

FOR LEASE

WHITNEY
Commercial Real Estate Services

B6, 550 PARKSIDE DR, WATERLOO



3,308 SF OFFICE UNIT FOR LEASE

Fully built-out office space in North Waterloo. The unit features reception area, private offices, boardroom, meeting rooms, kitchenette and bathrooms.

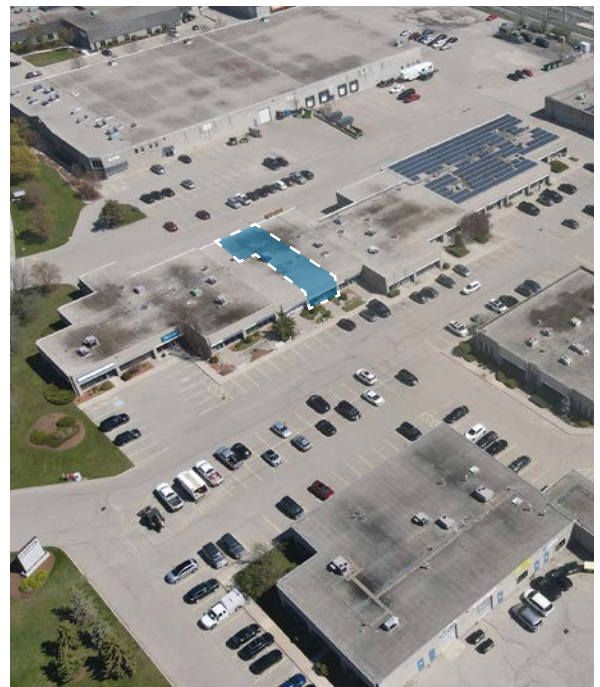
The back section of the unit can be converted to industrial space, with the ability to install a drive-in door. Located within walking distance to new LRT station, Sobey's and many amenities. Benefit from this well located and professionally maintained complex.

BUILDING AREA | 3,308 SF

ZONING | E2-27

LEASE RATE | \$11.00 / SF Net

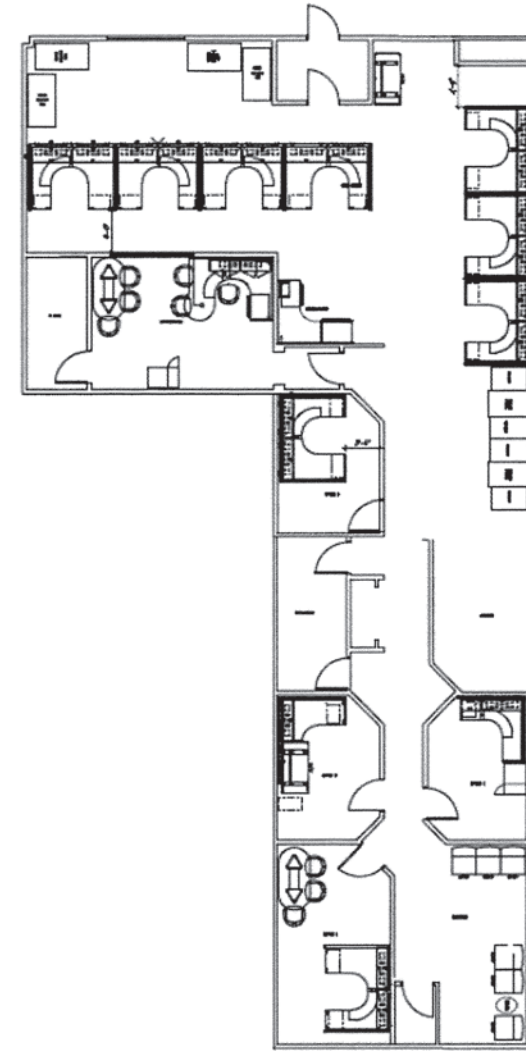
ADDITIONAL RENT | \$7.02 / SF





FLOOR PLAN

3,308 SF



FRONT ENTRANCE



Close Proximity
To HWY 85



Drive-up
Parking



LRT Station
Nearby



Amenities
Nearby



Natural
Light



E2-27
Zoning

PERMITTED USES (Complete list available upon request)

- Advanced Tech
- Business Incubator
- Communication Production
- Data Centre
- Government Use
- "Light" Industrial Assembly
- Related to Advanced Tech
- "Light" Industrial Manufacturing
- Related to Advanced Tech



Contact us for more information



Xavier Ayora
Sales Representative
226.929.4667
xavier.ayora@whitneyre.com



Jack Hayward
Sales Representative
519.270.3314
jack.hayward@whitneyre.com

WHITNEY
Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage
103 Bauer Place, Suite 2, Waterloo, ON N2L 6B5

519.746.6300 | www.whitneyre.com

The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information"), is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representations as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the Information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2026 MLS

**Broker *Sales Representative