

INDUSTRIAL & OFFICE SPACE

**FOR LEASE**

# 550 PARKSIDE DR., WATERLOO, ON

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



550 Parkside Dr,  
Waterloo, ON N2L 5V4

**Firm  
Capital**

Commercial Properties

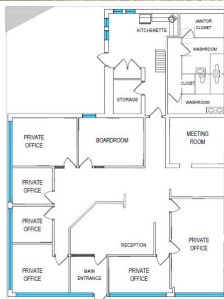
KW HOSPITAL



# INDUSTRIAL & OFFICE SPACE

## FOR LEASE

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



## PROPERTY PROFILE & LOCATION

- Fully built-out office space and industrial units
- 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



Unit #	Size	Net Rent	TMI	Shipping	Office Area	Clear Height	Available
A3	2,433	\$9.95	\$5.57	1 drive-in	50%	N/A	September 2021
A12	2,433	\$13.50	\$5.57	N/A	100%	N/A	December 2021
B9	2,433	\$14.00	\$5.57	N/A	100%	N/A	October 2021
C1-C5*	3,045	\$12.50	\$5.57	Through Common Corridor	100%	N/A	October 2021
C6*	1,885	\$12.50	\$5.57	Through Common Corridor	100%	N/A	Immediately
D1	1,172	\$12.00	\$5.57	N/A	60%	N/A	TBD

**FIRM CAPITAL PROPERTIES LEASING CONTACT**  
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