



455 Phillip Street

**455**  
Phillip  
Street



**FACTORYSQUARE**  
CAMPUS

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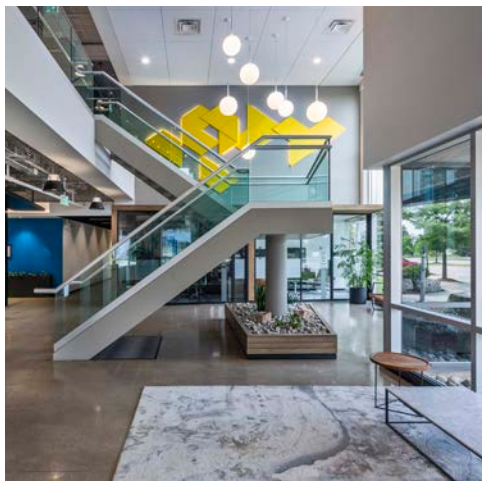
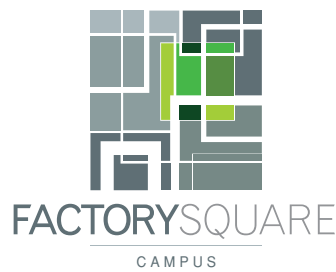
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Premier  
Office Space

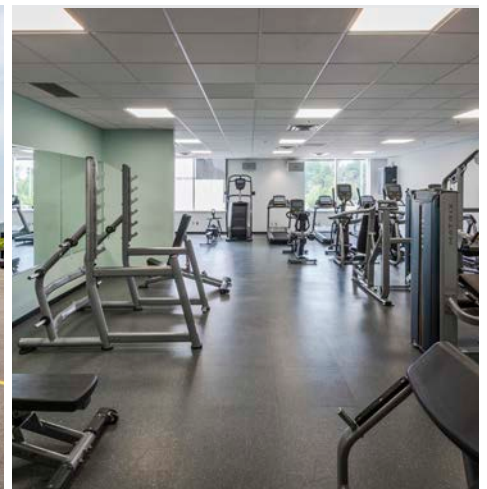


Located In  
Waterloo's  
Idea Quarter



Turnkey  
Solution

455  
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.

455 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, 455 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>	455 Phillip Street, Waterloo
<b>Current Use</b>	Office
<b>Building Area</b>	152,404 SF over 3 floors
<b>Parking</b>	484 free parking spaces
<b>Amenity Space</b>	Rear courtyard with patio dining area
<b>Vertical Movement</b>	Hydraulic passenger elevators
<b>HVAC</b>	Packaged rooftop units provide heating, cooling, and ventilation air
<b>Fire Protection</b>	Fully sprinklered using two separate water main feeds from Phillip Street
<b>Emergency Power</b>	300 kW bi-fuel packaged generators, all manufactured by Generac. System configured to operate on diesel fuel and natural gas

## Functionality and Sustainability

455 Phillip Street benefits from proximity to the new ION LRT transit stop, attractive wooded areas, and significant mechanical and architectural improvements.

This building represents a rare opportunity for a turnkey solution, combining existing features with significant infrastructure and power redundancies.

Benefit from existing future proof features:

- State-of-the-art infrastructure
- Generator and UPS back-up
- Excess heating and cooling capacity
- Large floor plates

## Features



### Location

Minutes to Hwy 85



### Zoning

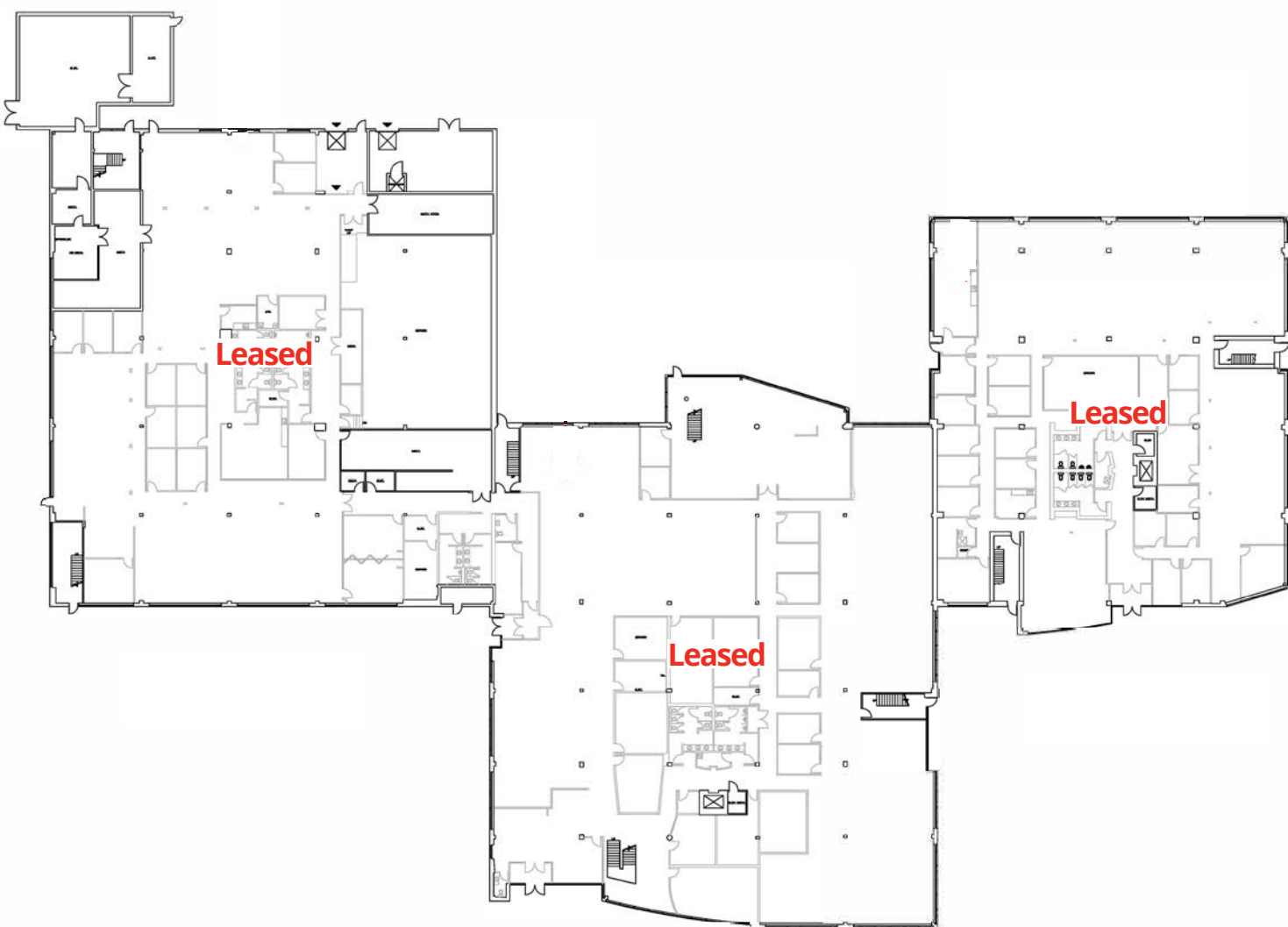
I-25



### Public Transportation

LRT & bus

# Floor Plan



1<sup>st</sup> Floor



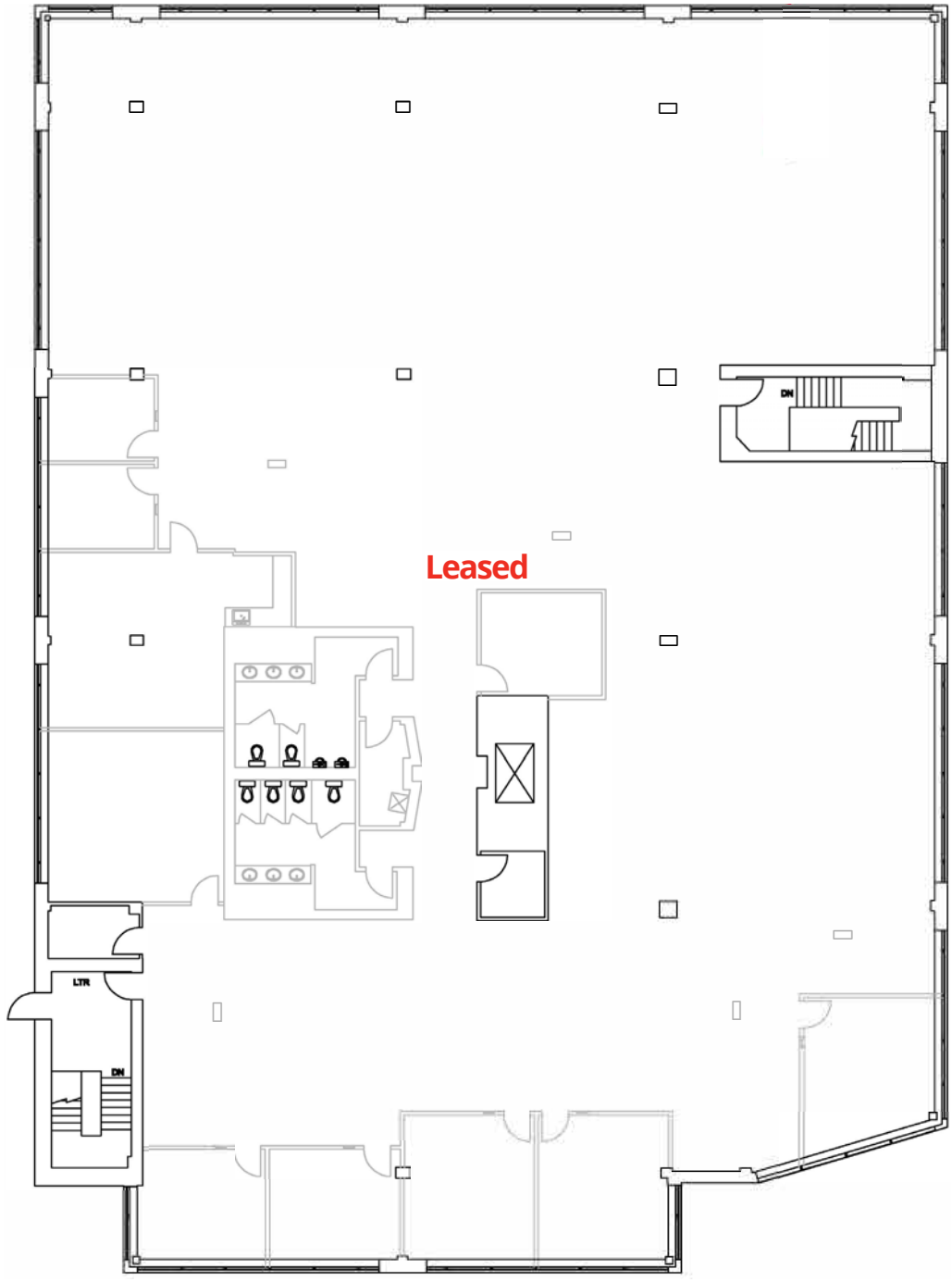
# Floor Plan



2nd Floor



# Floor Plan



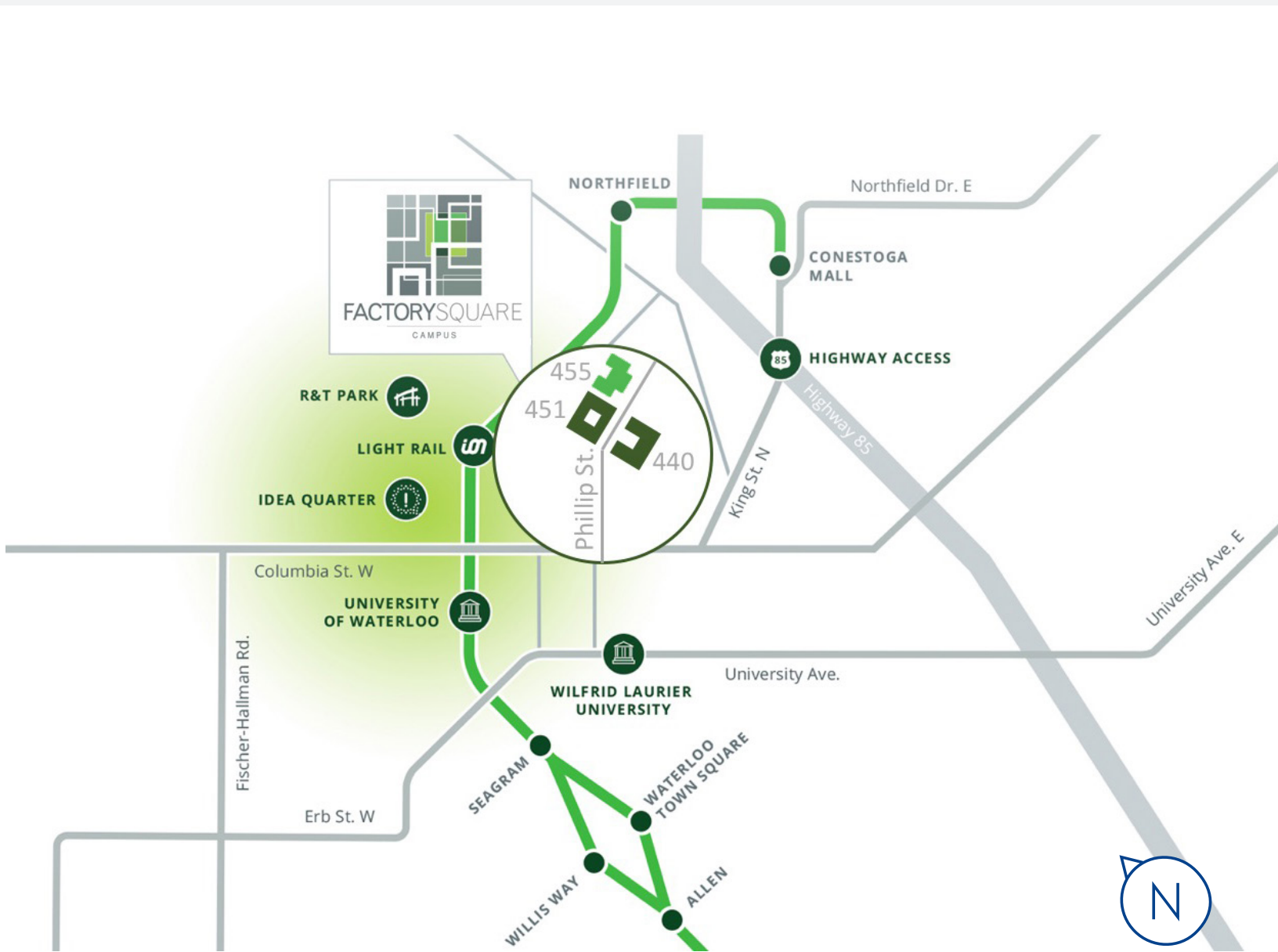
3<sup>rd</sup> Floor



# 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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