

# Office Space Available at Factory Square

## Unit C100 - C200 | B200



**440**

PHILLIP ST,  
WATERLOO, ONTARIO

# FACTORY SQUARE

Welcome to the Factory Square Campus, a premier 530,000 SF tech office campus in Waterloo. This space is perfect for businesses of all sizes and stages, from startups to established corporations.

Located in the heart of Waterloo's tech & university community, the Factory Square Campus offers easy access to talent, resources, and networking opportunities. The campus is close to the LRT and offers free on-site parking, making it convenient for employees and clients.

Office, advanced tech, retail spaces available. High ceilings and large windows that flood the space with natural light. The open floor plan allows for flexible work arrangements and collaboration.

These former BlackBerry buildings have undergone a major transformation and are now a vibrant hub for technology and innovation. The campus has attracted a diverse range of companies, including McAfee, MCAP, eSentire, GHD, Home Hardware, Arctic Wolf, Raytheon, and VueReal.

Whether you're looking for a new home for your growing startup or a professional space for your established business, Factory Square Campus has everything you need. Contact us today to schedule a tour and see for yourself why this is the perfect spot for your business.

# 3 BUILDINGS | 530,000 SF | 8 COMPANIES



440 PHILLIP ST



451 PHILLIP ST

455 PHILLIP ST

Research & Technology Park LRT Station



Tenants of all 3 buildings can enjoy the outdoor courtyard and lounge located at 451 Phillip.



# UNIT C100-C101 & C200

20,804 SF of main level, open plan space at Factory Square Campus. 8,403 SF of second level space. Space can be demised to 8,403 & 12,000 SF options. Can be built-out to suit tenant. Possibility of adding dock level loading to create a shipping area.

Uses include:

- Advanced Tech
- Maker Space
- Light Industrial
- Office
- Training Facility

AVAILABLE SPACE | 8,403-29,207 SF

LEASE RATE | \$14.00 / SF NET

ADDITIONAL RENT | \$7.00 / SF

ZONING | E2B-40

CEILING HEIGHT | 16' TO JOIST

PARKING | On-site



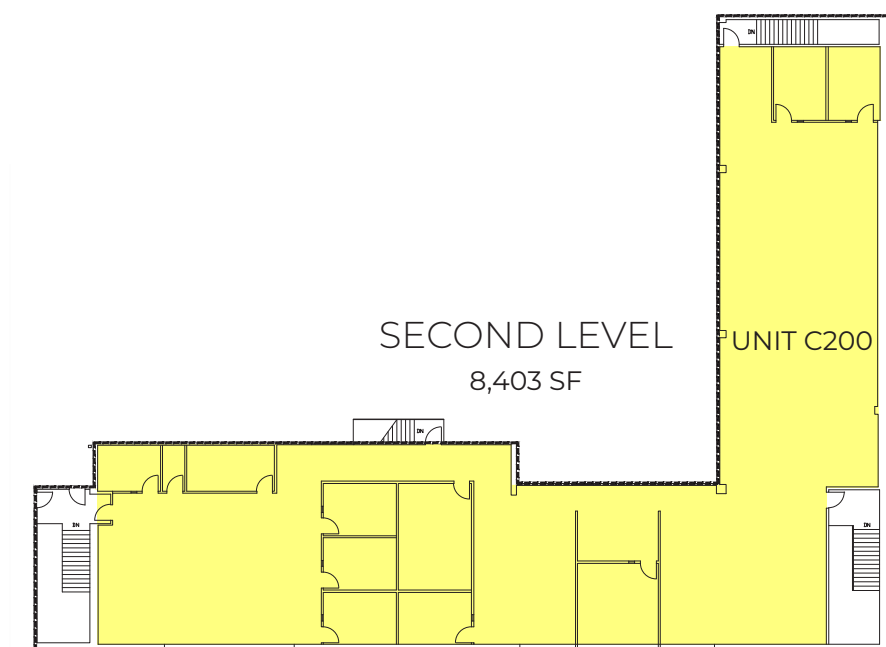
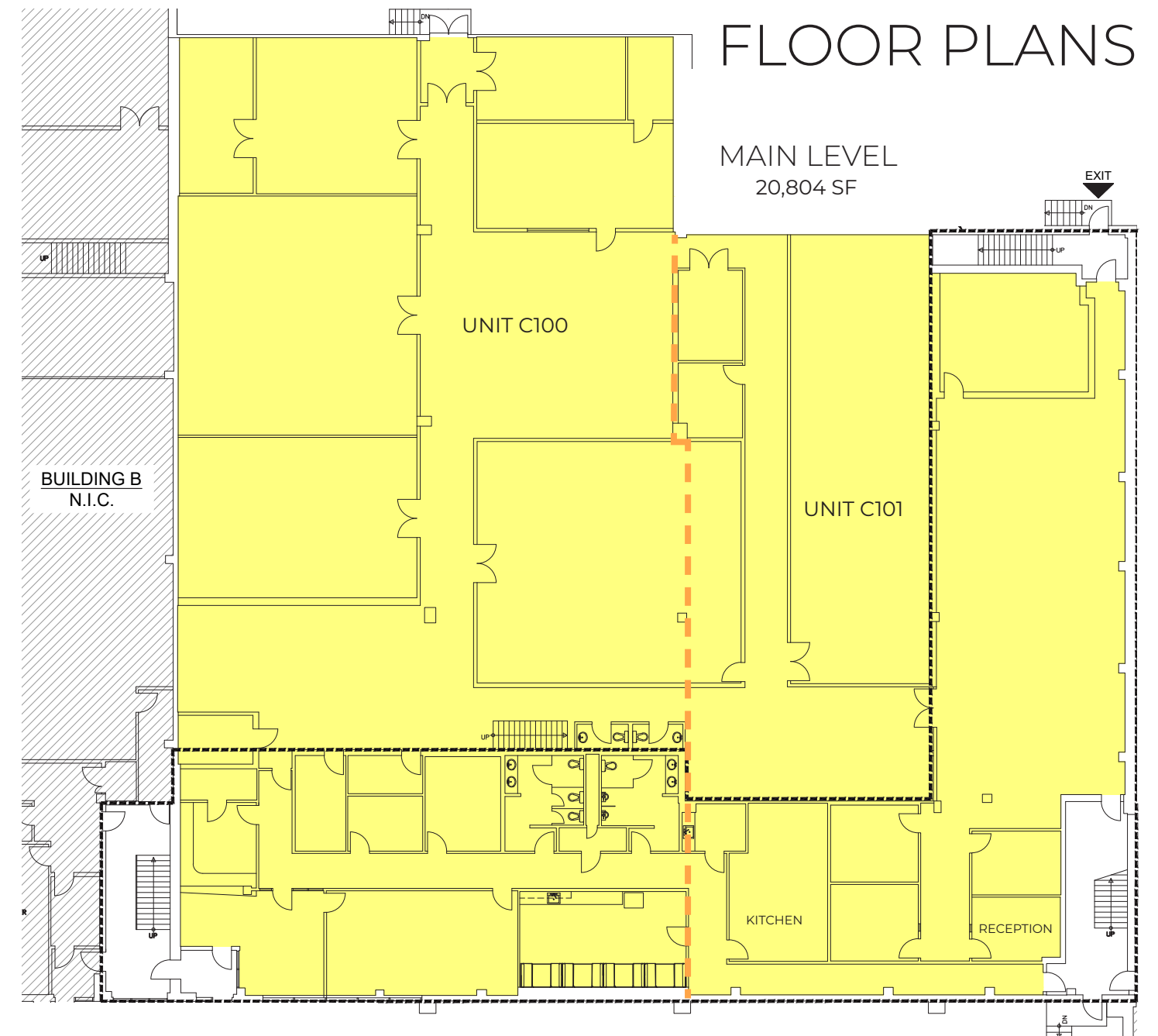
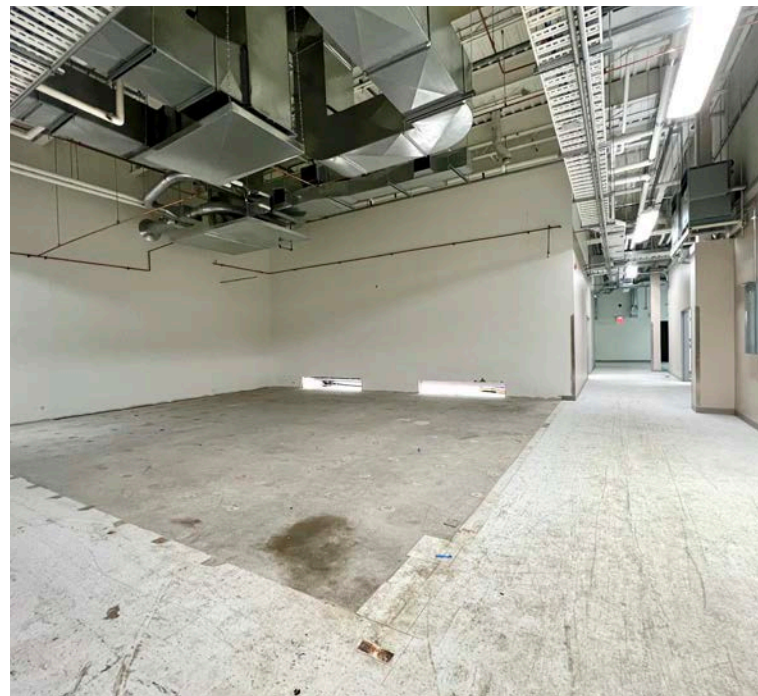
**HVAC** - Gas-fired rooftop units, electrical and server rooms each have remote air-cooled condensing unit



**Emergency Power** - Four Generic diesel-fired generators with capacity of 1,400 gallons, each produces 600 kilowatts of continuous power



**Fire Protection** - Fully sprinklered using two separate water main feeds from Phillip Street



# UNIT B200

Second Level

8,403 – 12,000 SF of open plan office / lab space with lighting, windows with mesh roller shades and an exposed open web joist ceiling. Located on the second level with stair access only.

Uses include:

- Advanced Tech
- Maker Space
- Light Industrial
- Office
- Training Facility

AVAILABLE SPACE | 8,403-12,000 SF


LEASE RATE | \$5.00 SF / NET

ADDITIONAL RENT | \$7.00 / SF

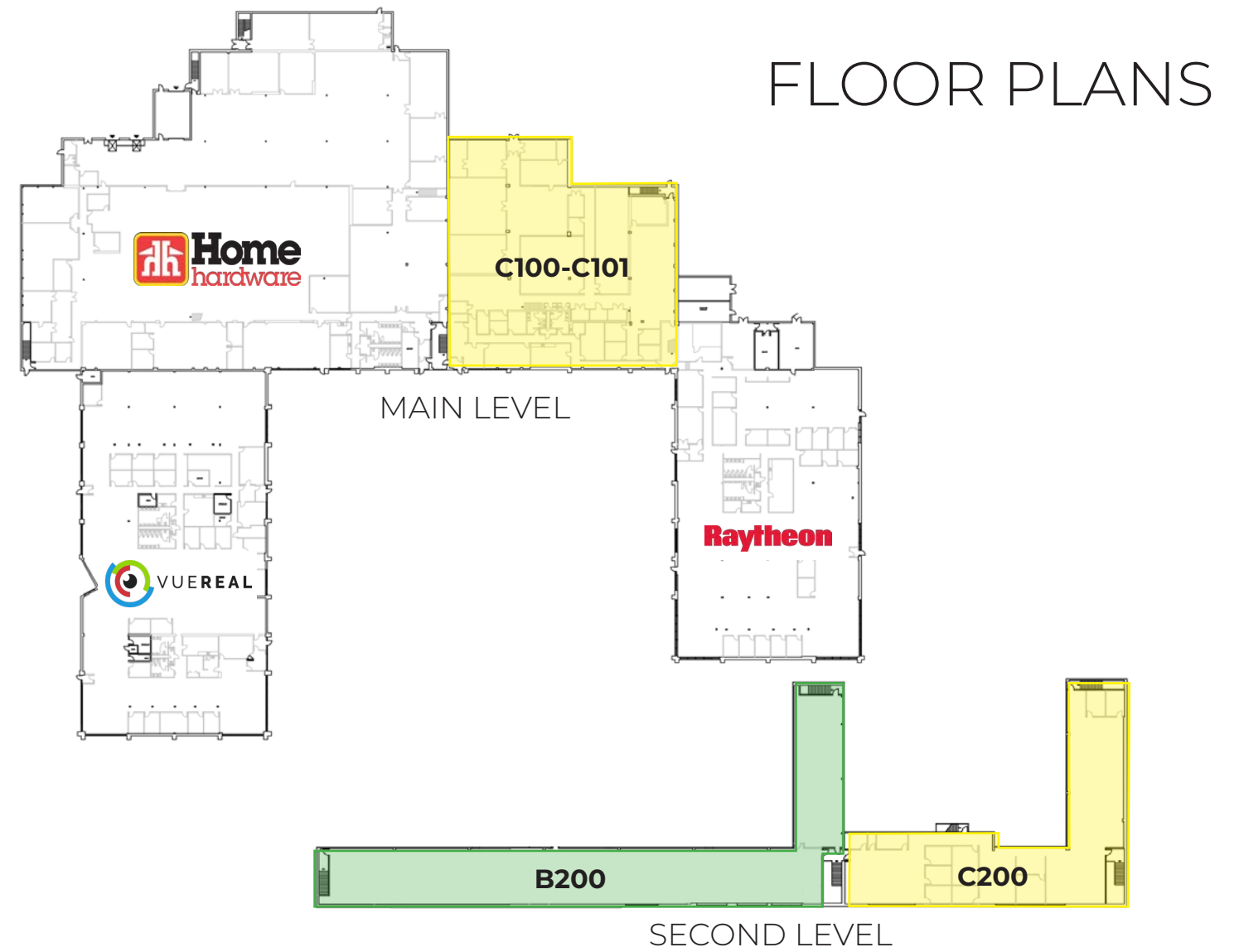
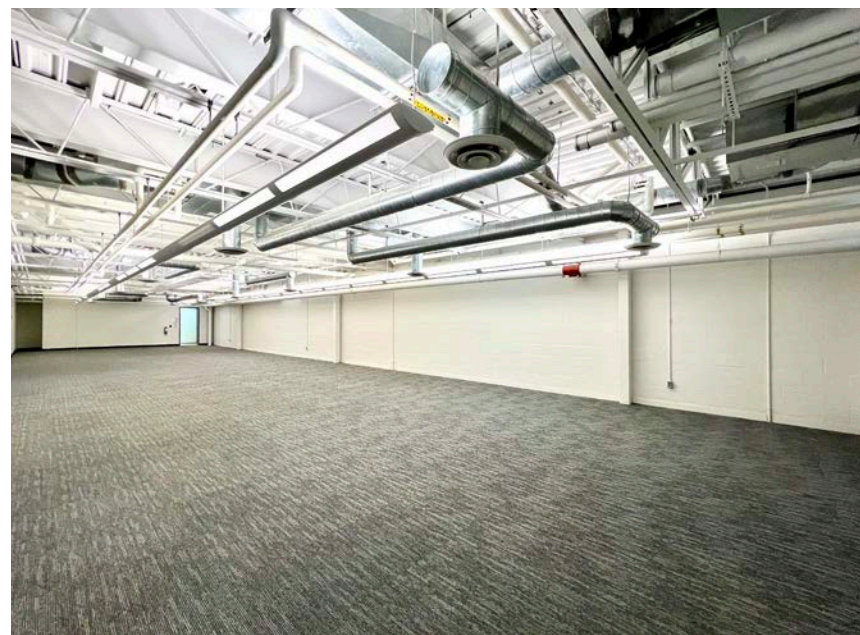
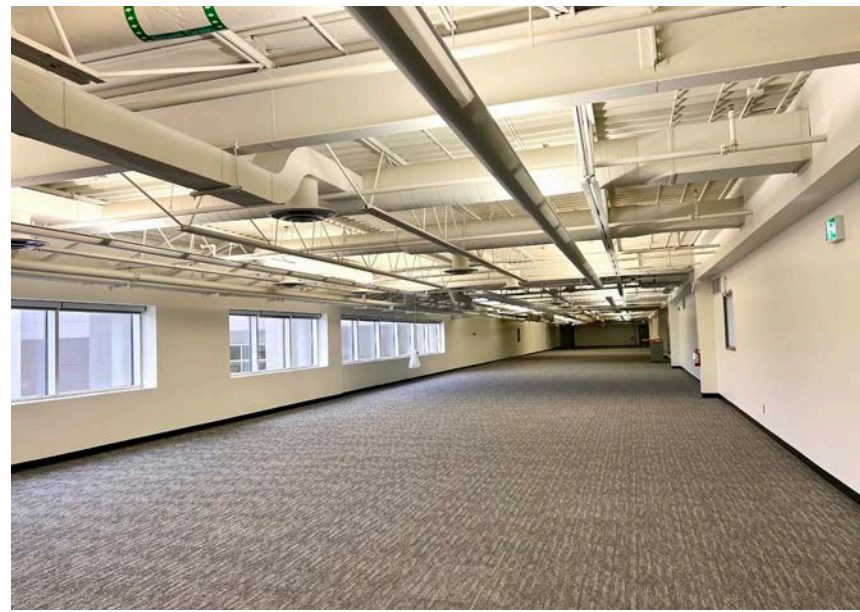
ZONING | E2B-40

PARKING | On-site

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## FACTORY SQUARE IS HOME TO



Want to know more about Factory Square?  
Scan the QR code to visit the website.



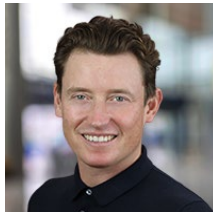
Factory Square is owned by Montez Corporation. Montez is an integrated multi-asset real estate investment, developer and asset manager investing on behalf of institutional investors.



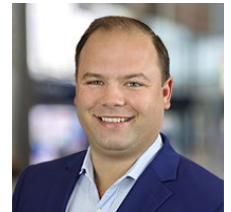
Factory Square is operated by Kipling Group Inc. Kipling Group Inc offers customized commercial and residential property management services to address the needs of diverse clientele and provide well-executed strategies that offer value for tenants and residents.



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