

# FOR LEASE

**WHITNEY**  
Commercial Real Estate Services

## 451 PHILLIP ST, WATERLOO - UNIT 160 & 170



### OFFICE / INDUSTRIAL & RETAIL SPACE AVAILABLE AT FACTORY SQUARE

Two units available immediately at Factory Square Campus, located in the heart of Waterloo's tech and university community.

The office unit is in a shell state and can be built-out to suit your needs. It also has a drive-in loading door, offering flexibility for groups in the high tech manufacturing space.

The retail unit has been built-out with high exposed ceilings. It has an external dedicated entrance, internal entrance and a patio.

Conveniently located near the University of Waterloo, Factory Square provides drive-up, on-site parking and immediate access to the Research & Technology LRT station (150M).

**AVAILABLE SPACE** | 2,924 - 4,778 SF

**LEASE RATE** | \$15.00 - \$20.00 / SF Net

**ADDITIONAL RENT** | \$12.70 / SF + Utilities



Build to Suit



On-site Parking



Drive-in Loading



LRT Station (150 M)



# UNIT 160

## Office / Industrial

AVAILABLE SPACE | 4,778 SF

LEASE RATE | \$15.00 / SF Net

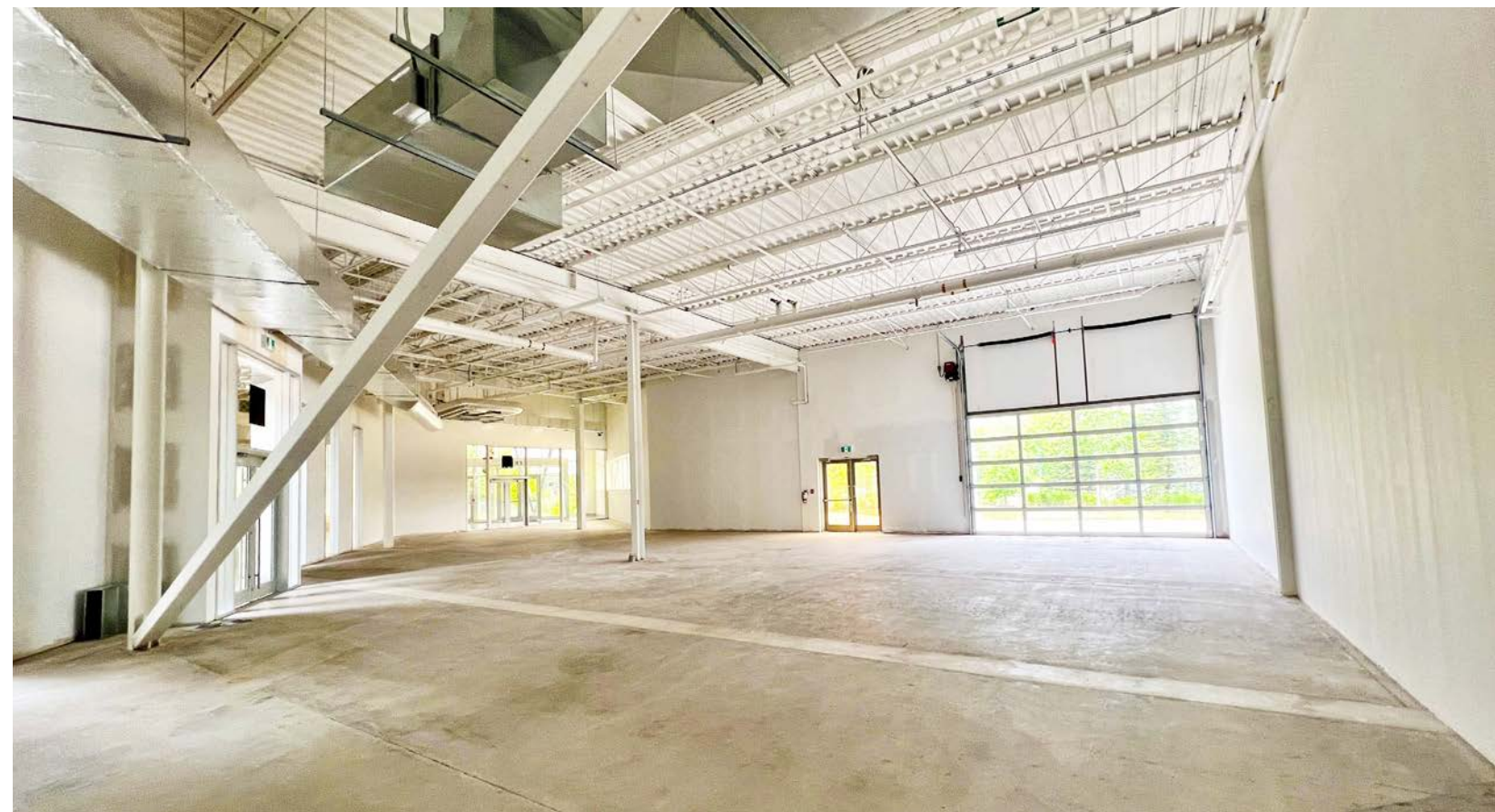
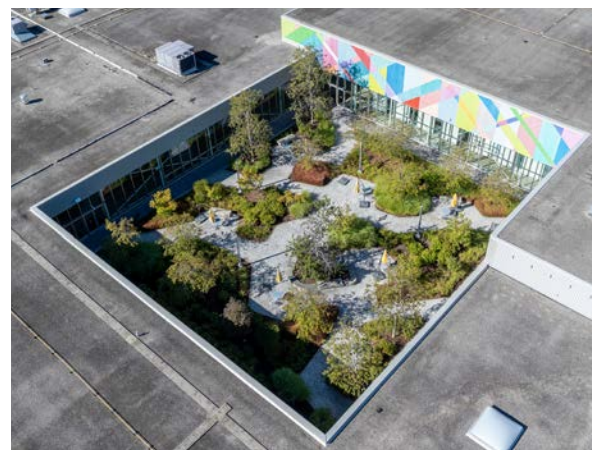
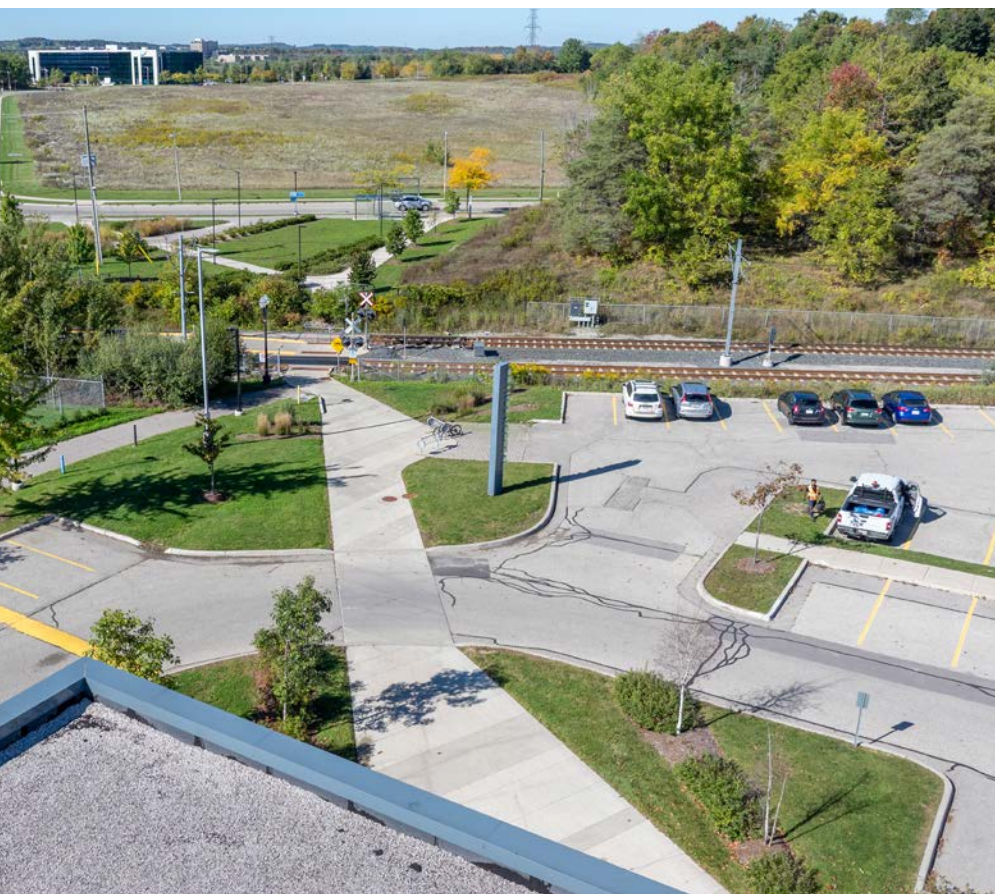
ADDITIONAL RENT | \$12.70 / SF + Utilities

### FEATURES:

- 16' X 10' loading door
- 1 external and 2 interior entrances
- 18'5" ceiling height (to deck)
- Can be built-out to suit tenant

### PERMITTED USES:

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



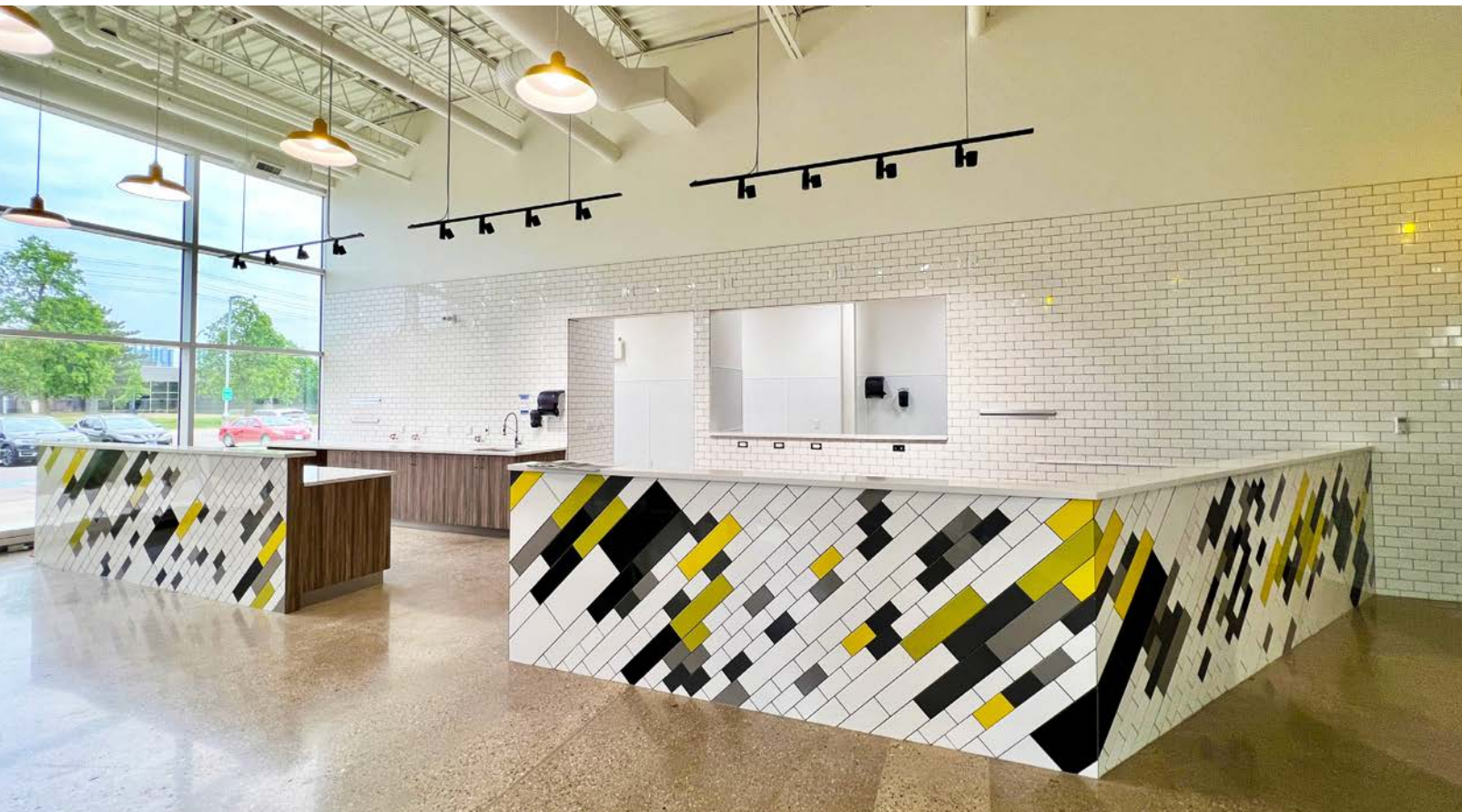
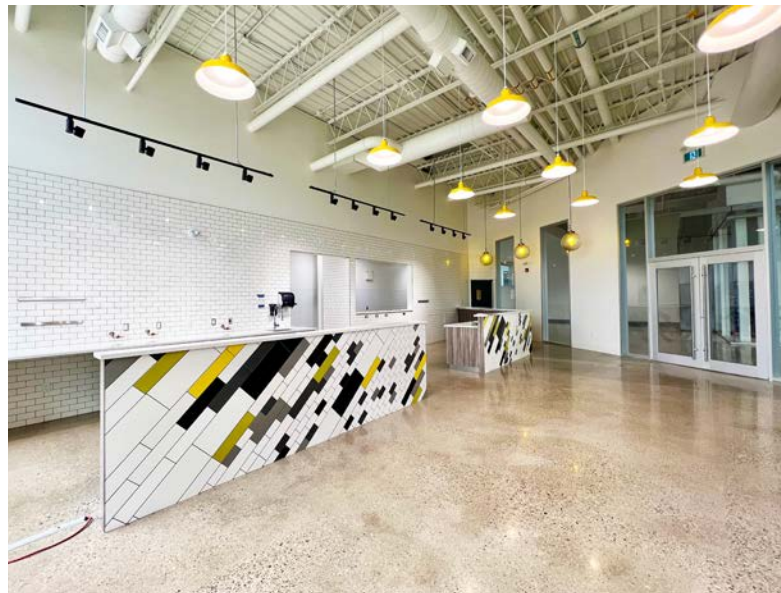
# UNIT 125

## Retail

AVAILABLE SPACE | 1,768 SF

### FEATURES:

- Built-out and finished space
- Dedicated exterior entrance
- High ceilings
- Polished concrete floors
- Former juice bar
- No equipment included



# UNIT 170

## Retail & Office

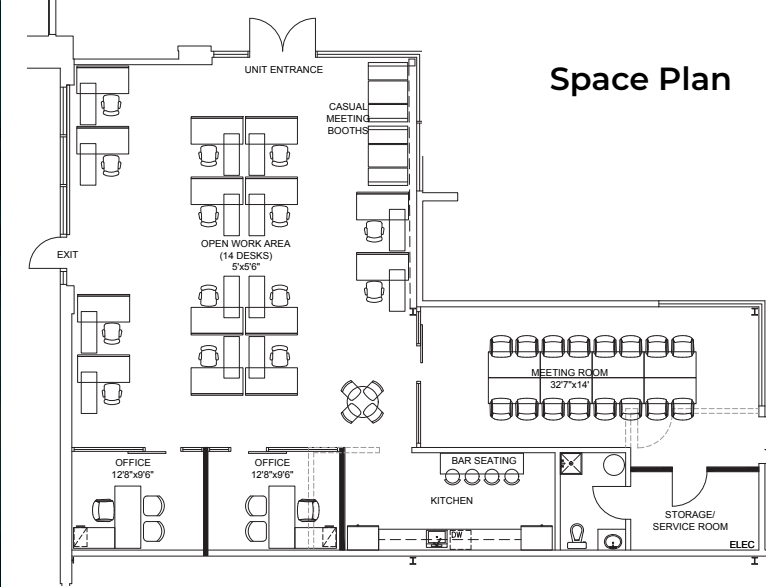
AVAILABLE SPACE | 2,924 SF

LEASE RATE | \$15.00 - \$20.00 / SF Net

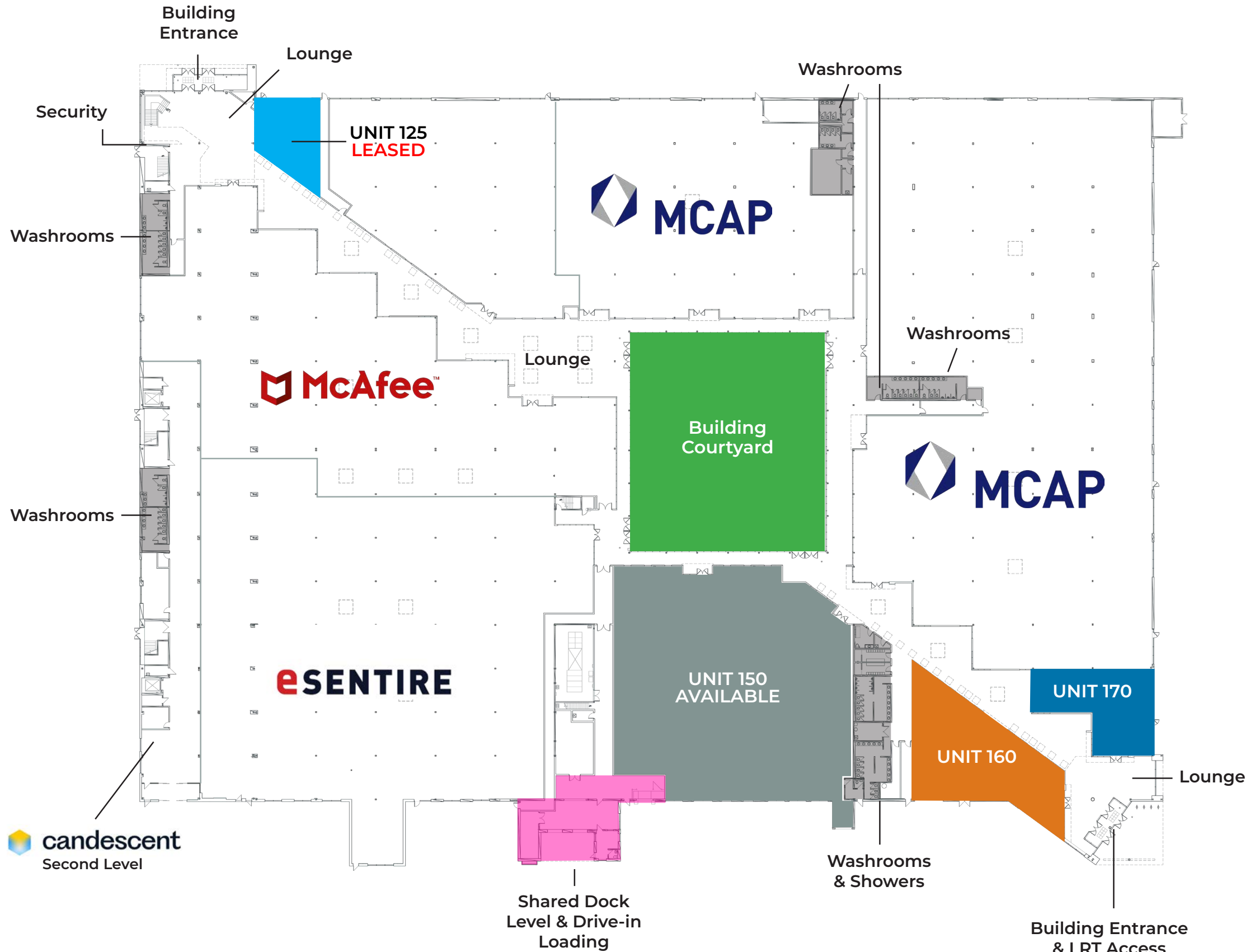
ADDITIONAL RENT | \$12.70 / SF + Utilities

### FEATURES:

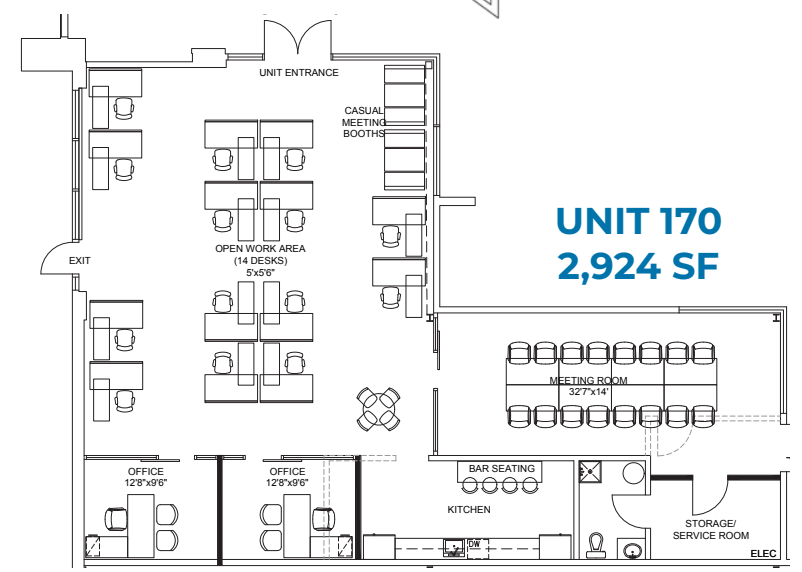
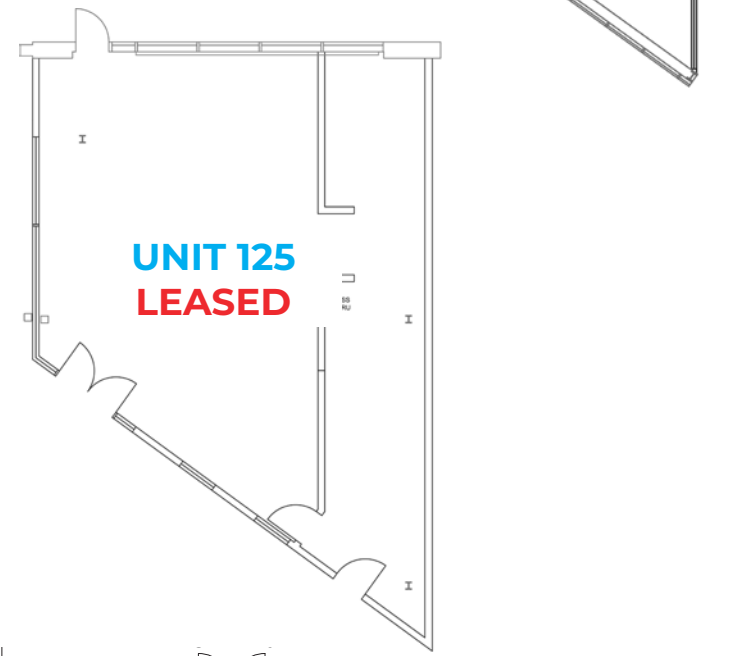
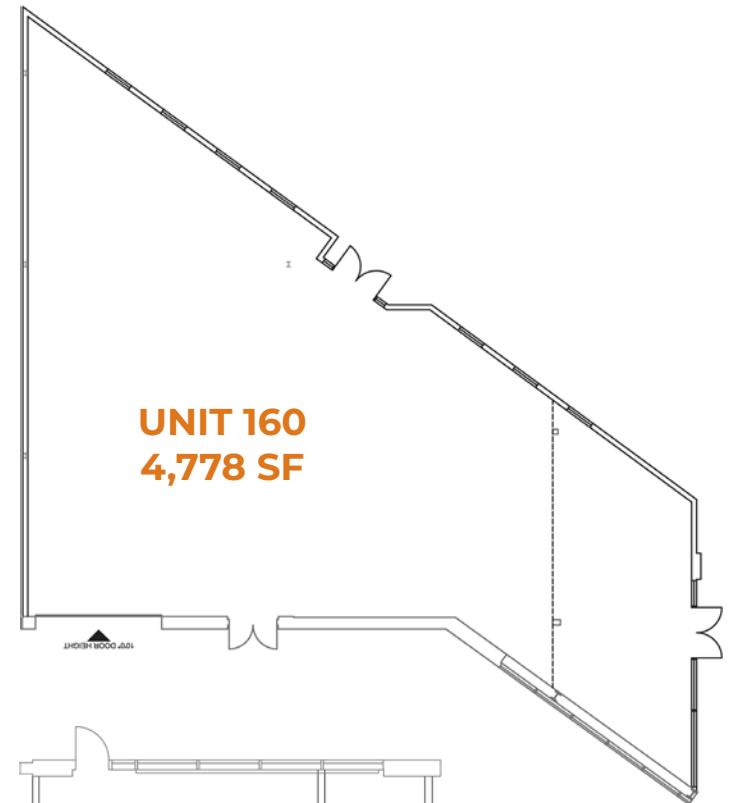
- Built-out and finished space
- Dedicated exterior entrance
- High ceilings
- Patio
- Former coffee shop
- No equipment included



# MAIN LEVEL FLOOR PLAN



 **candescent**  
Second Level



## About 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 start-ups to established corporations.

Located in the heart of Waterloo's tech and 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 and retail spaces are currently available. Features include high ceilings and large windows that flood the space with natural light. The open floor plan allows for flexible work areas and collaboration.

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



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.

## Contact us for more information



**Ginger Whitney, SIOR, CCIM**  
Broker, Partner, Vice President  
519.590.5242  
ginger.whitney@whitneyre.com



**Michael Lambert\*\*, SIOR**  
Managing Partner, 2x Olympian  
519.590.0286  
michael.lambert@whitneyre.com



**Joe Anstett\* SIOR**  
Associate Vice President  
519.721.1659  
joe.anstett@whitneyre.com



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

519.746.6300 | [www.whitneyre.com](http://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