

# Office / Advanced Tech & Retail Space Available at Factory Square



**451**

PHILLIP ST,  
WATERLOO, ONTARIO



# FACTORY SQUARE

Welcome to the Factory Square Campus, a premier 530,000 SF tech office campus in Waterloo. This space is perfect for businesses of all sizes and stages, from startups to established corporations.

Located in the heart of Waterloo's tech & university community, the Factory Square Campus offers easy access to talent, resources, and networking opportunities. The campus is close to the LRT and offers free on-site parking, making it convenient for employees and clients.

Office, advanced tech, retail spaces available. High ceilings and large windows that flood the space with natural light. The open floor plan allows for flexible work arrangements and collaboration.

These former BlackBerry buildings have undergone a major transformation and are now a vibrant hub for technology and innovation. The campus has attracted a diverse range of companies, including McAfee, MCAP, eSentire, GHD, Home Hardware, Arctic Wolf, Raytheon, and VueReal.

Whether you're looking for a new home for your growing startup or a professional space for your established business, Factory Square Campus has everything you need. Contact us today to schedule a tour and see for yourself why this is the perfect spot for your business.

# 3 BUILDINGS | 530,000 SF | 8 COMPANIES



440 PHILLIP ST



451 PHILLIP ST

455 PHILLIP ST

Research & Technology Park LRT Station



Tenants of all 3 buildings can enjoy the outdoor courtyard and lounge located at 451 Phillip.





# Office / Advanced Tech UNIT 160

4,778 SF of main level, open floor plan at Factory Square Campus. Existing 16' x 10' loading door, 1 external entrance as well as 2 interior entrances. Can be built-out to suit tenant.

Uses include:

- Advanced Tech
- Makerspace (Class A)
- Light Industrial
- Office
- Training Facility

**AVAILABLE SPACE** | 4,778 SF

**LEASE RATE** | \$15.00 SF / NET

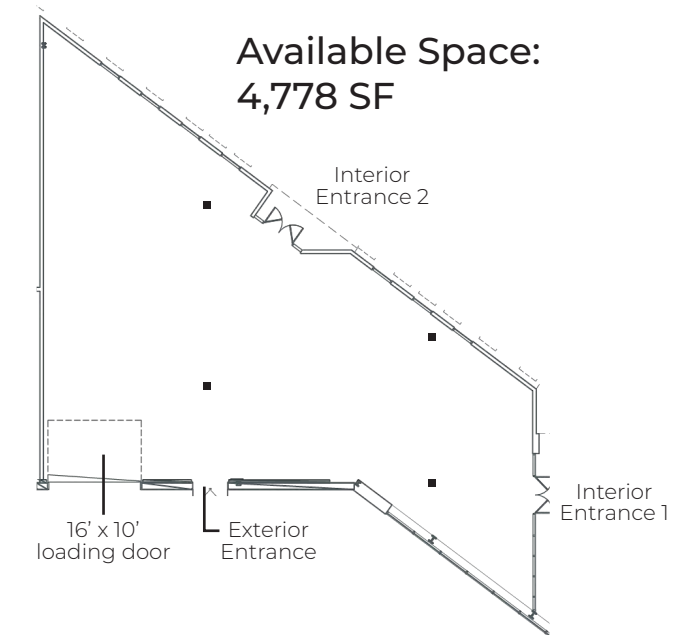
**ADDITIONAL RENT** | \$11.62 / SF

**CEILING HEIGHT** | 18.5' TO DECK

**PARKING** | Free on-site



## FLOOR PLAN - Unit 160





# Retail UNIT 125

Retail Space Available.

- Main Level
- Former Juice/Sandwich Bar
- Built-out & Finished
- No Equipment Included
- Polished Concrete Floors
- High Ceilings
- Interior Courtyard & Building Lounge Space

Uses include:

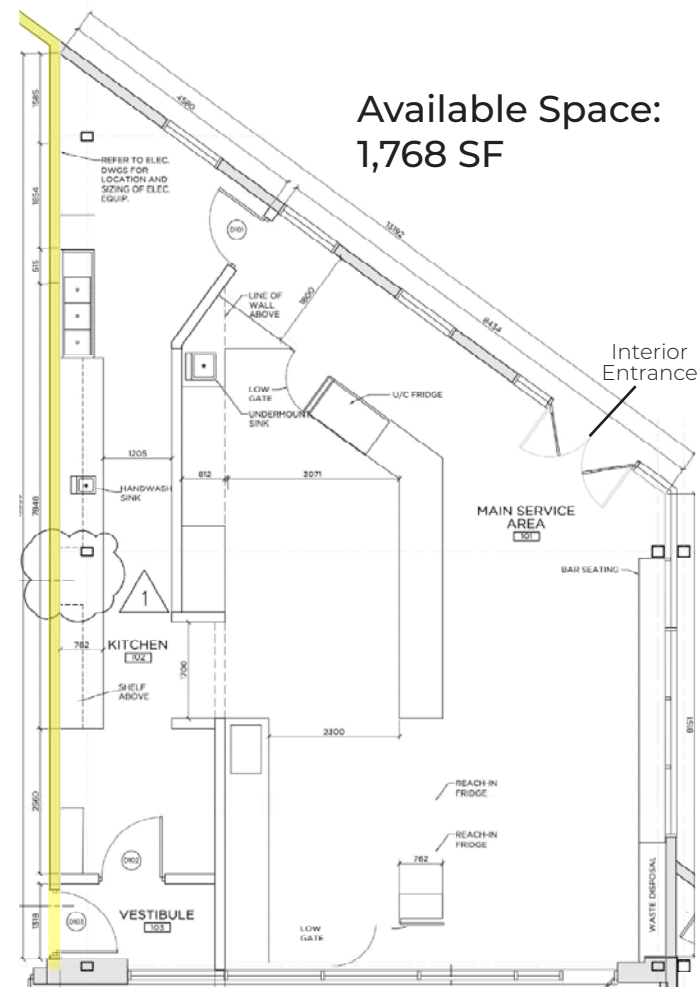
- Retail
- Kitchen Space
- Dedicated Exterior Entrance/Exit

**AVAILABLE SPACE | 1,768 SF**

**ADDITIONAL RENT | \$11.62 / SF**

**PARKING | Free on-site**

# FLOOR PLAN - Unit 125



# Retail UNIT 170

Retail / Office Space Available.

- Main Level
- Former Coffee Shop/Cafe
- Built-out & Finished
- No Equipment Included
- Polished Concrete Floors
- High Ceilings
- Interior Courtyard & Building Lounge Space
- Patio

Uses include:

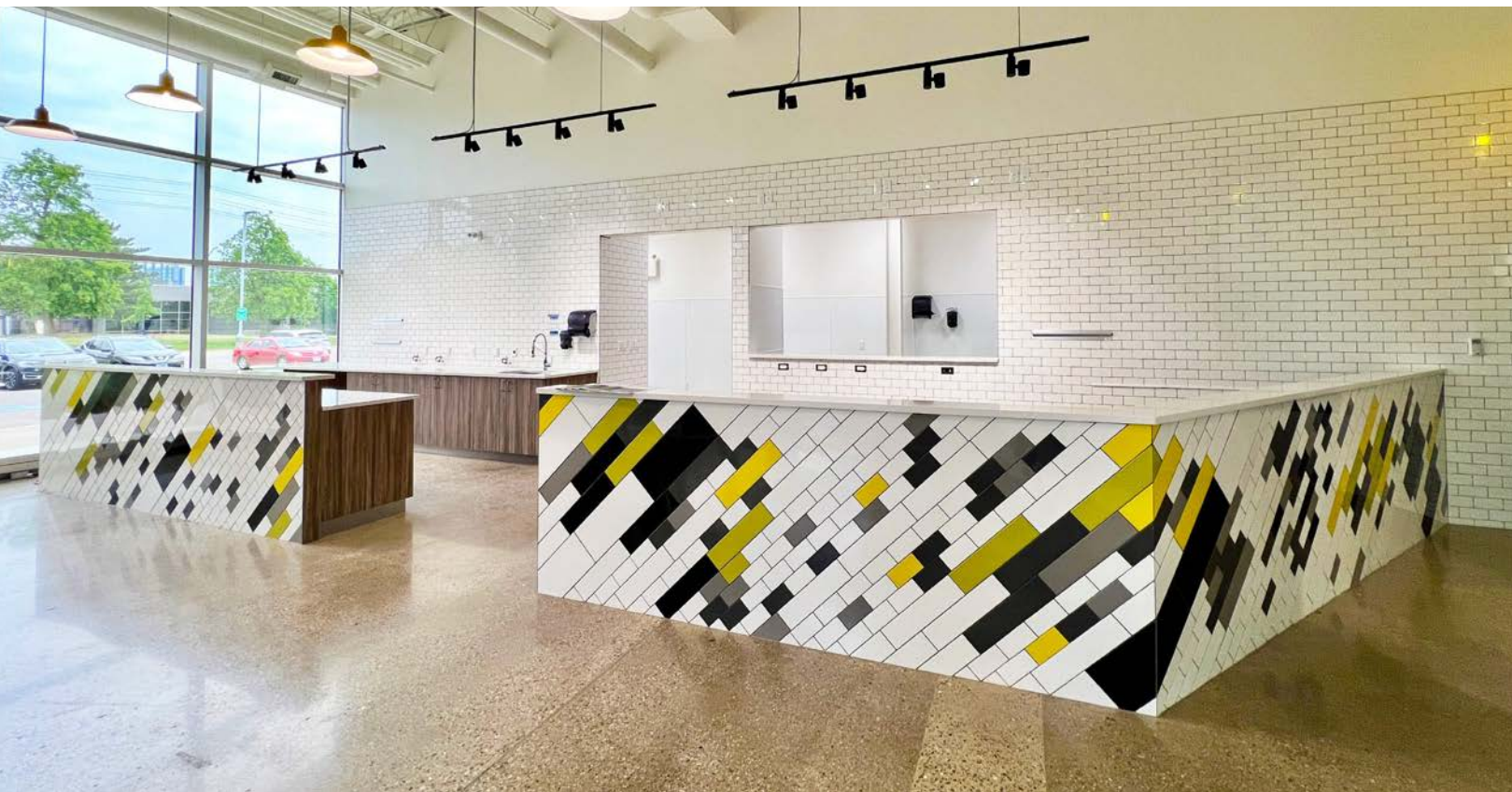
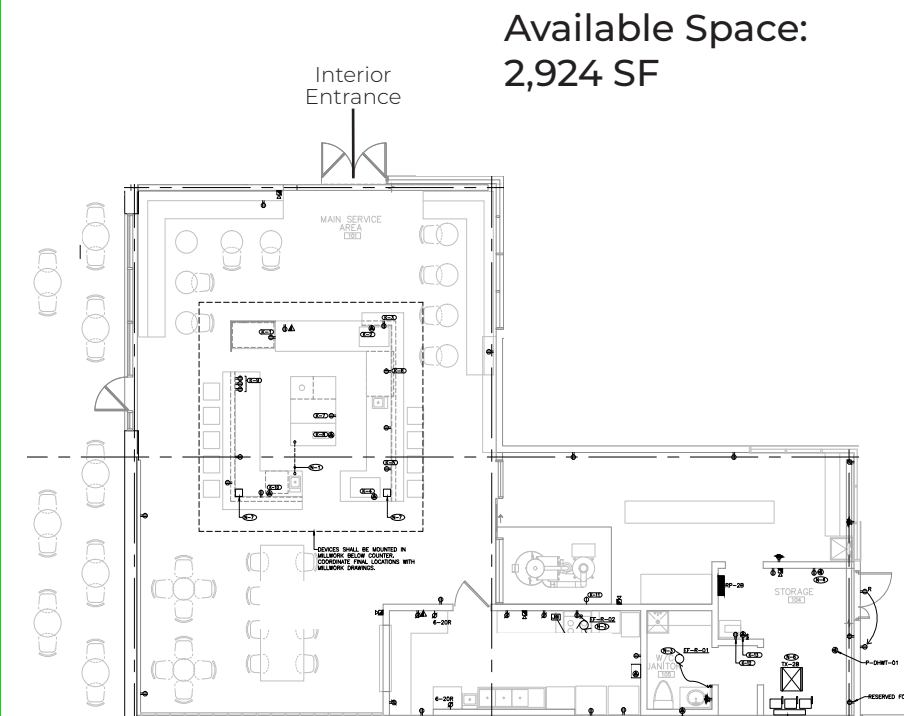
- Retail
- Office
- Exterior Entrance/Exit

**AVAILABLE SPACE | 2,924 SF**

**ADDITIONAL RENT | \$11.62 / SF**

**PARKING | Free on-site**

# FLOOR PLAN - Unit 170



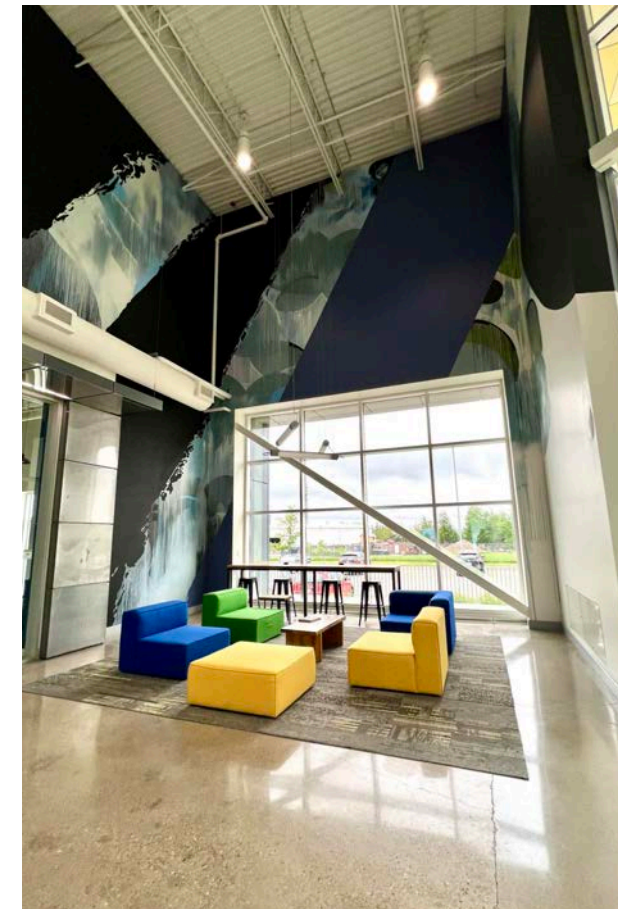
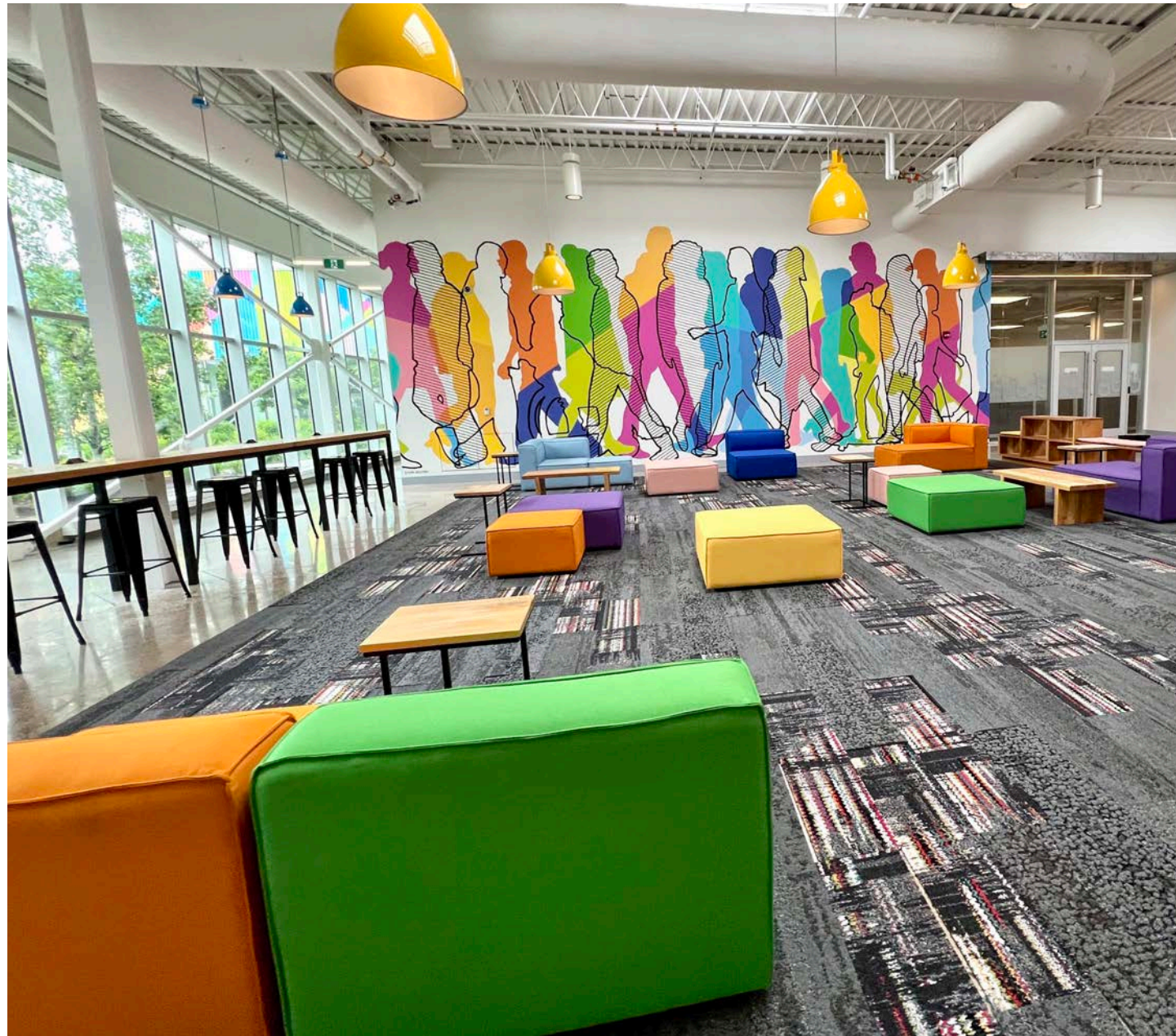




**Total Building Area: 224,226**

The allure of a modern glass and steel office space, filled with natural light, built-in amenities, and an open-air courtyard is just the kind of exceptional real estate development to help set your organization apart.

With the LRT steps away from the main doors, Factory Square is only minutes away from Uptown Waterloo and Downtown Kitchener. For employees coming from the suburbs and close-by commuter towns, we've got them covered too - with free parking.



Abundant natural light from skylights, a centre courtyard and exterior windows.



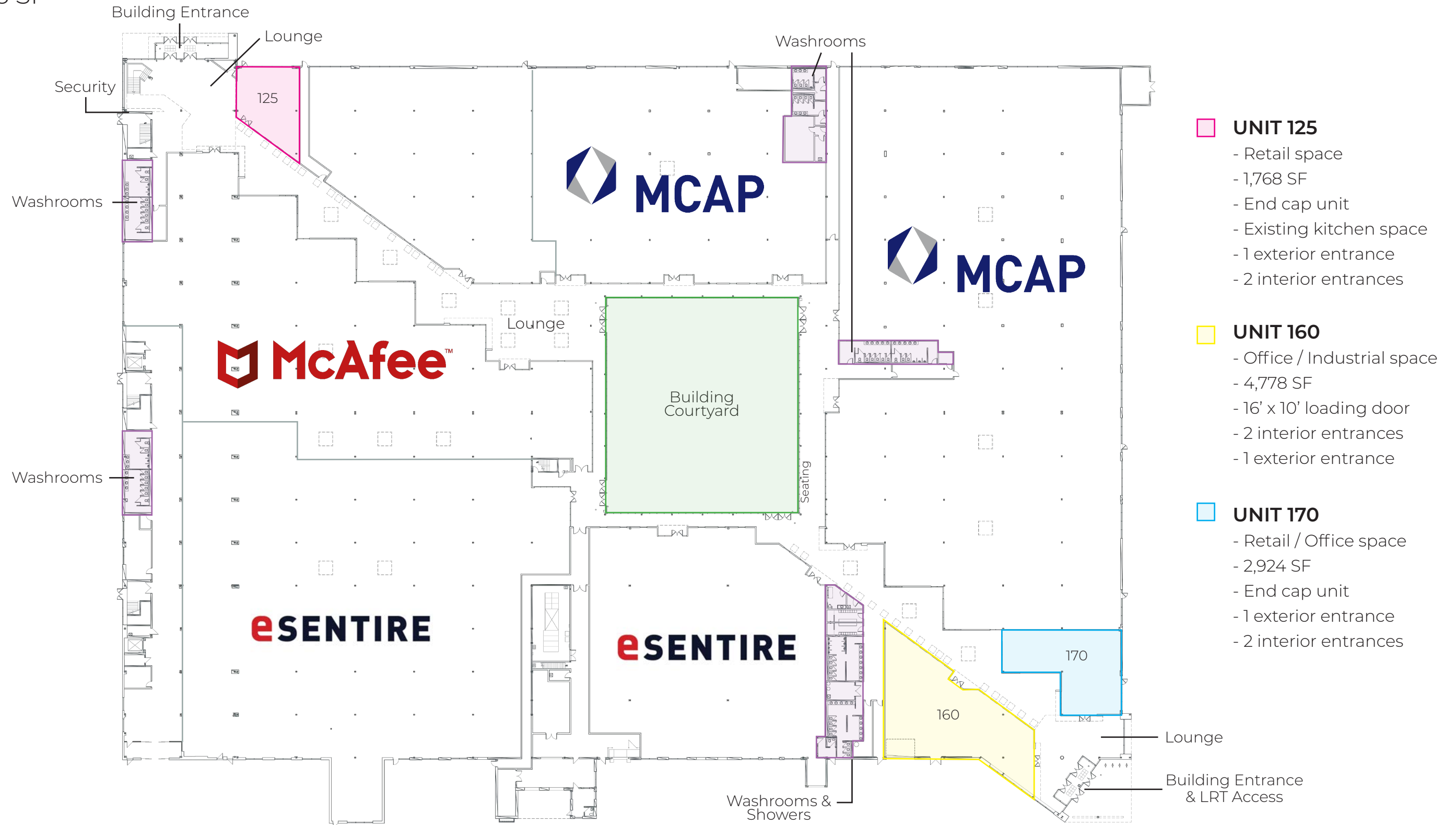


# MAIN LEVEL FLOOR PLAN

451 Phillip Street, Waterloo

Total Building Area:

224,226 SF





## FACTORY SQUARE IS HOME TO



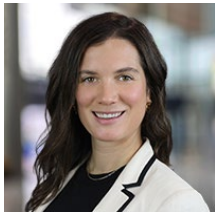
Want to know more about Factory Square?  
Scan the QR code to visit the website.



Factory Square is owned by Montez Corporation. Montez is an integrated multi-asset real estate investment, developer and asset manager investing on behalf of institutional investors.



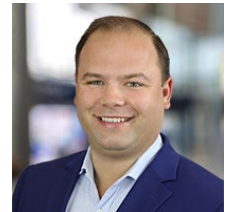
Factory Square is operated by Kipling Group Inc. Kipling Group Inc offers customized commercial and residential property management services to address the needs of diverse clientele and provide well-executed strategies that offer value for tenants and residents.



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