



FLEX LAB & OFFICE

FOR LEASE

2415 UNIVERSITY AVE E
WATERLOO, ON



**CUSHMAN &
WAKEFIELD**
Waterloo Region

WELCOME TO 2415 UNIVERSITY

2415 University Avenue East in Waterloo, Ontario is a modern and attractive two-storey office building that offers excellent opportunities for businesses seeking R&D, medical, and professional office space in a prime location. Conveniently situated at the corner of University Avenue East and Northfield Drive East, you are close to everything North Waterloo has to offer, and, with close access to the LRT stop at Conestoga Mall and the Expressway, the rest of the Region. 2415 University offers ample parking, fiber to the building, and EV chargers for tenants and visitors. Part of the ground floor is currently occupied by Backworks physiotherapy. The available main floor space comes with two grade level doors, making it ideal for R&D, laboratory, and other advanced tech users. The building is located near a variety of amenities including restaurants, recreation, and business services.



LEASE RATE
\$14.95 PSF Net



TMI
\$10.25 PSF
(2023)



LOCATION
Northfield Dr E &
University Ave



ZONING
E1-27



TOTAL AVAILABLE
Up to 13,532 SF



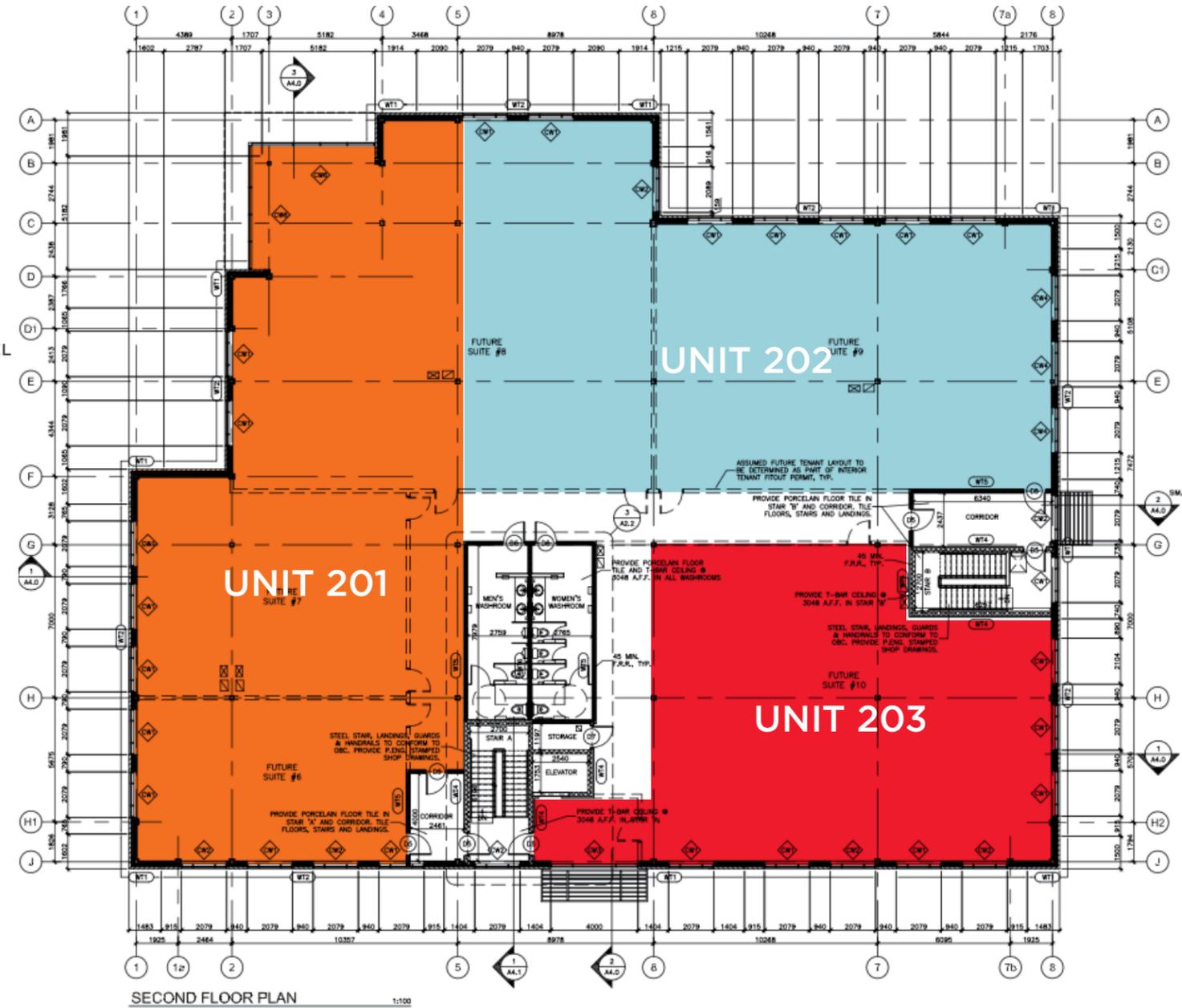
FLOOR PLANS

FIRST FLOOR



Unit 102	4,426 SF
Unit 103	3,198 SF
Unit 102 + 103	7,624 SF

SECOND FLOOR



Unit 201	5,925 SF
Unit 202	4,592 SF
Unit 203	3,015 SF



SQUARE FEET
Up to 13,532 SF

WATERLOO REGION

2ND FASTEST GROWING TECH TALENT MARKET IN NORTH AMERICA

Waterloo is a global hot spot for tech talent with one of the best technology schools and startup ecosystems in the world, and access to over 200,000 tech workers and 15,000+ tech companies within a one-hour drive.

WATERLOO

WORLD CLASS TALENT

Largest engineering university in Canada

WORK-READY GRADUATES

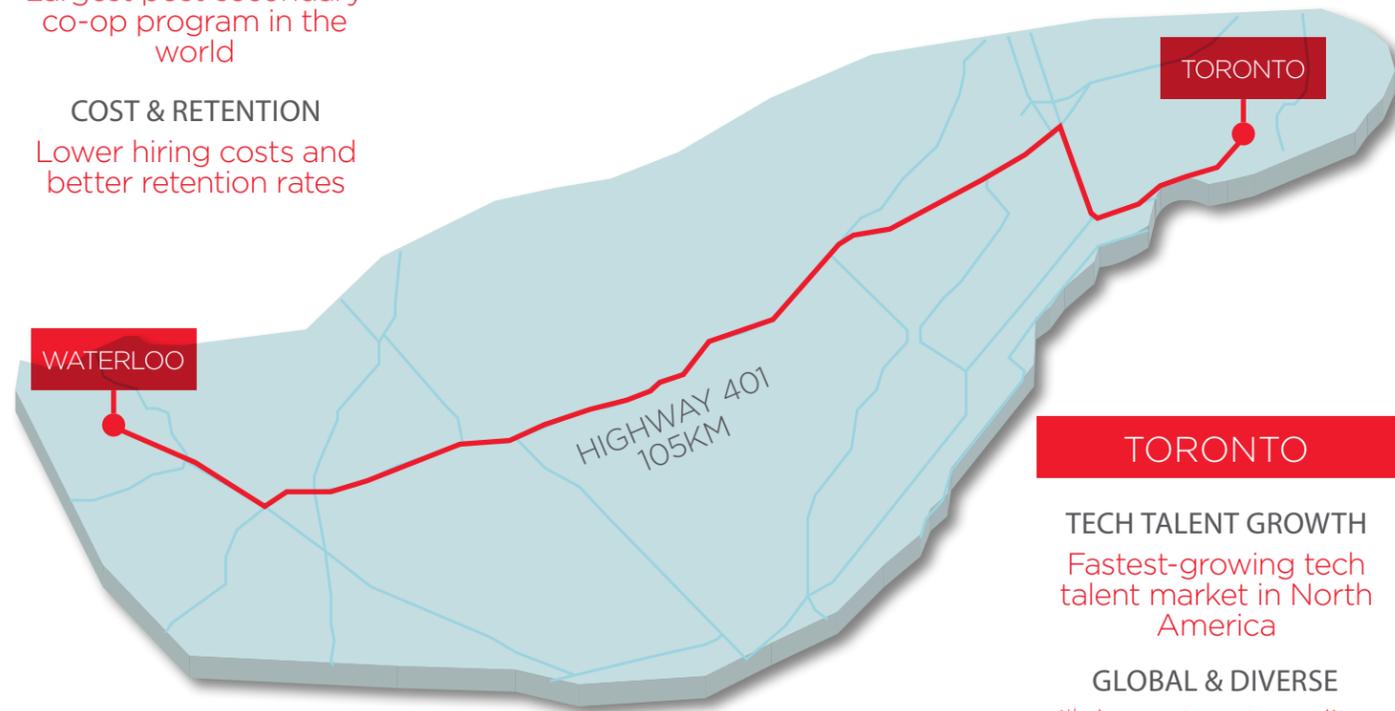
Largest post-secondary co-op program in the world

COST & RETENTION

Lower hiring costs and better retention rates

TORONTO - WATERLOO INNOVATION CORRIDOR

LARGE TECH TALENT POOL
15,000+ tech companies with over 200,000 tech workers



TORONTO

TECH TALENT GROWTH

Fastest-growing tech talent market in North America

GLOBAL & DIVERSE

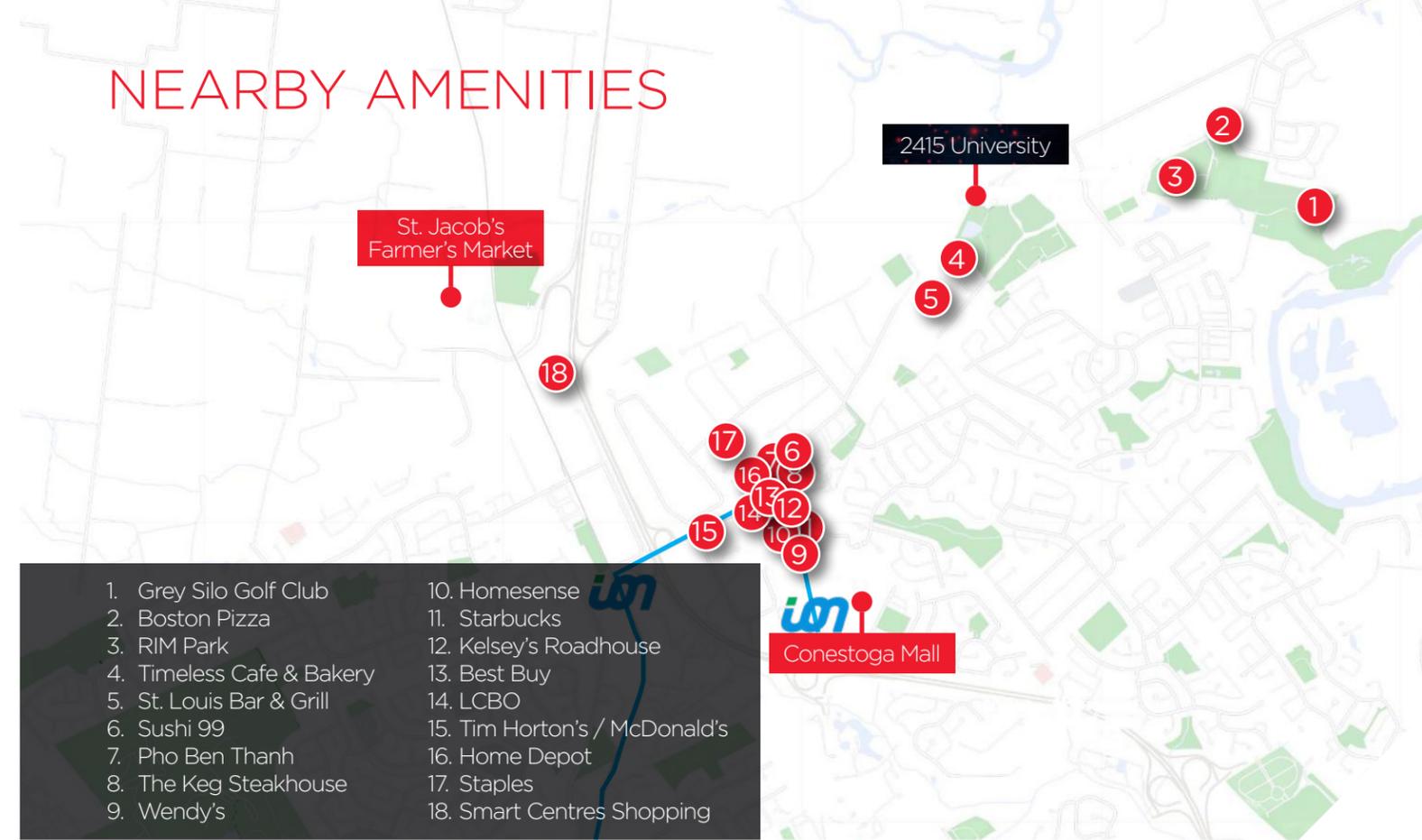
4th-largest metropolitan area in North America

UNIVERSITIES & COLLEGES

423,000 students across 16 post-secondary institutions



NEARBY AMENITIES



91

RESTAURANTS
in 5km radius



22

COFFEE SHOPS
in 5km radius



14

BANKS
in 5km radius



07

GROCERY STORES
in 5km radius



42

CLOTHING RETAILERS
in 5km radius



Opportunity Awaits

FOR MORE INFORMATION:

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