

WATERLOO TECHNOLOGY CAMPUS

408 | 410 | 412 ALBERT ST
WATERLOO, ONTARIO

154,449 SF Institutional Investment Opportunity
Waterloo's Premier Innovation District

WHITNEY
Commercial Real Estate Services

Colliers

154,449 SF | 10.6 Acres | 662 Parking Stalls

Stable Cash Flow, Immediate Leasing Upside,
Long-Term Redevelopment Potential

Close Proximity to:

Adjacent to the University of Waterloo, Wilfrid Laurier
University, David Johnston Research + Technology Park
& ION Rapid Transit



STABLE INCOME

Diversified, high-quality tenant roster with durable in-place cash flow.



IMMEDIATE NOI GROWTH

Active leasing discussions create near-term income and value upside



LONG-TERM VALUE

An irreplaceable 10.6 acre campus with exceptional redevelopment and intensification potential.

INVESTMENT Overview

This exceptional Class “A” suburban office campus presents a rare investment opportunity within the heart of Waterloo’s premier innovation corridor. The property offers stable in-place income anchored by a diversified roster of high-quality tenants, including TD Wealth, MarshallZehr, AppLogic, Dejero, Alert Labs, and ICSPI, providing durable cash flow and reduced tenant concentration risk.

Investors benefit from immediate leasing upside through available vacancy, while the scale and strategic location of the asset position it for significant long-term redevelopment potential. Surrounded by the University of Waterloo, Wilfrid Laurier University, the David Johnston Research + Technology Park, and a globally recognized technology ecosystem, the asset is well positioned to capitalize on continued demand driven by Waterloo’s innovation economy, making it a compelling opportunity for both income-focused and value-add investors.

TOTAL AREA:	154,449 SF
LAND AREA:	10.6 Acres
PARKING STALLS:	662 Surface Stalls (4.3 / 1,000 SF)
OCCUPANCY:	86% Occupied
BENEFITS:	- Immediate Leasing Upside - Below Replacement Cost - Long-Term Redevelopment Potential - Adjacent Residential Intensification



FULLY LEASED
100% occupied by two established tenants generating stable in-place income.



TENANT CAPITAL INVESTMENT
Approximately 100 tons of supplemental cooling supports AppLogic's data centre operations.



DIVERSIFIED TENANCY
Complementary technology and health-and-wellness uses support income durability.



408 Albert Street

408 Albert Street provides stable, durable cash flow from the two long-term tenants occupying highly functional suburban office space.

The property's tenancy is highlighted by AppLogic, a technology company specializing in data management that has made a significant long-term investment in the premises through the installation of approximately 100 tons of supplemental cooling to support its mission-critical data centre operations, reinforcing tenant commitment. The complementary tenancy of Depth Training & Physiotherapy provides further income diversification while serving a strong local client base.

The asset is further enhanced by abundant on-site parking, direct exterior access for both tenants, prominent signage opportunities, and a loading dock servicing AppLogic's operations, contributing to long-term tenant functionality and retention.

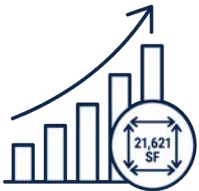
TOTAL AREA:	27,889 SF
LAND AREA:	2.693 Acres
PARKING STALLS:	138 Stalls (4.95 / 1,000 SF)
OCCUPANCY:	100% Occupied
LOADING DOCK:	1



LONG TENURE TENANTS
Anchored by established technology tenants with strong commitment and proven track records.



ATTRACTIVE OUTDOOR PATIO SPACE
Highly amenitized outdoor space that enhances tenant experience and supports retention and attraction.



LEASING UPSIDE
21,621 SF of remaining space to lease up and increase NOI and overall re- turns.



410 Albert Street

410 Albert Street serves as the flagship building of the campus, providing institutional quality space. The large floor plates can accommodate tenants from 6,000 SF to 50,000 SF.

There are 4 tenanted areas in the building comprising of 77,469 square feet and two vacant suites totalling 21,621 square feet. These suites are actively being marketed with strong tenant interest. These are the only vacancies within the Albert Street Campus. Great opportunity to increase NOI shortly after the acquisition.

The tenants in this building are both hardware and software technology companies, including AppLogic, Dejero, Alert Labs and ICSPI.

TOTAL AREA:	99,090 SF
LAND AREA:	6.076 Acres
PARKING STALLS:	423 Stalls (4.2 / 1,000 SF)
OCCUPANCY:	78% Occupied
LOADING DOCK:	2



STABLE FINANCIAL SERVICES INCOME
Fully leased to TD Wealth Management and Marshall Zehr, providing durable institutional quality income from two established financial firms.



ENHANCED INCOME QUALITY
High-quality financial services tenants enhance the stability and diversification of the overall campus income stream.



PRIME ALBERT STREET EXPOSURE
Prominent Albert Street frontage with excellent visibility, strong signage opportunities and abundant surface parking surrounding the building.



412 Albert Street

412 Albert Street is a single-story office building fully occupied with two tenants. The building is located on the Albert Street frontage, with an abundance of parking surrounding the building.

TD Wealth Management & Marshall Zehrs provide stable, institutional-quality income. This enhances the overall quality and diversification of the income stream.

TOTAL AREA:	27,470 SF
LAND AREA:	1.783 Acres
PARKING STALLS:	101 Stalls (3.7 / 1,000 SF)
OCCUPANCY:	100% Occupied

WATERLOO TECHNOLOGY CAMPUS

RARE BY EVERY MEASURE

- 154,449 SF
- 10.6 Acres
- 662 Parking Stalls
- Waterloo's Premier Innovation District
- Immediate Leasing Upside
- Long-Term-Redevelopment Potential

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