



**451**  
Phillip  
Street

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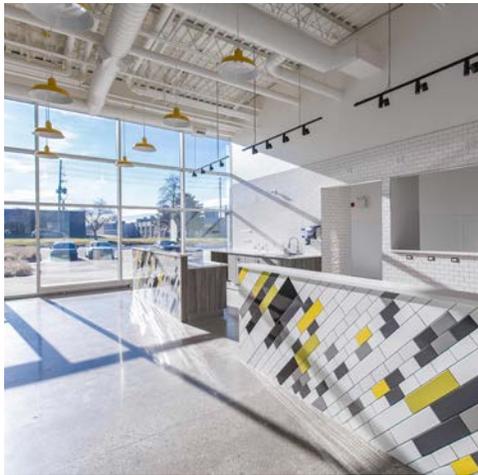
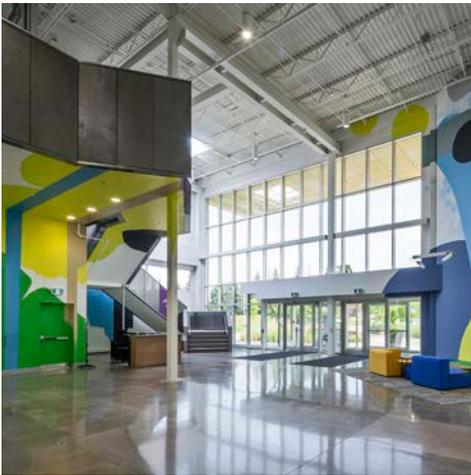
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Premier  
Amenity  
Space

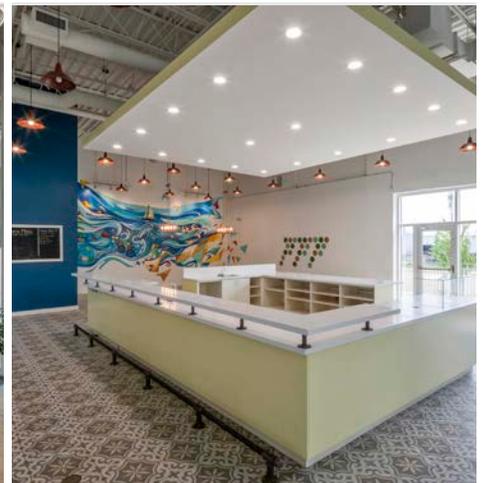
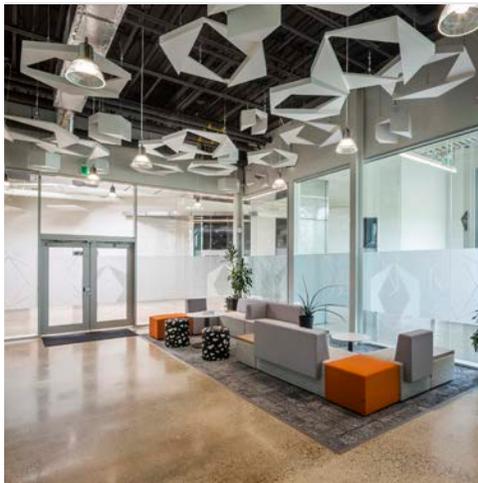


LEED Silver  
Certified



Turnkey  
Solution

451  
Phillip  
Street



# 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.

The allure of a modern glass and steel office space filled with natural light, built-in amenities, and an open-air courtyard is just the kind of exceptional real estate development to help set your organization apart and keep employees engaged and happy, no matter how their work day unfolds.

## Building Specifications

<b>Civic Address</b>	451 Phillip Street, Waterloo
<b>Current Use</b>	Retail/Office/Amenity
<b>Building Area</b>	224,226 SF
<b>Available Units</b>	125 - 1,768 SF (\$22.50 PSF) 160 - 5,050 SF (\$22.00 PSF) 170 - 2,924 SF (\$20.40 PSF)
<b>Additional Rent</b>	\$13.05 PSF
<b>Parking</b>	826 free parking spaces
<b>Electric Car Chargers</b>	6 units with double chargers (12 total stations)

## Built-In Amenities

### Open-Air Courtyard

We wanted to improve the modern workspace - so we punched a hole in it. Literally. Our 12,764 square foot, open-air interior courtyard offers employees natural light, fresh air, and comfortable seating, all without leaving the office.

### Potential for Cafés & Restaurants

There's nothing like the smell of freshly brewed coffee to awaken the senses. Just a short walk down the hallway could be the next best spot to grab your morning coffee or breakfast.

Have lunch with co-workers or clients. What better way to build stronger connections than over a delicious meal.

## Features



### Location

Minutes to Hwy 85



### Zoning

I-25



### Public Transportation

LRT & Bus



### Open-Air Courtyard

12,764 SF



### Car Chargers

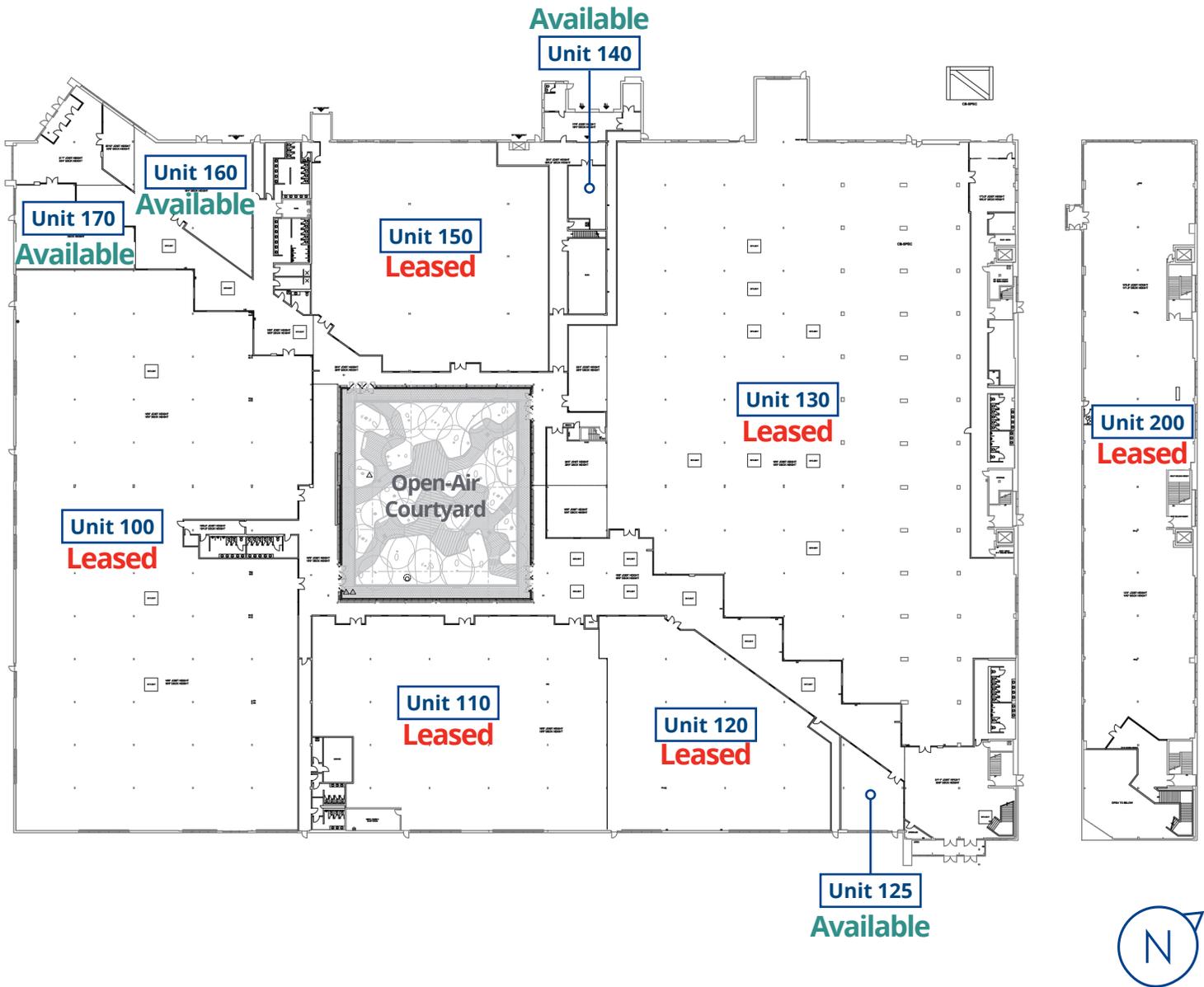
Available



### LEED Certified

Silver

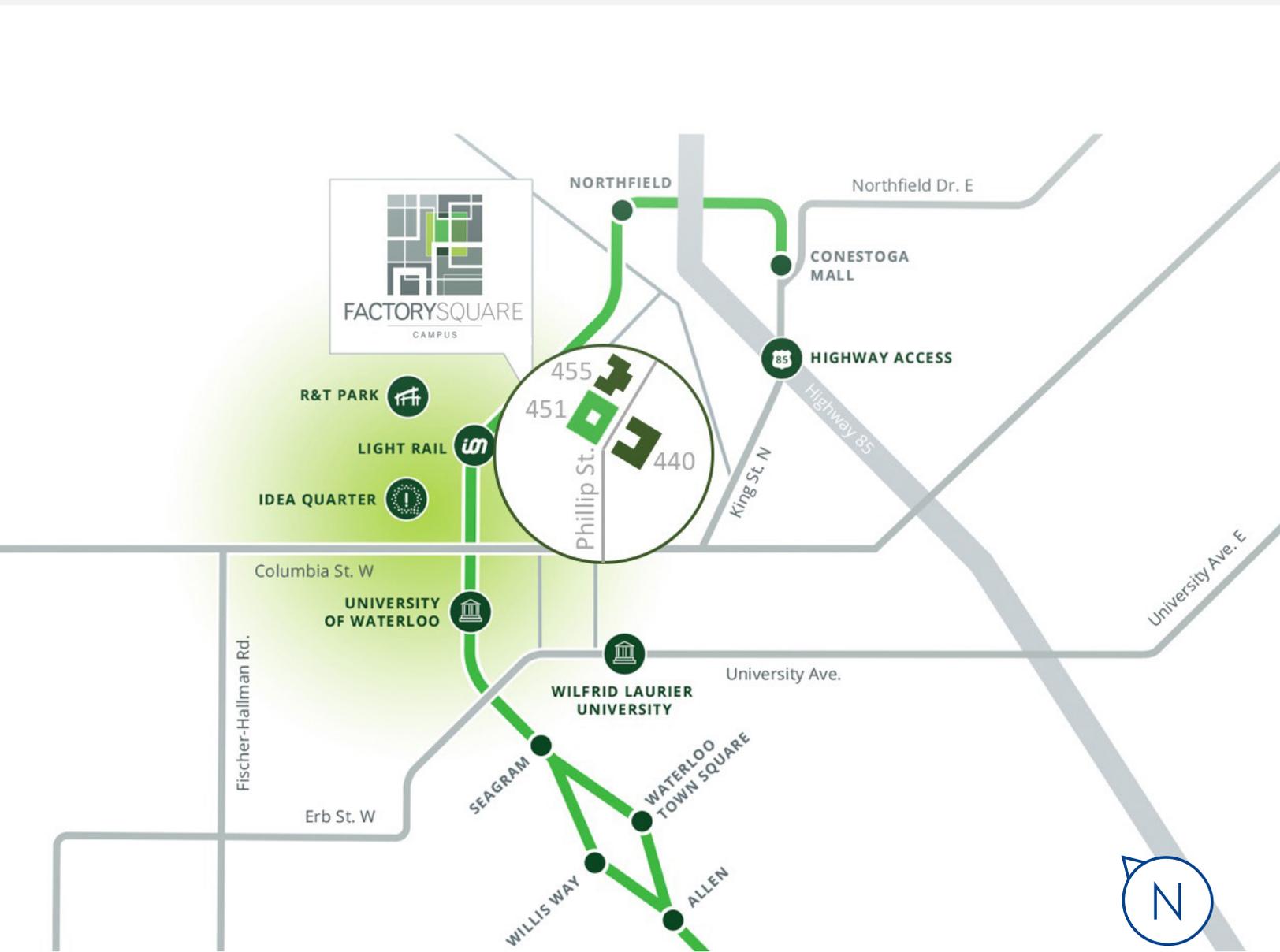
# Floor Plan



# 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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