

FOR LEASE

WHITNEY
Commercial Real Estate Services

554 PARKSIDE DR, WATERLOO - UNIT 100



5,057 SF OF BUILT-OUT OFFICE SPACE

Fully built out office space located in North Waterloo.

The unit features a reception area, open concept work space, private offices, a board room, a kitchenette and 2 common bathrooms.

Located within walking distance to the LRT, Sobeys and many other amenities.

Benefit from this well located and professionally maintained complex.

AVAILABLE SPACE | 5,057 SF

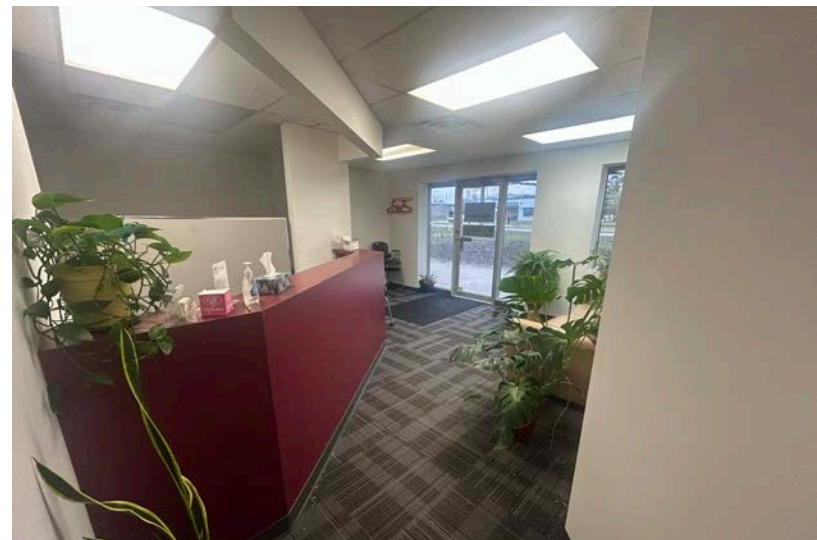
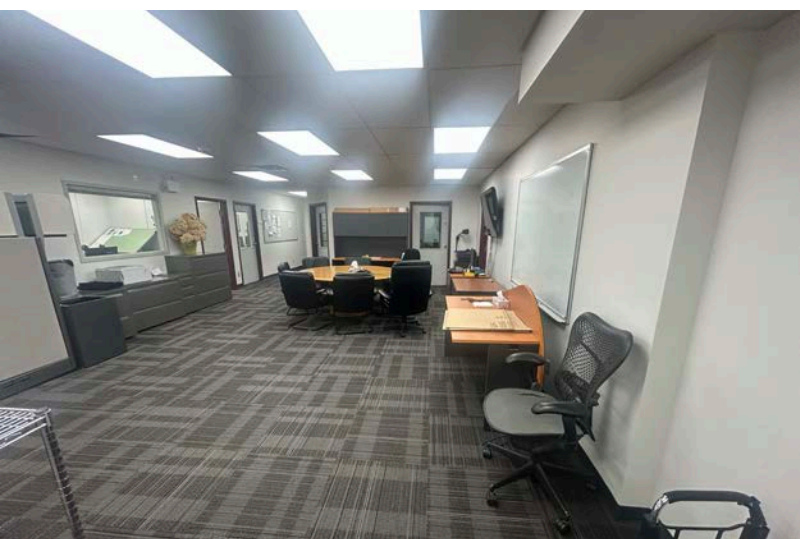
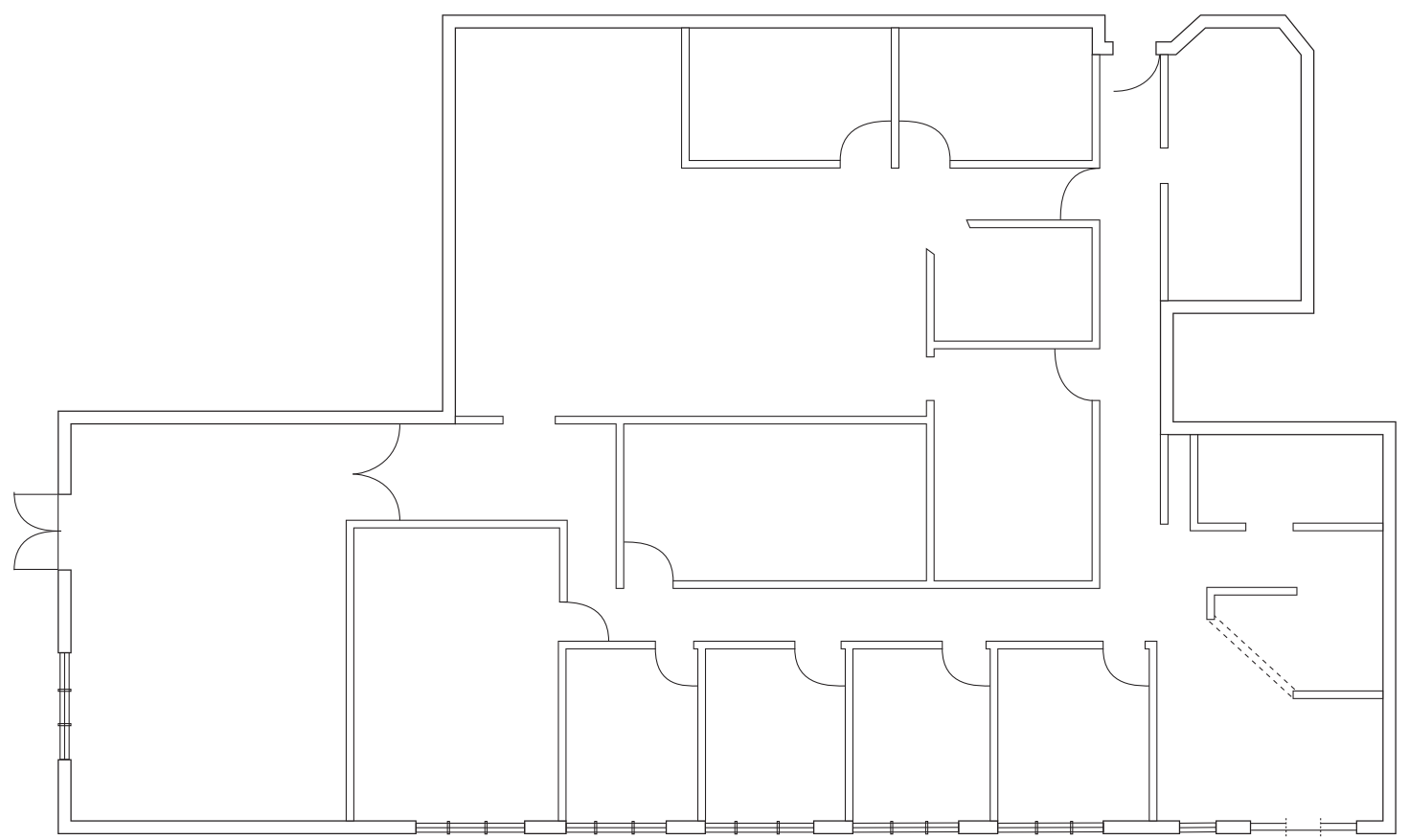
LEASE RATE | \$12.00 / SF Net

ADDITIONAL RENT | \$8.82 / SF

ZONING | E2-27

UNIT 100

4,641 SF



HWY 85
Nearby



Drive-up
Parking



Natural
Light



LRT Station
Nearby

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
- Makerspace (Class A)
- Major Office
- Medical Clinic
- Office
- Printing Establishment
- Tech Office
- Training Facility

