



554 Parkside Drive, Waterloo

12,500 sq ft office space

Available area:	12,500 sq ft
Parking:	Free ample on-site surface parking
Zoning:	I-6 (Bylaw #1418)
Lease rate:	\$9.95 / sq ft
Additional rent:	\$7.25 / sq ft
Utilities:	Included in the CAM and taxes

Comments:

- Fully second floor office space
- Minutes from Hwy 85 and located on a GRT route
- Close to many nearby amenities
- Immediate possession available
- Landlord prepared to complete necessary demolition, paint, new flooring and lighting, updated kitchenette and washroom at posted lease rate



SHAW | BOERTIEN
Commercial real estate solutions

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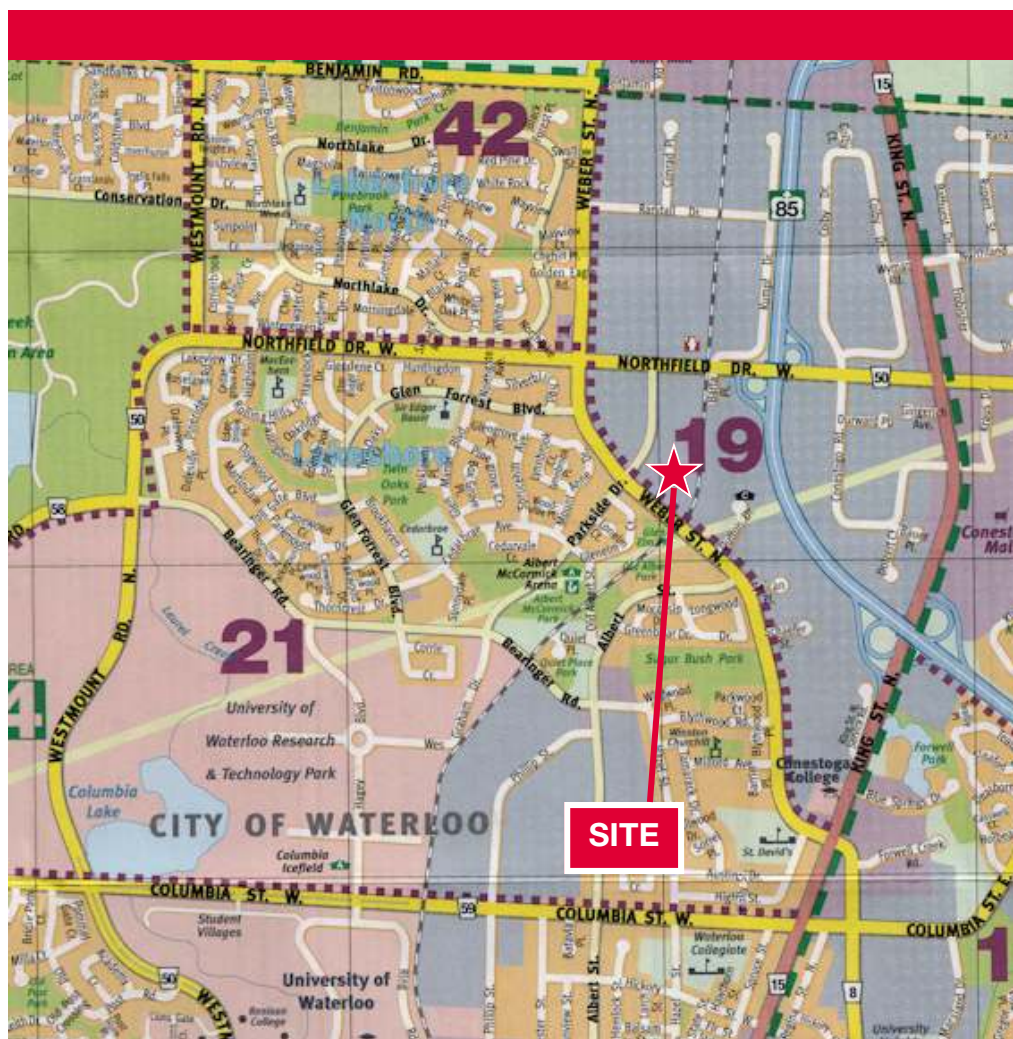
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**Location**

The building is located in Waterloo between Northfield Drive and Weber Street North. In close proximity to the building are the University of Waterloo, the Research and Technology Park, and numerous high tech companies.

The property location is immediately accessible to Hwy 85 (Conestoga Expressway) and is within 15 minutes of Hwy 401, providing convenient access within the Region and to surrounding markets. The building is also located along the GRT bus route and close to many nearby amenities.

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