

Fully Built-Out Tech Space Available at Factory Square



451

PHILLIP ST,
WATERLOO, ONTARIO
Unit 200

FACTORY SQUARE

Welcome to the Factory Square Campus, a premier 530,000 SF tech office campus in Waterloo. Located in the heart of Waterloo's tech & university community, this space 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.

Offering 29,838 SF of fully built-out space for Lease. This space is perfect for businesses of all sizes and stages, from startups to established corporations. It is move-in ready and available for immediate occupancy.

The interior of the space boasts a large kitchen that doubles as a town hall, perfect for company-wide meetings and events. There are also boardrooms and private offices, providing ample space for focused work and collaboration. The roof top patio is an added bonus, offering stunning views of the surrounding area and a great place to unwind and recharge during the workday.

The office space features high ceilings and large windows that flood the space with natural light. The open floor plan allows for flexible work arrangements and collaboration. The space is move-in ready and comes equipped with modern amenities, including a kitchenette, meeting rooms, and private offices.

This space was previously occupied by a technology company, so it is already set up for tech-related businesses. The open-air courtyard provides a great outdoor space for employees to enjoy during breaks.

With a focus on collaboration and community, the Factory Square Campus offers an environment that fosters creativity and innovation. The campus is designed to encourage networking and idea-sharing, with ample common spaces available for tenants to use.

If you're looking for a dynamic and innovative environment to grow your business, look no further than the Factory Square Campus. Contact us today to schedule a tour and see all that this exciting tech hub has to offer.



3 BUILDINGS | 530,000 SF | 8 COMPANIES



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

Unit 200

29,838 SF of fully built-out second floor office space. Contains a large kitchen that doubles as a town hall, boardrooms, private offices, roof top patio and more.

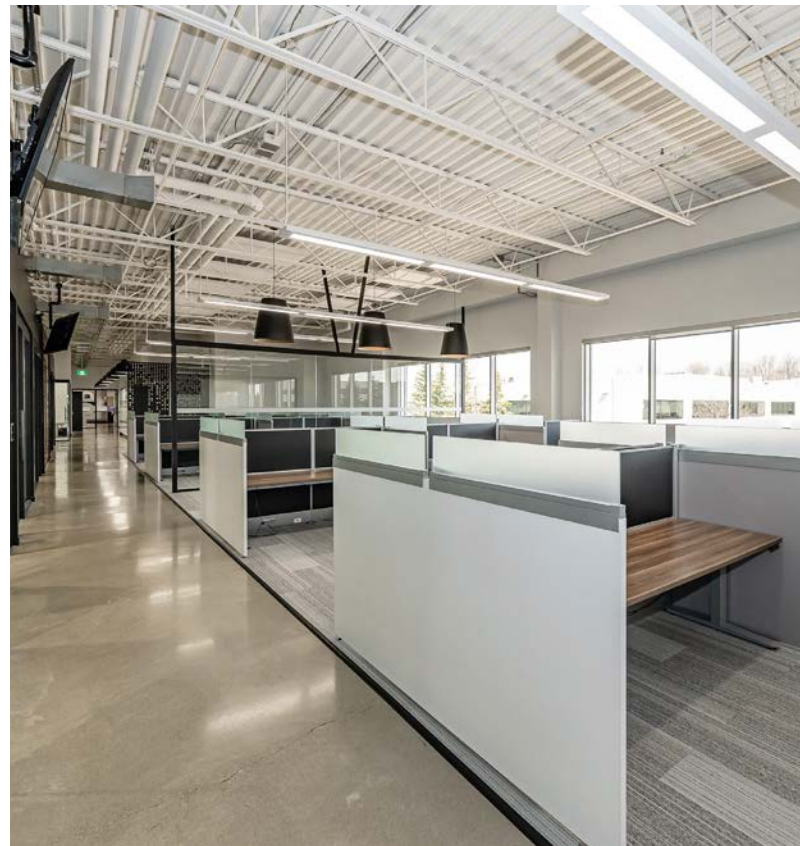
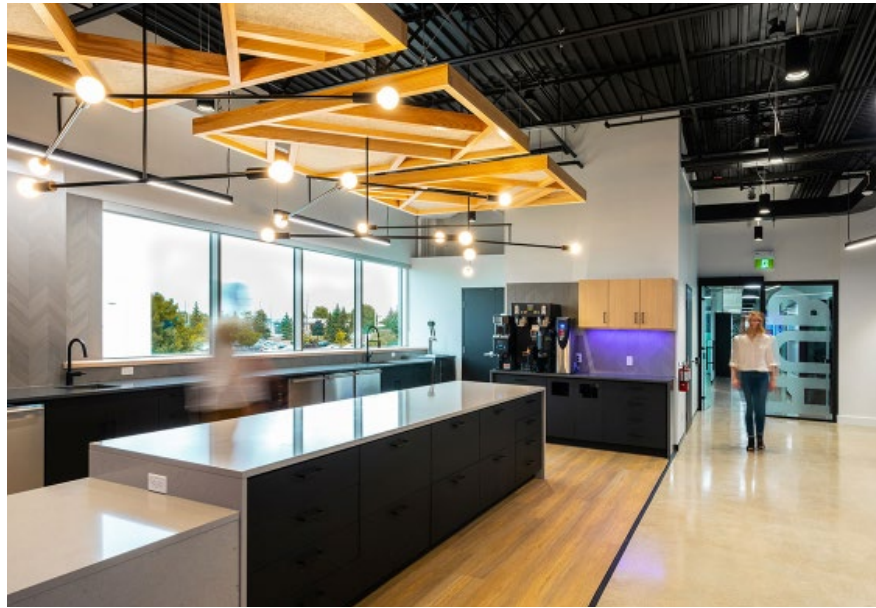
AVAILABLE SPACE | 29,838 SF

LEASE RATE | \$20.00 SF / NET

ADDITIONAL RENT | \$11.62 / SF

PARKING | Free on-site

Scan to view iGuide:



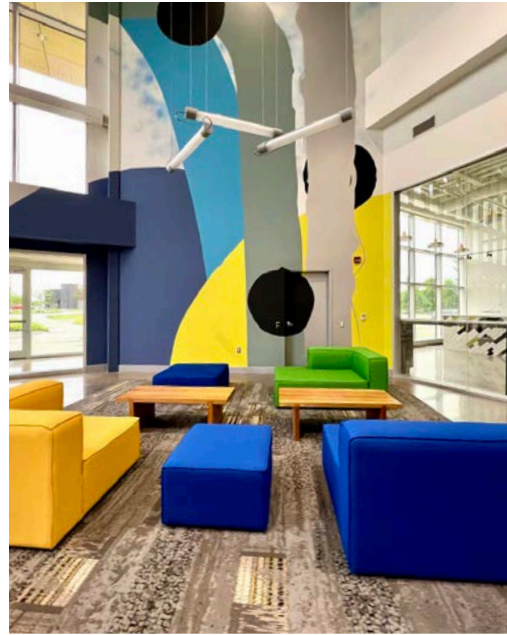
FLOOR PLAN - Unit 200

Available Space:
29,838 SF

Features:

- In-suite washrooms
- Lockers
- Showers
- 2 elevators
- High-end furnishings provided
- Dedicated roof top patio with BBQs
- Large kitchen that doubles as a town hall space
- Nicely built-out glass boardrooms and private offices with furniture
- Mix of concrete and carpeted areas
- 14'3" exposed steel deck ceiling height
- Large windows with a great view
- Spiritual and first-aid room
- Building signage and pylon sign

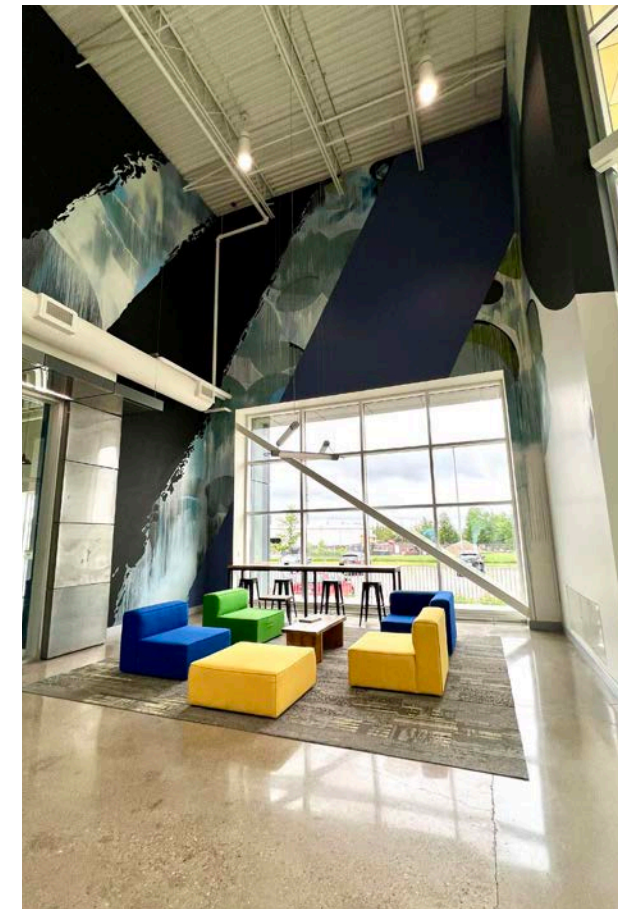
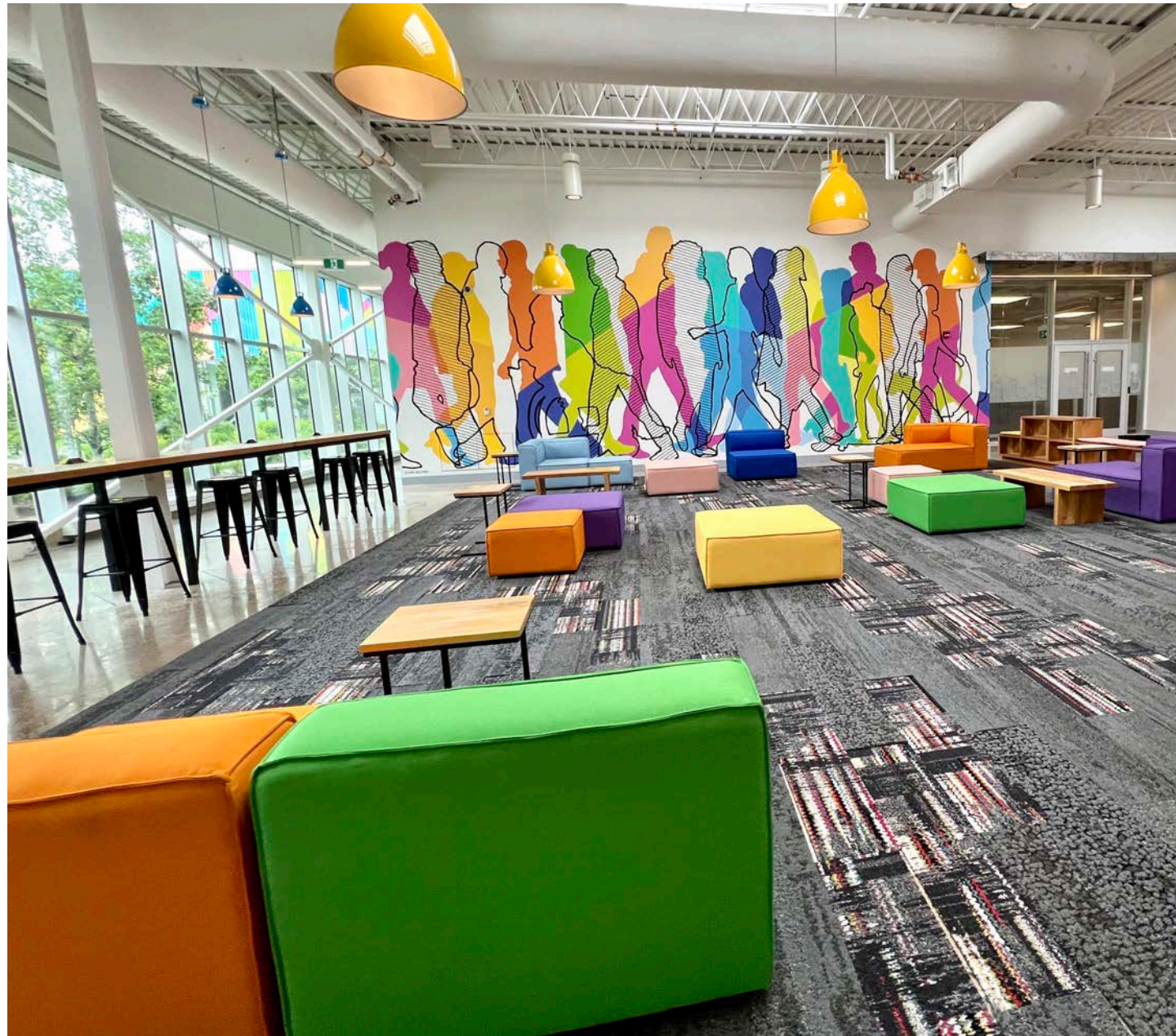




Total Building Area: 224,226

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.

With the LRT steps away from the main doors, Factory Square is only minutes away from Uptown Waterloo and Downtown Kitchener. For employees coming from the suburbs and close-by commuter towns, we've got them covered too - with free parking.



Abundant natural light from skylights, a centre courtyard and exterior windows.



FACTORY SQUARE IS HOME TO



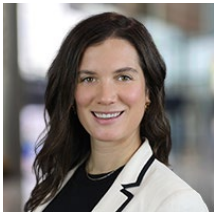
Want to know more about Factory Square?
Scan the QR code to visit the website.



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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