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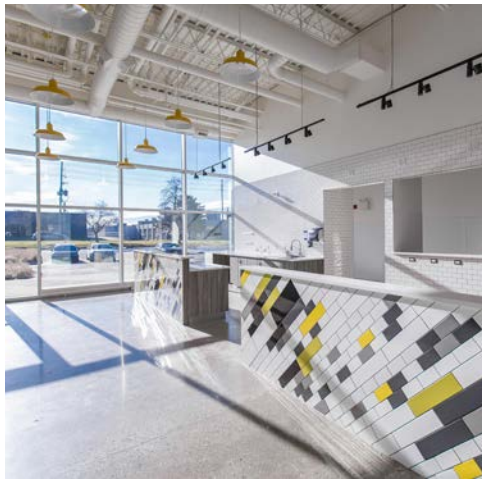
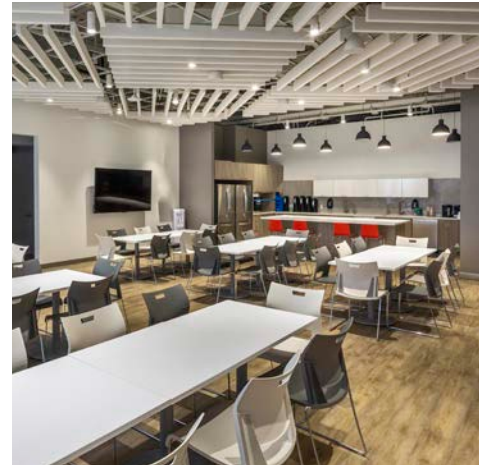
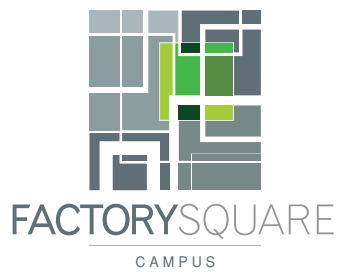
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Premier
Amenity
Space



LEED Silver
Certified



Turnkey
Solution

451
Phillip
Street
Unit 160



About The Property

The allure of a modern glass and steel office space, filled with a 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 workday unfolds. 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.

Specifications

Civic Address	451 Phillip Street, Unit 160, Waterloo
Current Use	Retail/Office/Amenity
Available Area	5,050 SF
Asking Rent	\$22.00 PSF Net
Additional Rent	\$13.05 PSF
Parking	826 free parking spaces
Electric Car Chargers	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



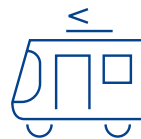
Location

Minutes to Hwy 85



Zoning

I-25



Public Transportation

LRT & Bus



Open-Air Courtyard

12,764 SF



Car Chargers

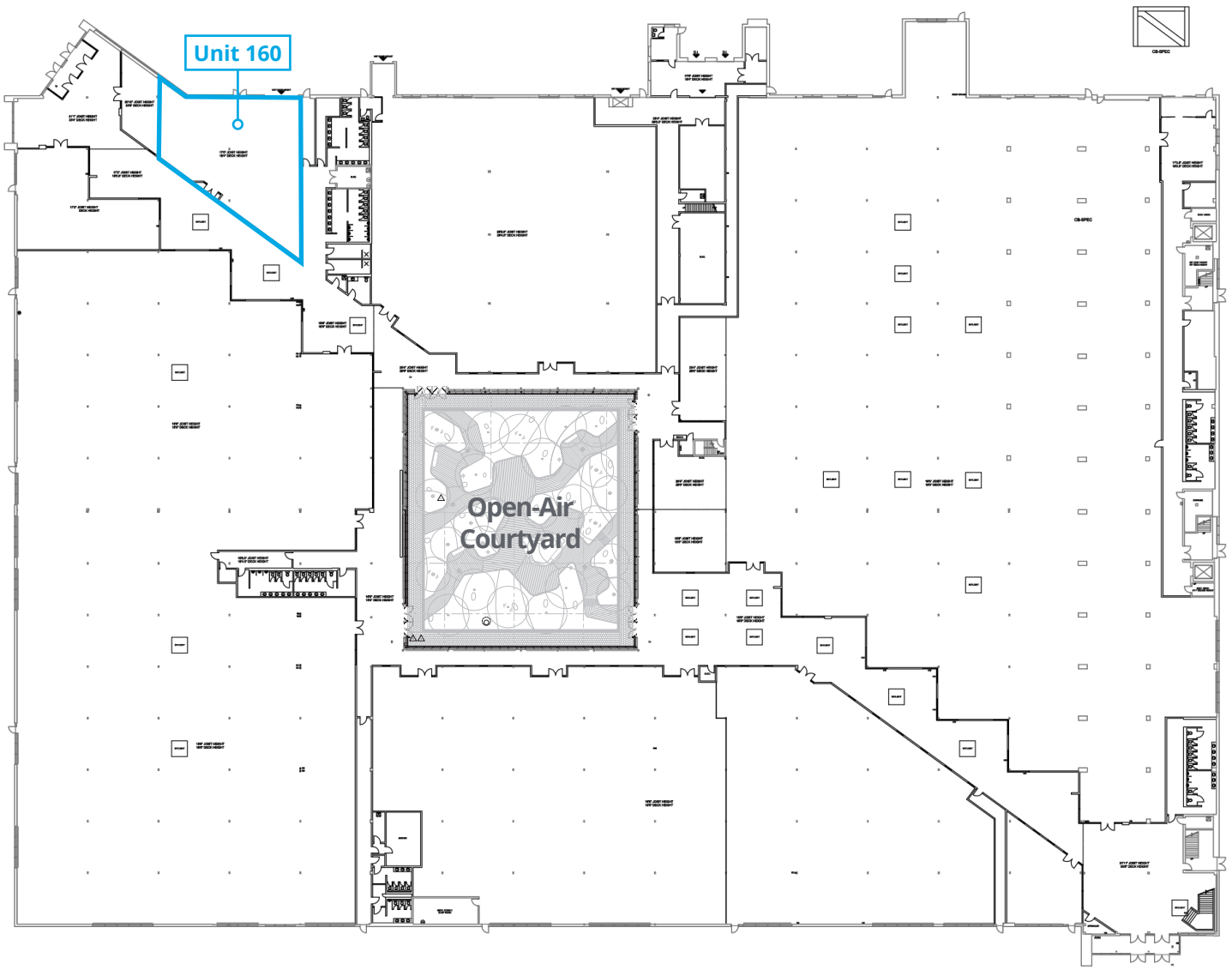
Available



LEED Certified

Silver

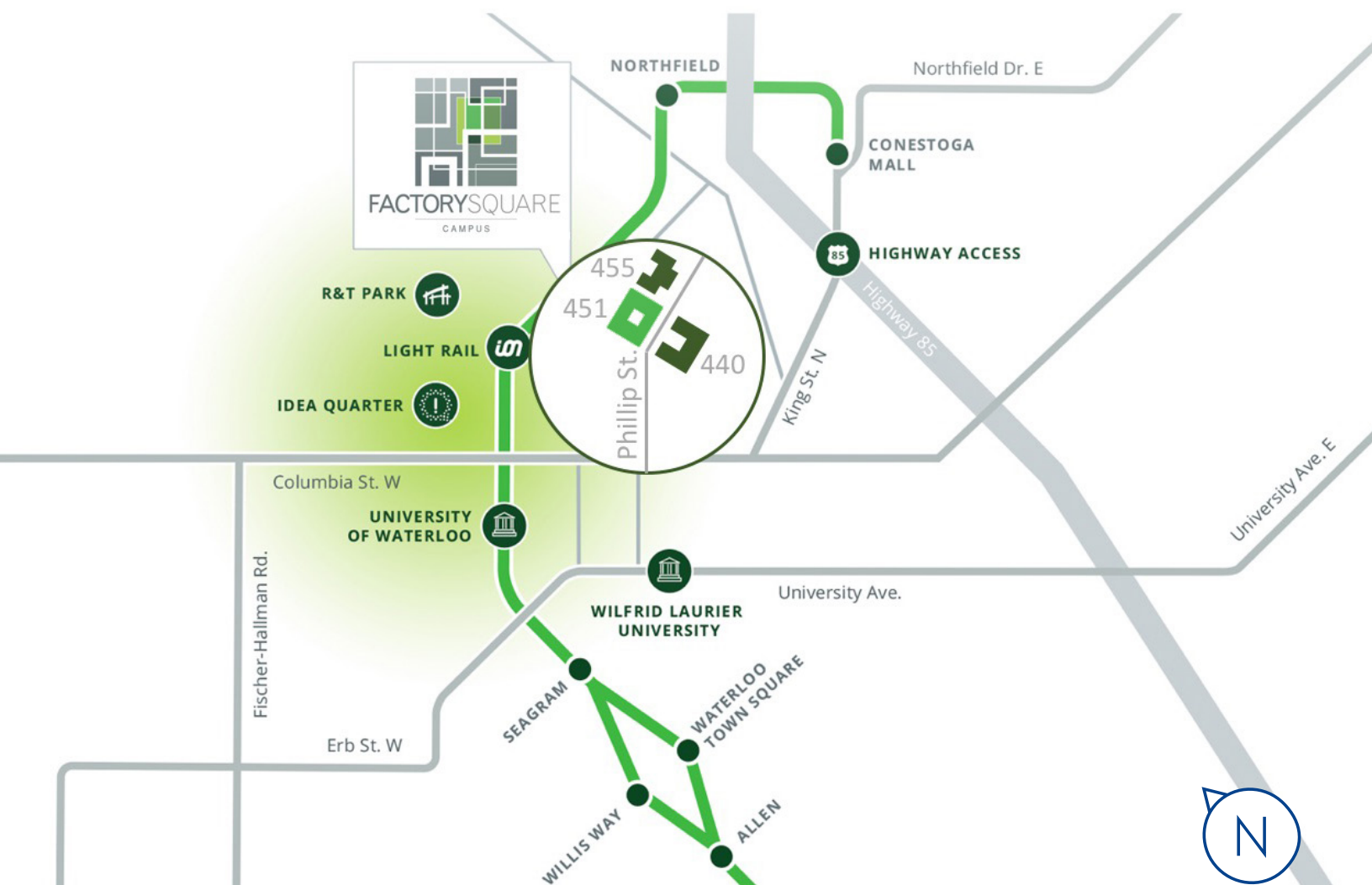
Floor Plan



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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