



**451**  
Phillip  
Street  
Unit 125

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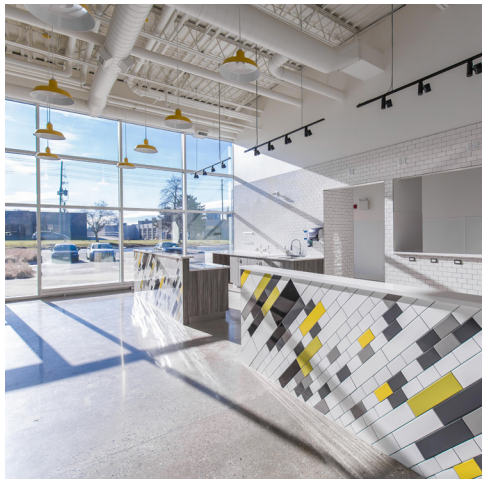
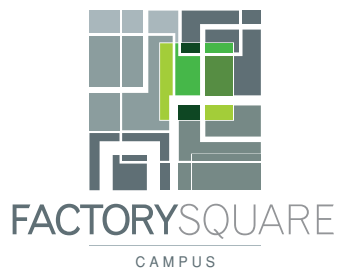
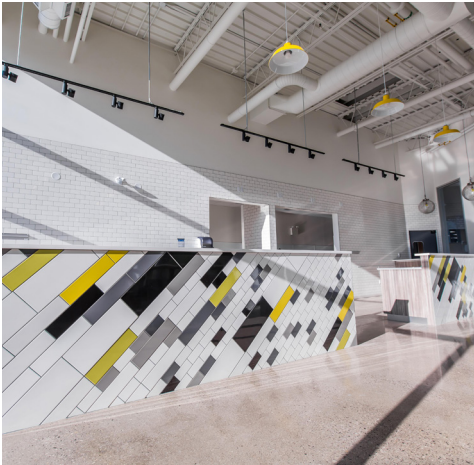
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Premier  
Amenity  
Space

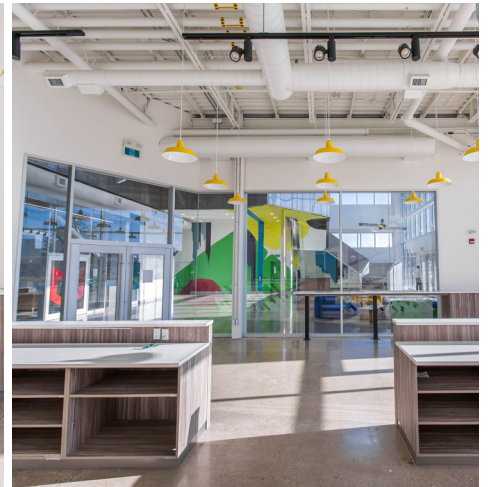


LEED Silver  
Certified



Turnkey  
Solution

451  
Phillip  
Street  
Unit 125



# About The Property

Unique opportunity for a variety of office or amenity spaces. Located in Factory Square Campus, a 530,000 square foot, leading-edge, 3-building development in the heart of Waterloo Region's Idea Quarter. Just minutes from Uptown Waterloo, Wilfrid Laurier University, and the University of Waterloo, this location offers free surface parking and direct LRT access.

## Specifications

<b>Civic Address</b>	451 Phillip Street, Unit 125, Waterloo
<b>Current Use</b>	Retail/Office/Amenity
<b>Available Area</b>	1,768 SF
<b>Lease Rate</b>	\$22.50 PSF Net
<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 Market

The future tenant has the benefit of capitalizing on the built-in market by operating under the same roof as dozens of growing and established companies such as Arctic Wolf, MCAP, and Raytheon.

### 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.

## Features



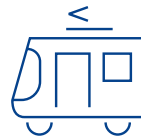
### Location

Minutes to Hwy 85



### Zoning

I-25



### Public Transportation

LRT & Bus



### Open-Air Courtyard

12,764 SF



### Car Chargers

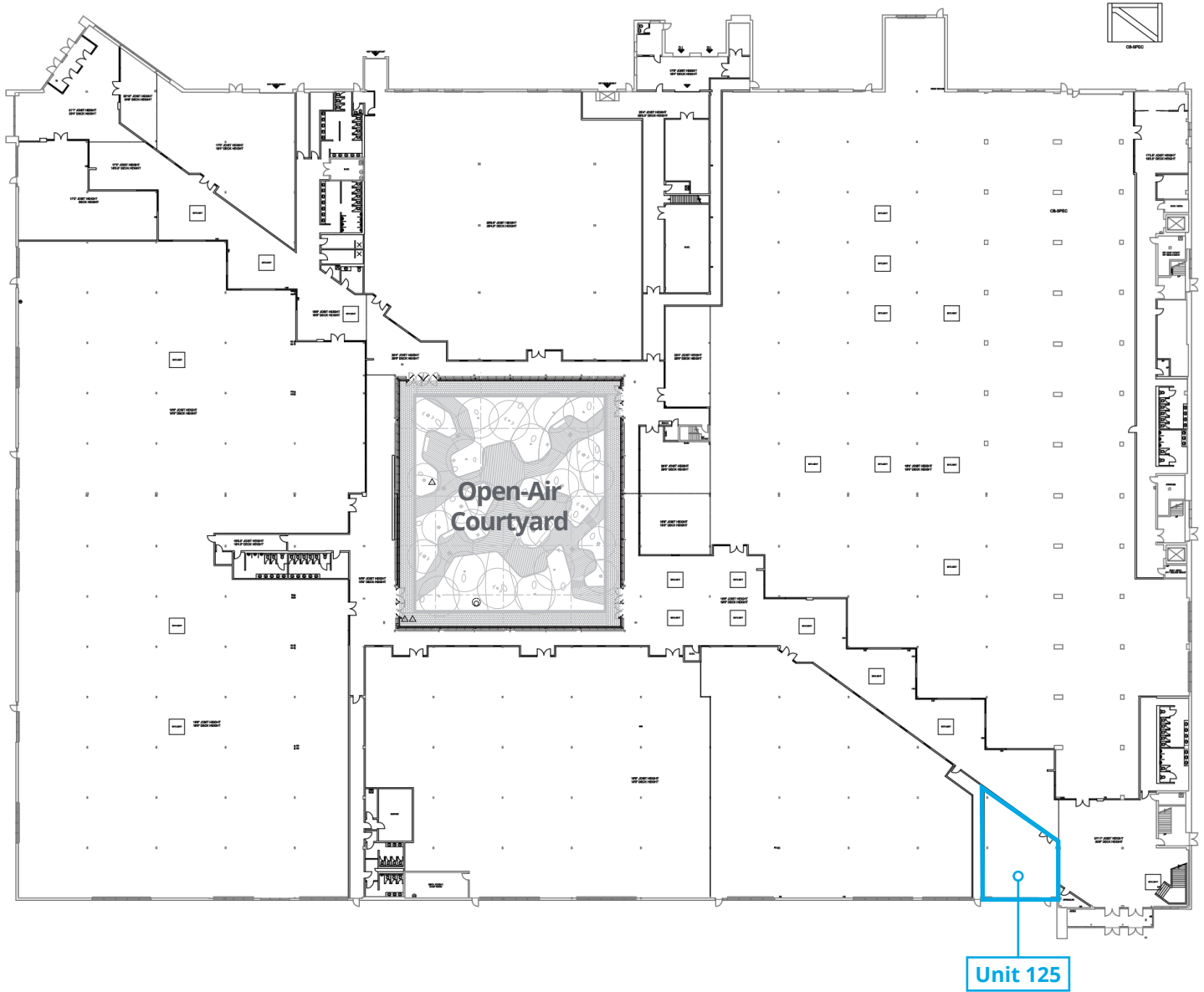
Available



### LEED Certified

Silver

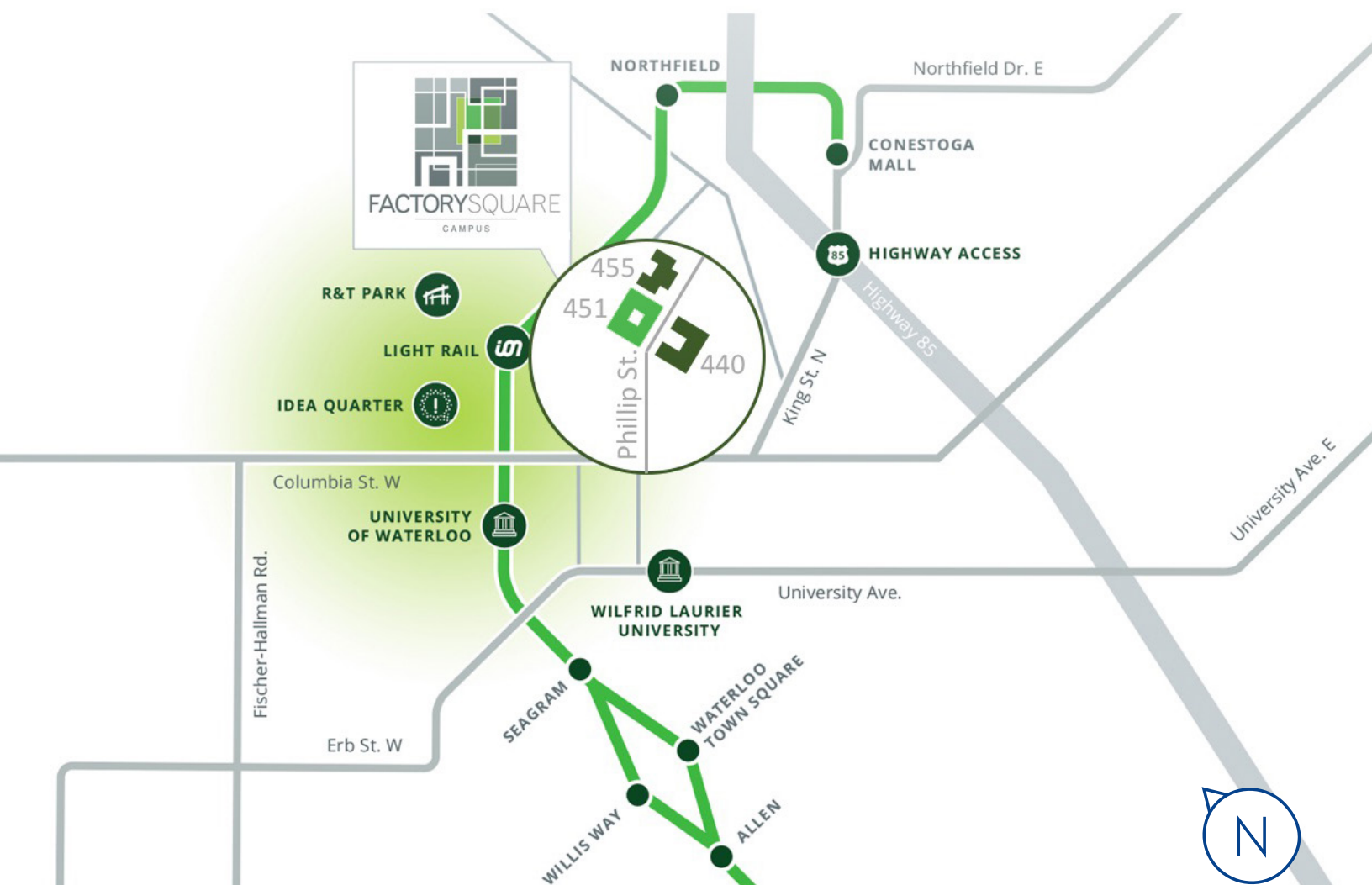
# Floor Plan



# 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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