



**440**  
Phillip Street  
Unit B200

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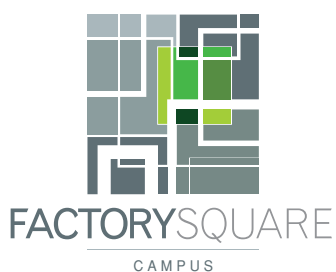
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Walk-Up  
Office Space



Located In  
Waterloo's  
Idea Quarter



Turnkey  
Solution

440  
Phillip  
Street  
Unit B200



# 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

<b>Civic Address</b>	440 Phillip Street, Unit B200, Waterloo
<b>Current Use</b>	Office, Light Manufacturing, Warehouse, & Laboratory
<b>Available Area</b>	12,000 SF
<b>Lease Rate</b>	\$10.50 PSF Net
<b>Additional Rent</b>	\$6.49 PSF
<b>Parking</b>	318 free parking spaces
<b>HVAC</b>	Gas-fired packaged rooftop HVAC units for building heating, ventilating, & cooling. Electrical rooms & communication rooms each with remote air-cooled condensing unit.
<b>Fire Protection</b>	Fully sprinklered using two separate water main feeds from Phillip Street
<b>Emergency Power</b>	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

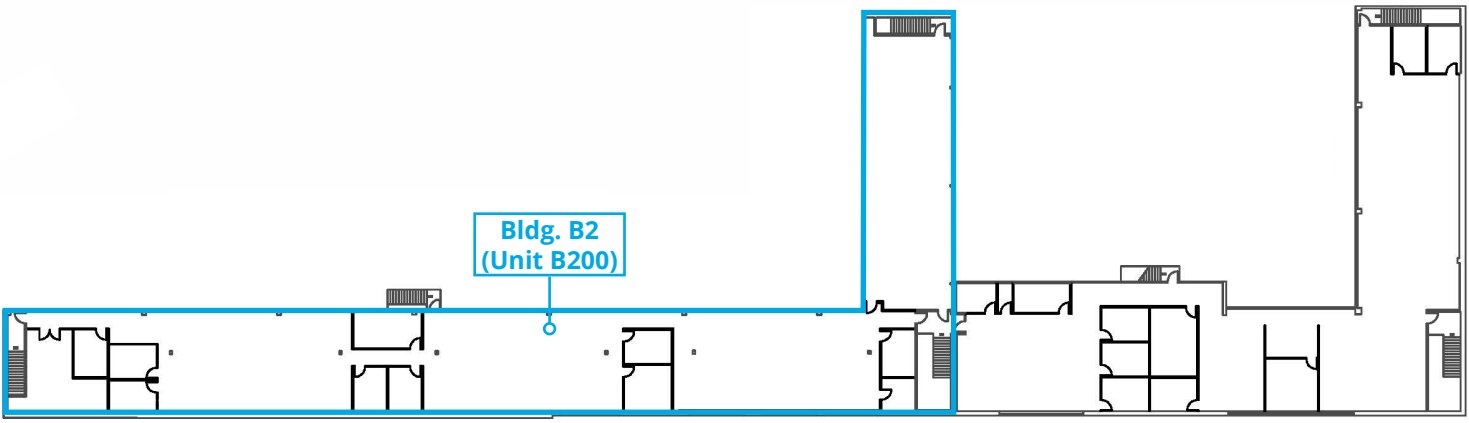
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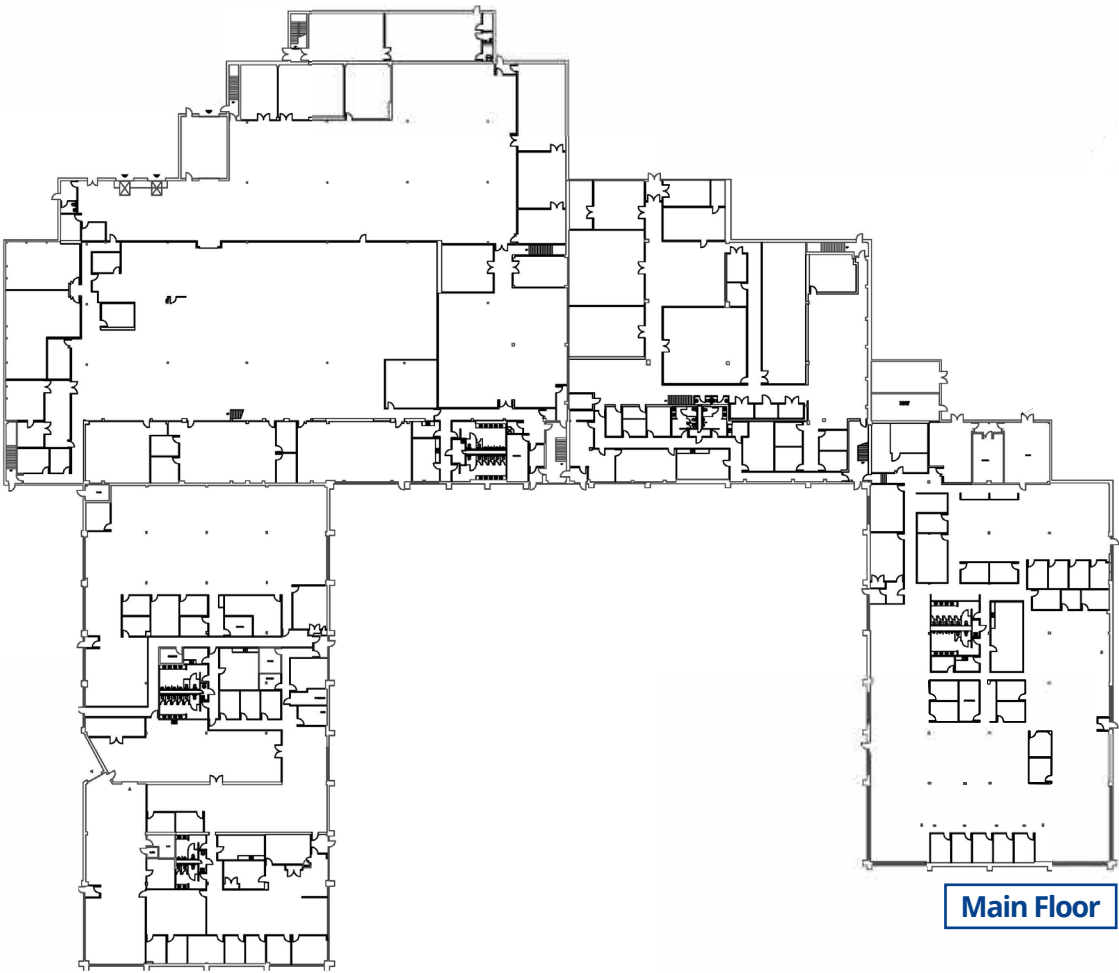
### Public Transportation

LRT & bus

# Floor Plan



Mezzanine



Main Floor

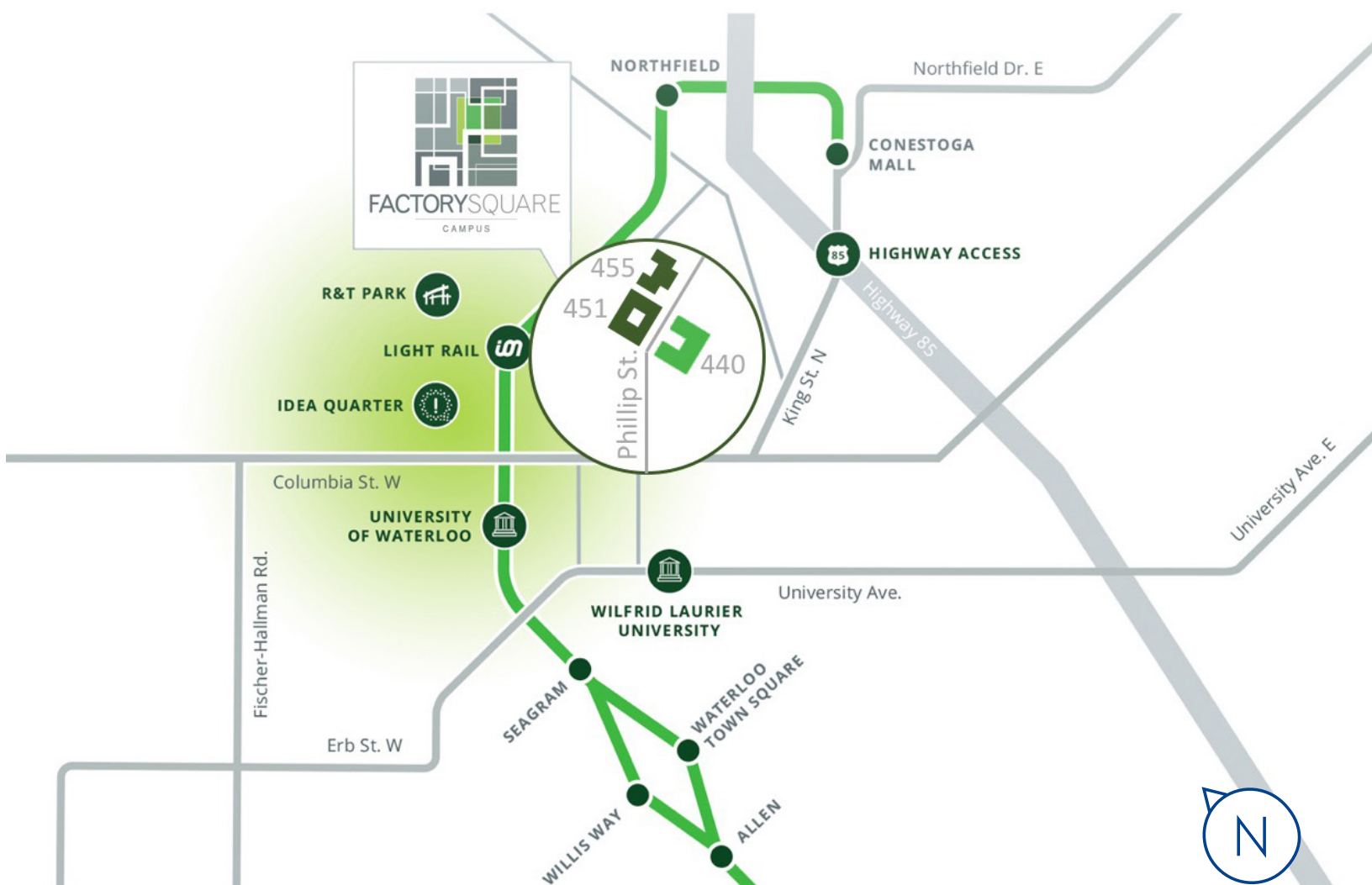


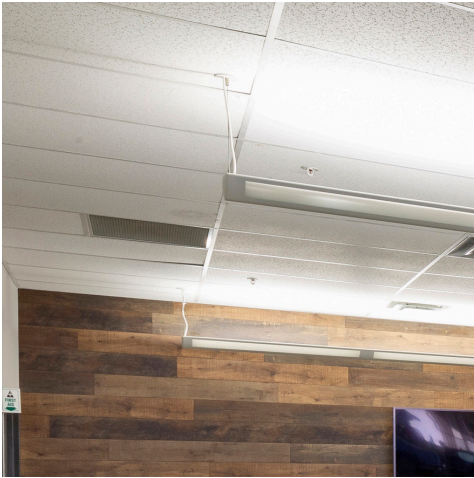


# About The Area

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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