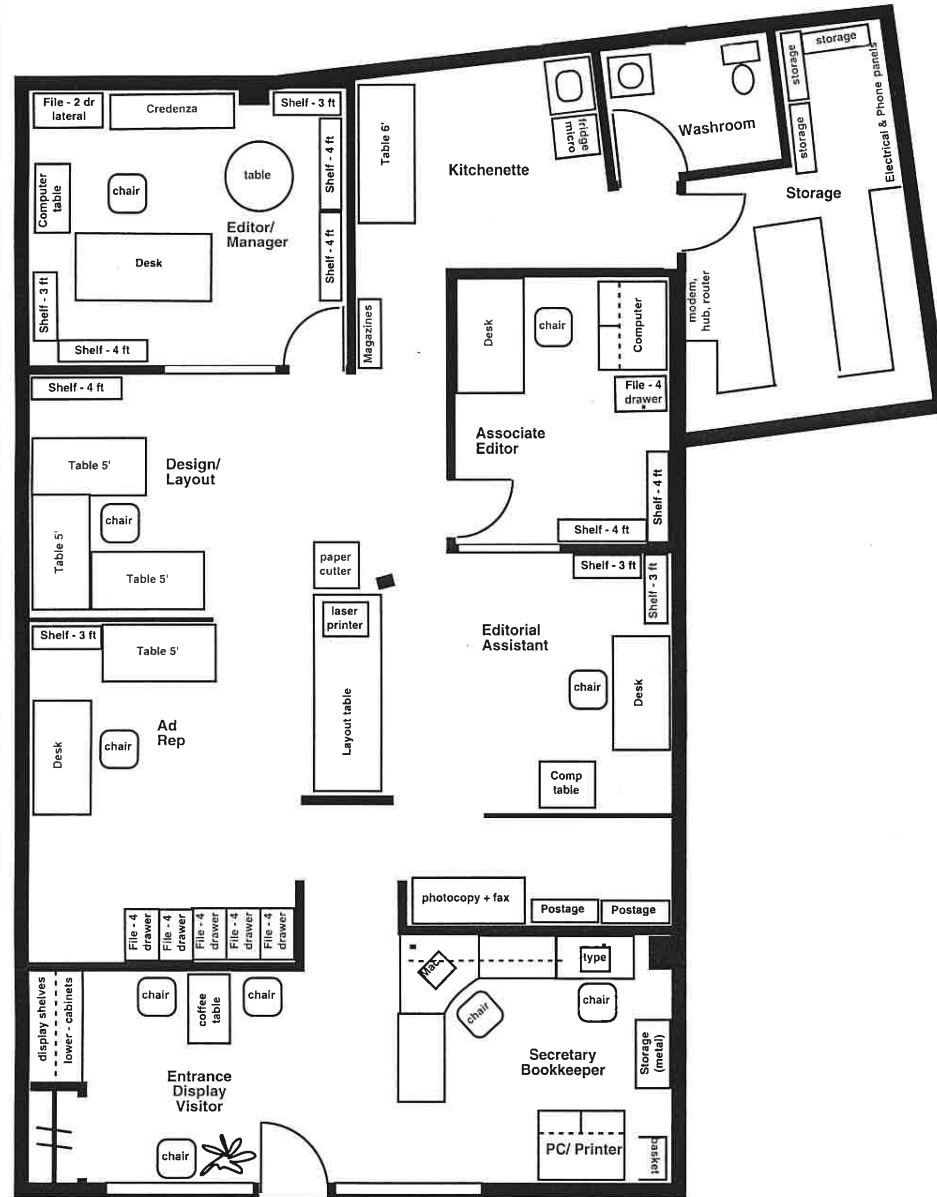
- 1 BMO
- 2 TD Canada Trust
- 3 RBC Royal Bank
- 4 Scotia Bank

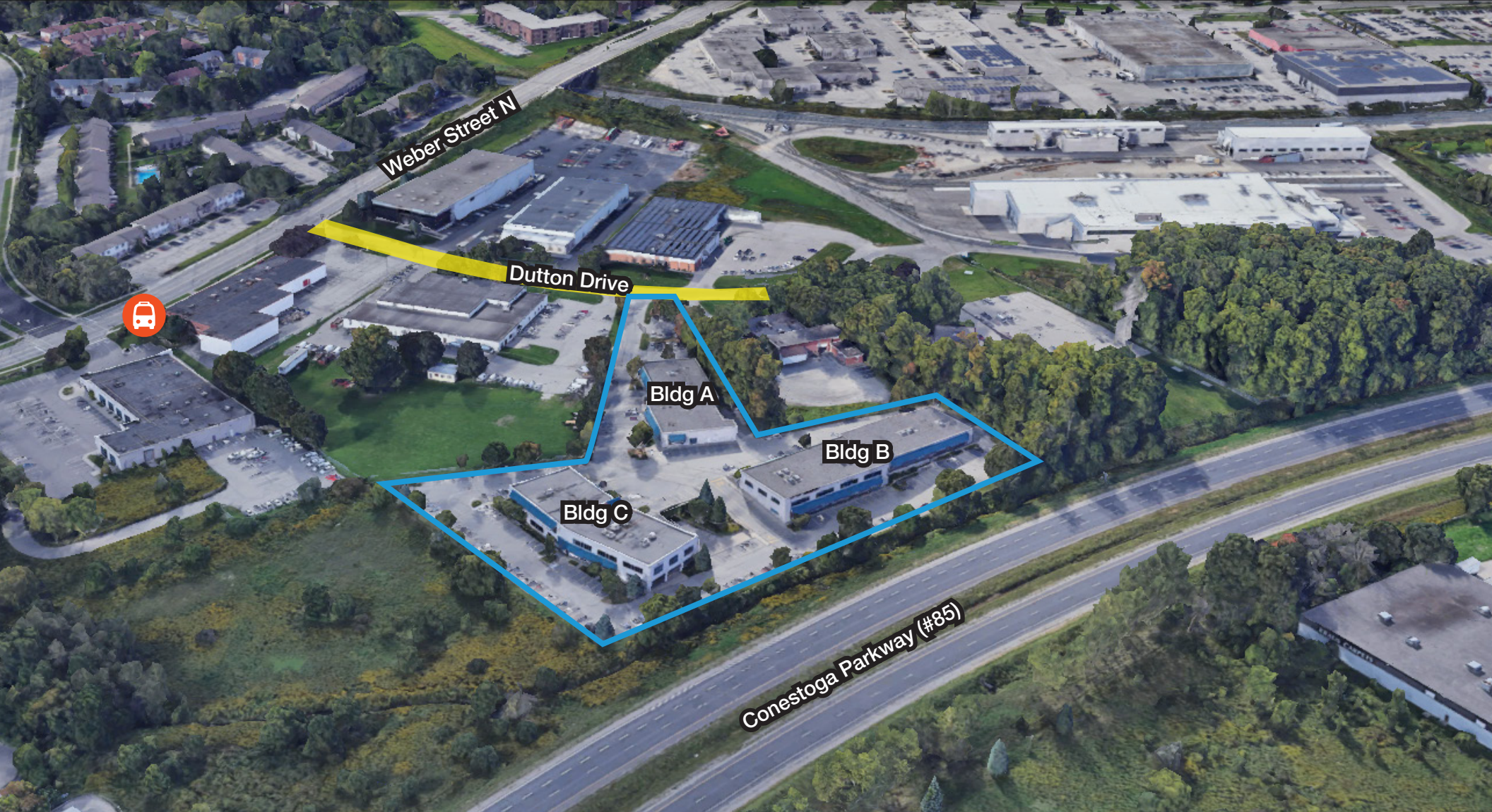
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Floor Plan

Unit C5: 1,551 SF





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