

# 550 PARKSIDE DR., WATERLOO, ON

# INDUSTRIAL & OFFICE SPACE

**FOR LEASE**

**NORTHFIELD DR. W & WEBER ST. N  
(WATERLOO, ON)**



## PROPERTY PROFILE & LOCATION

- Fully built-out office space
- Large windows provide an abundance of natural light
- Walking distance to LRT stop
- Industrial units with high office build out and shipping
- Property manager on-site
- Close proximity to multiple Hwy 85 access points
- Potential for expansion program within building and/or Landlord's portfolio
- Ample free on-site parking



## AVAILABLE SPACE

Unit #	Size	Net Rent	TMI	Shipping	Office Area	Clear Height	Available
A1-A2	4,233	\$10.95	\$5.58	1 drive-in	43%	13ft 9"	TBD
B1	2,814	\$12.95	\$5.58	None	100%	N/A	Immediately
B3-B4	3,425	\$9.95	\$5.58	None	90%	N/A	TBD
C6	1,885	\$12.50	\$5.58	Through Common Corridor	100%	N/A	Immediately

Owned & Managed By:

**Firm  
Capital**  
Commercial Properties

## FIRM CAPITAL PROPERTIES LEASING CONTACT

**Kevin Kandaharian, National Director of Leasing**

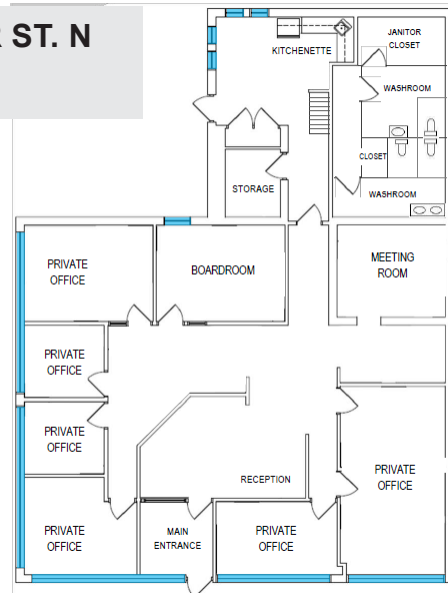
163 Cartwright Avenue, Toronto, ON M6A 1V5

T. 416.635.0221 ext. 349 | E. [kkandaharian@firmcapital.com](mailto:kkandaharian@firmcapital.com)

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