



440
Phillip Street
Unit A200

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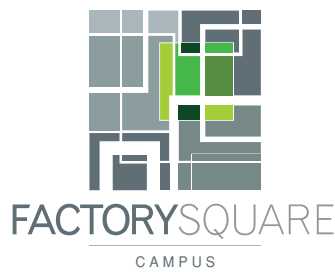
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Premier
Flex Space

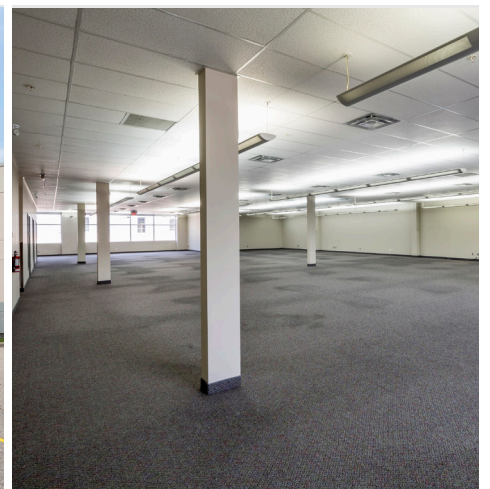


Located In
Waterloo's
Idea Quarter



Turnkey
Solution

440
Phillip
Street
Unit A200



About The Property

Be a part of Factory Square Campus, the focal point of Waterloo's Idea Quarter. The Idea Quarter is home to groundbreaking ideas, where academia, industry, and people collide, collaborate, and excel, side by side.

440 Phillip Street in Waterloo is uniquely positioned to benefit from the immense talent base and institutional neighbours that call the Region home. A short walk to the University of Waterloo, Wilfrid Laurier University, and David Johnston Research + Technology Park, 440 Phillip Street will help employee-driven companies capitalize on intellectual capital produced by world-renowned universities and Waterloo's thriving start-up ecosystem.

Building Specifications

Civic Address	440 Phillip Street, Unit A200, Waterloo
Current Use	Office, Light Manufacturing, Warehouse, & Laboratory
Available Area	14,499 SF
Lease Rate	\$11.00 PSF Net
Additional Rent	\$6.49 PSF
Parking	318 free parking spaces
HVAC	Gas-fired packaged rooftop HVAC units for building heating, ventilating, & cooling. Electrical rooms & communication rooms each with remote air-cooled condensing unit.
Fire Protection	Fully sprinklered using two separate water main feeds from Phillip Street
Emergency Power	Four diesel-fired 600kW (750kVA) generators manufactured by Generac Power Systems, each supported on a 5,115L fuel storage tank

Functionality and Sustainability

The current building systems surpass those of comparable facilities; excellent heating & cooling, power, and fire protection make 440 Phillip Street ideal for high-tech, advanced manufacturing, warehousing, and laboratory uses.

This 149,605 square foot single-storey flex office building is designed in a U-shaped configuration and efficiently covers its irregularly-shaped parcel totaling 7.42 acres.

Features



Location

Minutes to Hwy 85



Zoning

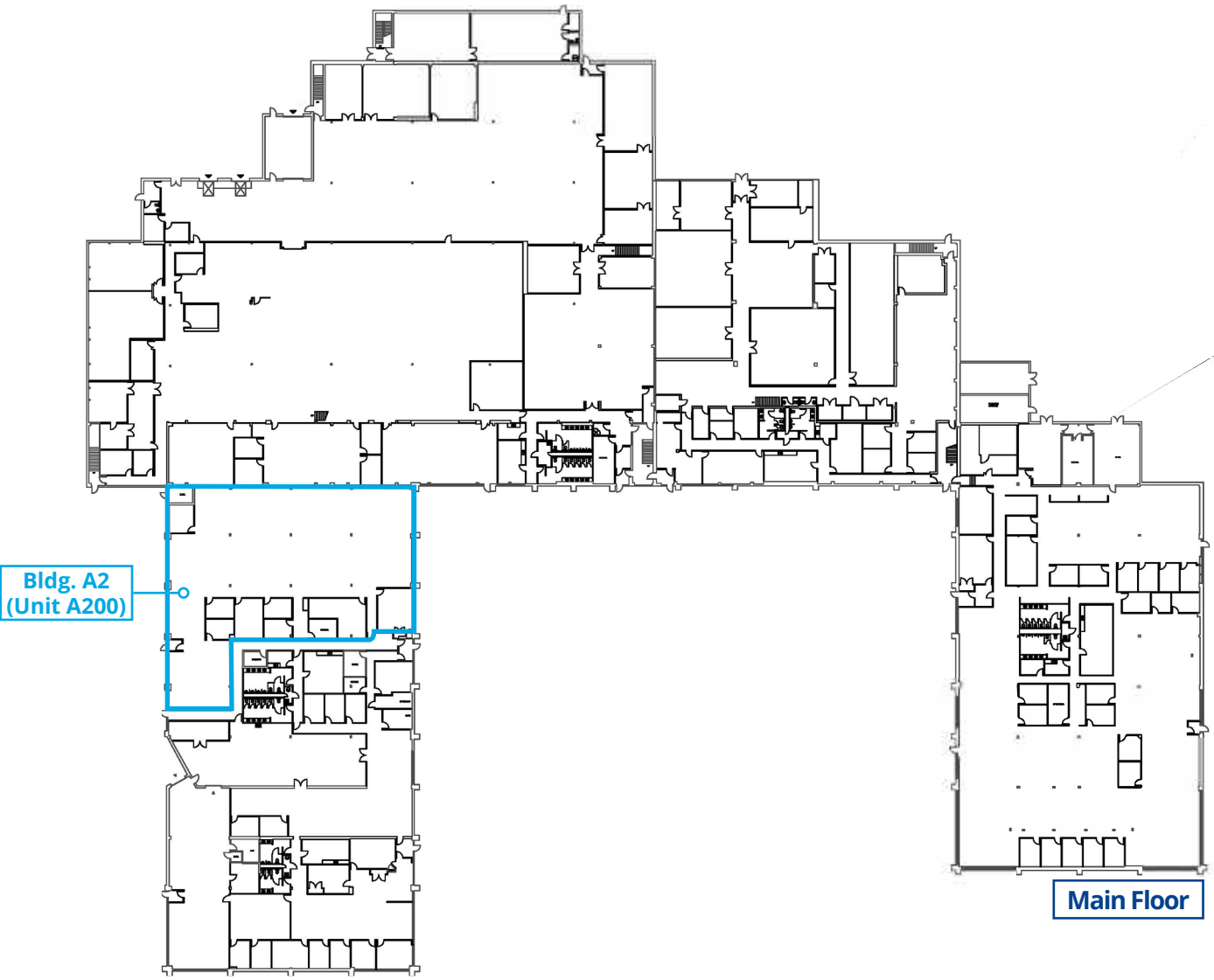
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Public Transportation

LRT & bus

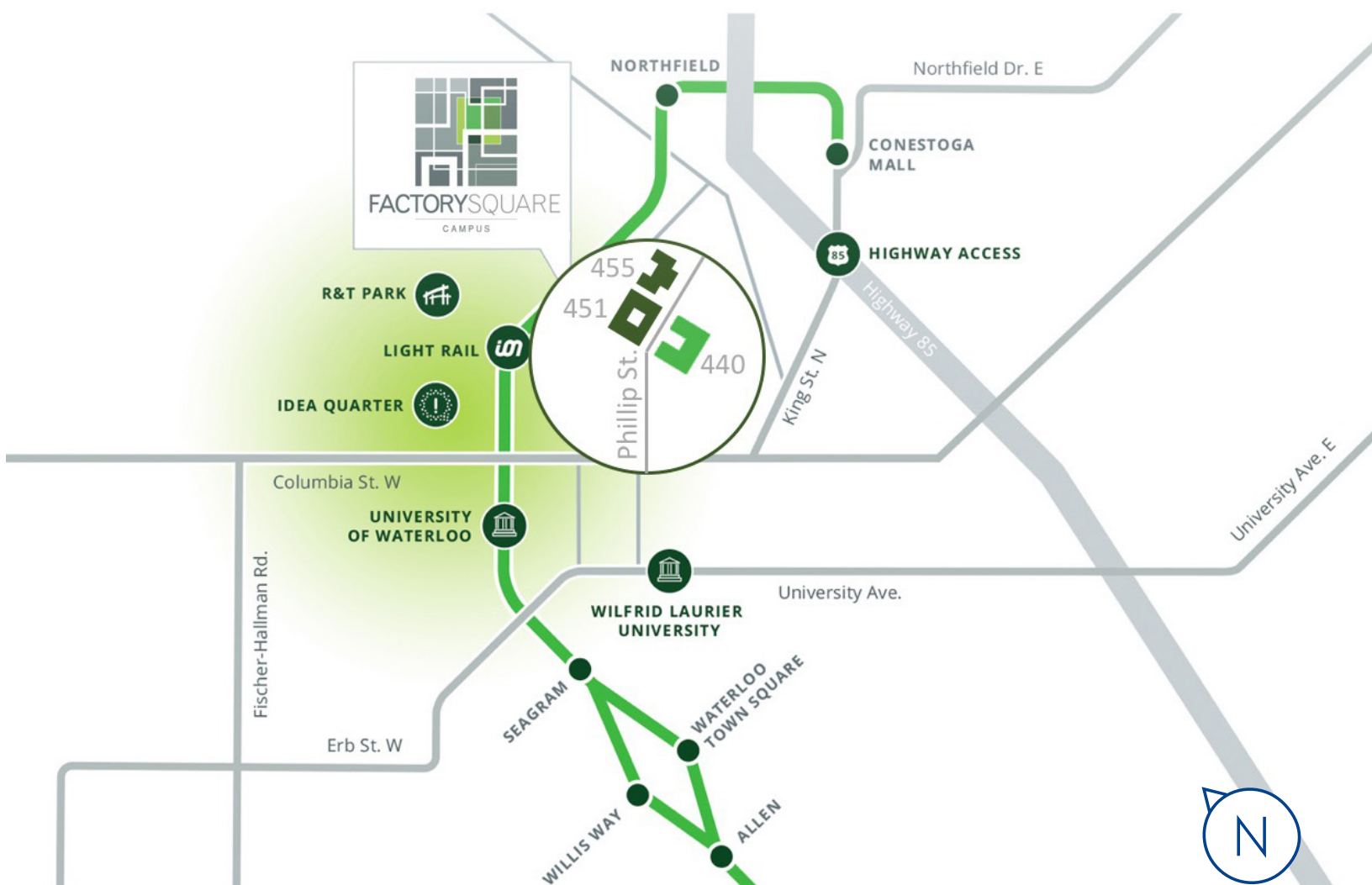
Floor Plan

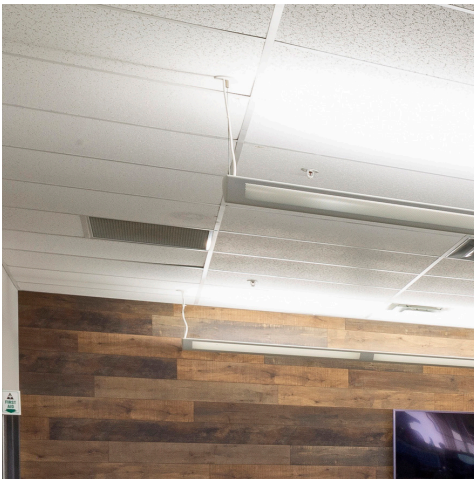


About The Area

The Region of Waterloo is implementing a phased rapid transit system that will connect the cities of Waterloo, Kitchener and Cambridge. Construction of Phase one is complete with service from Fairview Mall in Kitchener to Conestoga Mall in Waterloo.

The ION LRT stops next door at 451 Phillip Street to service the Factory Square Campus just before the route turns north. This forward-thinking project simplifies transportation for area employees, residents, and commuters throughout the Region.





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