

FOR SALE



38,707 SF Office Building for Sale

410

CONESTOGO ROAD
WATERLOO, ONTARIO

WHITNEY
Commercial Real Estate Services

Office Space Available

This prominent two-storey office building offers a remarkable 38,707 square feet of flexible workspace, designed to accommodate businesses of all kinds seeking an inspiring and adaptable environment. Step inside to experience a bright and airy atmosphere, enhanced by expansive windows that invite an abundance of natural light, fostering creativity and productivity. The property features ample on-site parking, providing convenience for both tenants and visitors.

Join a dynamic and diverse tenant mix within a well-established business community, where collaboration and growth thrive. The strategic location offers excellent signage visibility, ensuring your brand stands out in a competitive market. With easy access to the LRT, Conestoga Mall, Uptown Waterloo, and a wide range of amenities, your business will benefit from unparalleled convenience.

Stay connected with high-speed internet powered by Rogers and Bell fibre optics, allowing for seamless communication and operations. Embrace sustainability with two dedicated EV charging stations on-site, catering to eco-conscious tenants and visitors.

AVAILABLE SPACE | 38,707 SF

ASKING PRICE | \$9,000,000

TAXES | \$192,848.51

ZONING | E2B-27

LAND AREA | 2.603 Acres

NUMBER OF UNITS | 8



PERMITTED USES

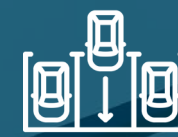
- Advanced Tech
- Business Incubator
- Communication Production
- Data Centre
- Government Use
- 'Light' Industrial Assembly
- 'Light' Industrial Manufacturing
- 'Light' Industrial Processing
- Makerspace (Class A)
- Medical Clinic
- Office
- Printing Establishment
- Tech Office
- Training Facility



2 EV Charging Stations



Garbage On-site



On-site Parking



Same Owner for 19 years

LOCATION MAP

410 CONESTOGO RD, WATERLOO



DISTANCE FROM 410 CONESTOGO ROAD, WATERLOO

Nearby Amenities

LRT Station - 500 M
Starbucks - 500 M
Conestoga Mall - 650 M
Home Depot - 1 KM
Staples - 1 KM
Best Buy - 1 KM
Highway 85 - 2 KM

Nearby Cities

St. Jacobs - 8 KM
Kitchener - 9 KM
Cambridge - 29 KM
Guelph - 32 KM
Hamilton - 73 KM
Mississauga - 92 KM
Toronto - 115 KM



This property represents a prime opportunity for both owner-occupiers and investors looking to capitalize on a thriving area. Don't miss your chance to secure a foothold in this vibrant business community and elevate your business to new heights!

Contact Listing Agents for more information.



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