

# FOR SALE

**WHITNEY**  
Commercial Real Estate Services

## 410 CONESTOGO RD, WATERLOO



### OPPORTUNITY FOR INVESTORS OR OWNER OCCUPIER

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

**LAND AREA** | 2.603 Acres

**NUMBER OF UNITS** | 9

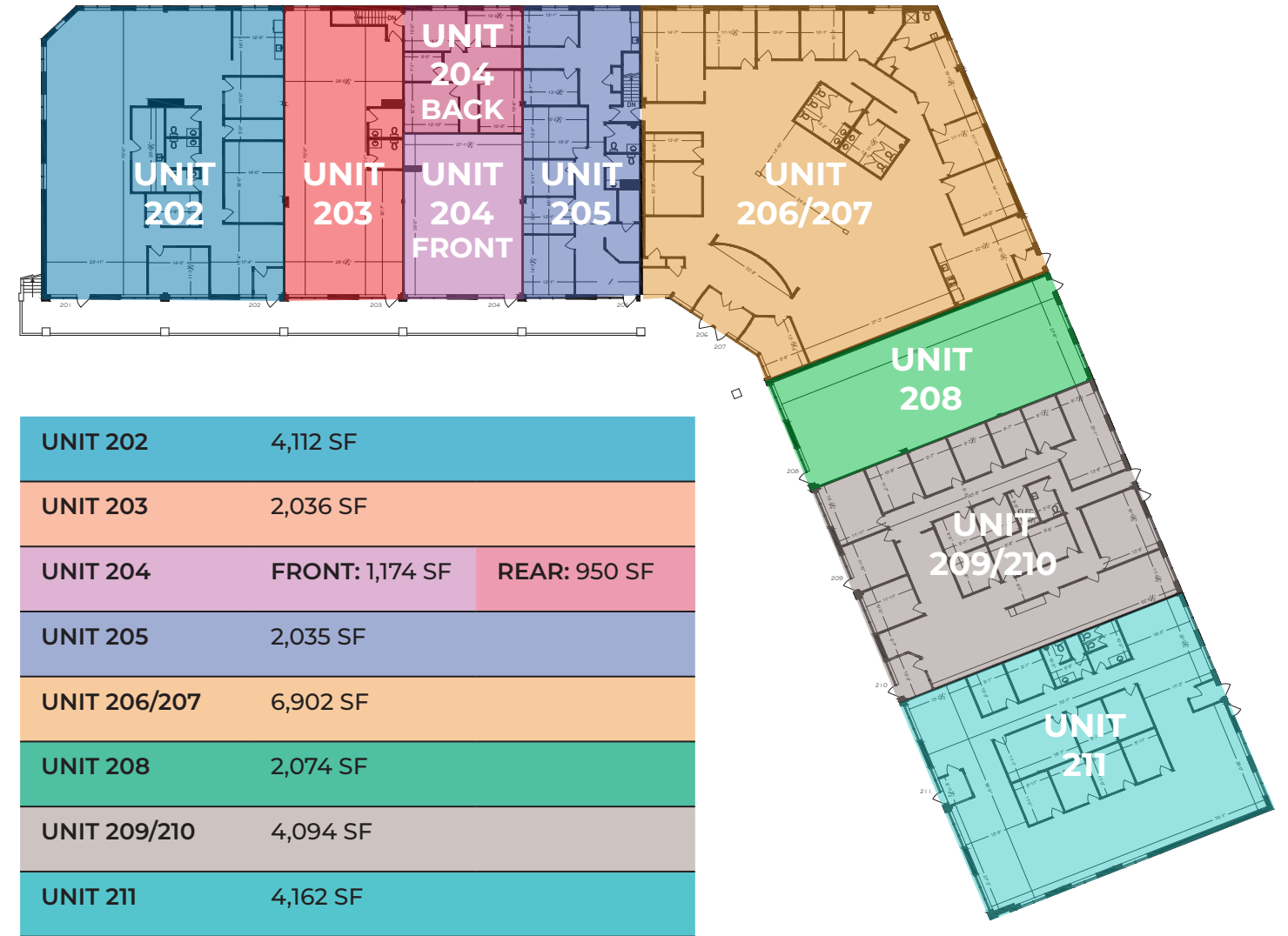
**ZONING** | E2B-27

**ASKING PRICE** | \$9,000,000

**TAXES** | \$192,848.51

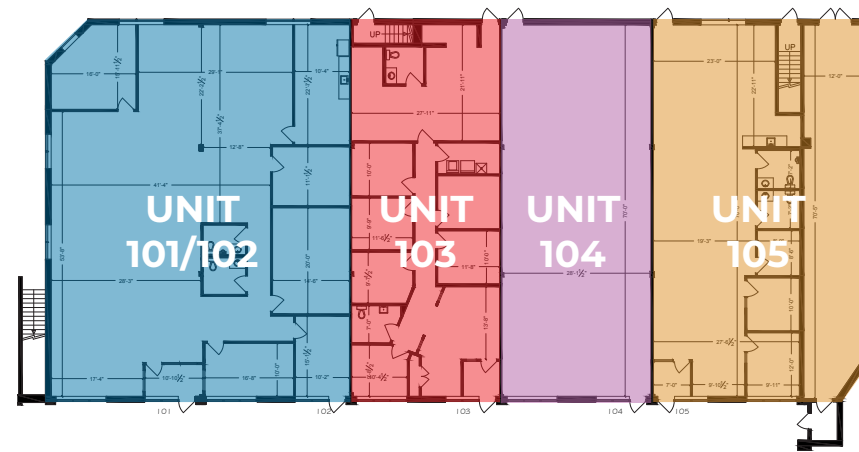


# FLOOR PLAN



## 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



UNIT 101/102	4,087 SF
UNIT 103	2,024 SF
UNIT 104	2,068 SF
UNIT 105	1,942 SF



With close proximity to the LRT, Conestoga Mall, Uptown Waterloo, and a variety of other amenities, this office space is ideally situated to support your business growth. This is an exceptional opportunity to establish your office in a thriving location!

## Contact us for more information



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\*\*Broker \*Sales Representative