

415 Phillip Street

Waterloo, Ontario, Canada

Office space for Lease - Great access and easy walking distance to University of Waterloo and the David Johnston R&T Park ION Station. Located in the heart of the IQ District. Great location for any professional office use.

Available

11,273 sq ft, Available Immediately

Rates

- ▶ Net Rental Rate: \$15.50 per sq ft
- ▶ TMI (2020 est): \$10.97 per sq ft includes utilities

Specifications

- ▶ Cool Tech Office
- ▶ 24 Hour Access / Card Key Security Access
- ▶ Park, walking trails & frisbee golf course in close vicinity
- ▶ Includes paint, new carpet, minor reconfiguration
- ▶ Landlord will consider a further Tenant improvement allowance
- ▶ Onsite free parking, bike storage & showers
- ▶ Walking Distance to Restaurants
- ▶ Available now for Tenant fit-out
- ▶ Test Fit layout attached

Brad Marsland

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