

**FOR LEASE**

eSENTIRE MCAP

McAfee

451

Office / Advanced Tech & Retail Space Available at Factory Square

**451**

PHILLIP ST  
WATERLOO, ONTARIO | UNIT 125, 160, 170

**WHITNEY**  
Commercial Real Estate Services

# 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 and 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 and retail spaces are currently available. Features included high ceilings and large windows that flood the space with natural light. The open floor plan allows for flexible work arrangements and collaboration.

The campus has attracted a range of companies, including NCR, McAfee, MCAP, eSentire, GHD, Home Hardware, Arctic Wolf, Raytheon, Library Bound 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.



Research & Technology Park LRT Station

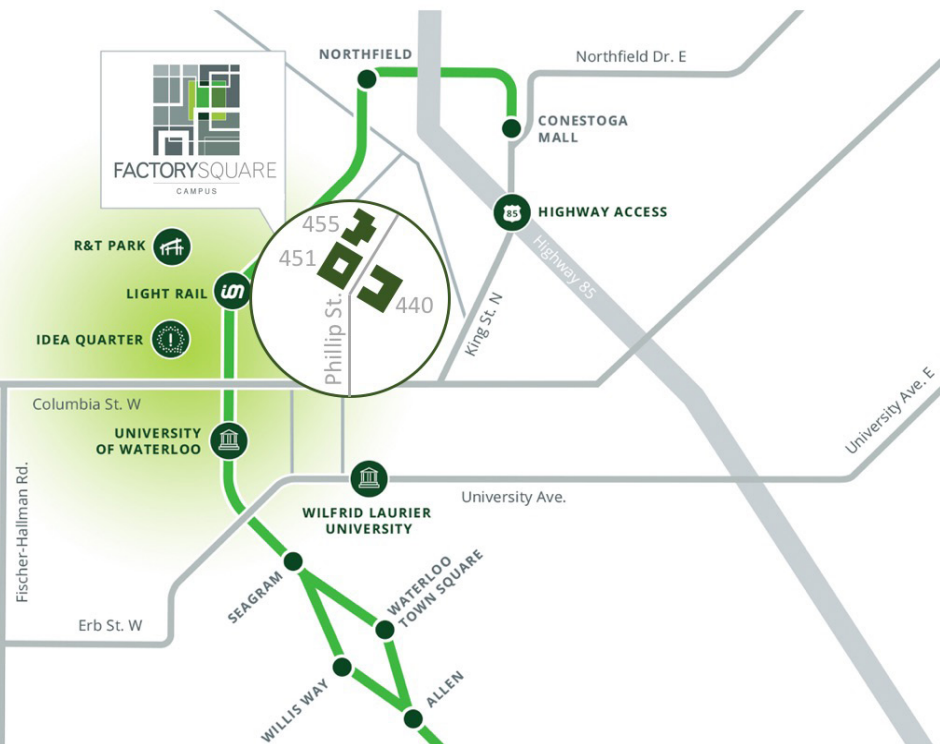
440 PHILLIP ST

451 PHILLIP ST

455 PHILLIP ST



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



# UNIT 160

Main Level

4,778 SF of main level, open floor plan at Factory Square Campus. Existing 16' x 10' loading door, 1 external entrance as well as 2 interior entrances. Can be built-out to suit tenant.

Uses include:

- Advanced Tech
- Makerspace (Class A)
- Light Industrial
- Office
- Training Facility

AVAILABLE SPACE | 4,778 SF

LEASE RATE | \$15.00 SF / NET

ADDITIONAL RENT | \$13.19 / SF

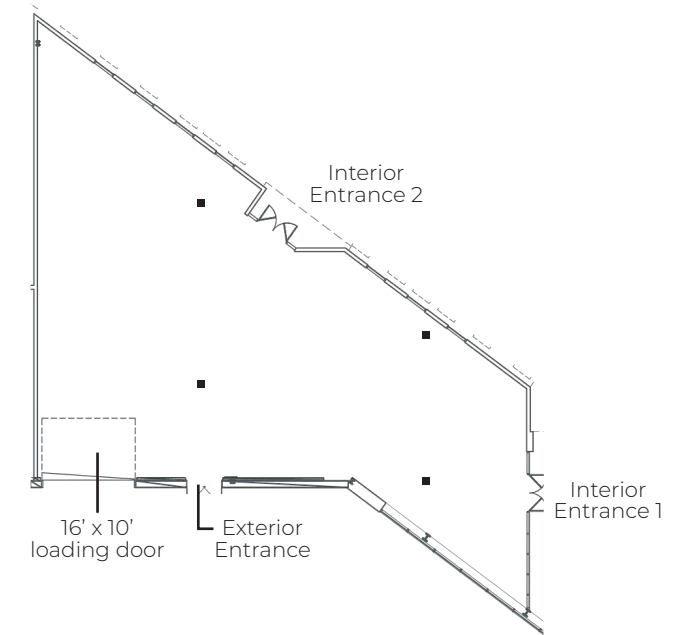
CEILING HEIGHT | 18.5' TO DECK

PARKING | Free on-site



## FLOOR PLAN - Unit 160

Available Space:  
4,778 SF



# UNIT 125

Retail - Main Level

1,768 SF of built-out and finished retail space with kitchen. Former juice/sandwich bar with dedicated entrance.

- High ceilings
- Polished concrete floors
- Dedicated exterior entrance/exit
- No equipment included

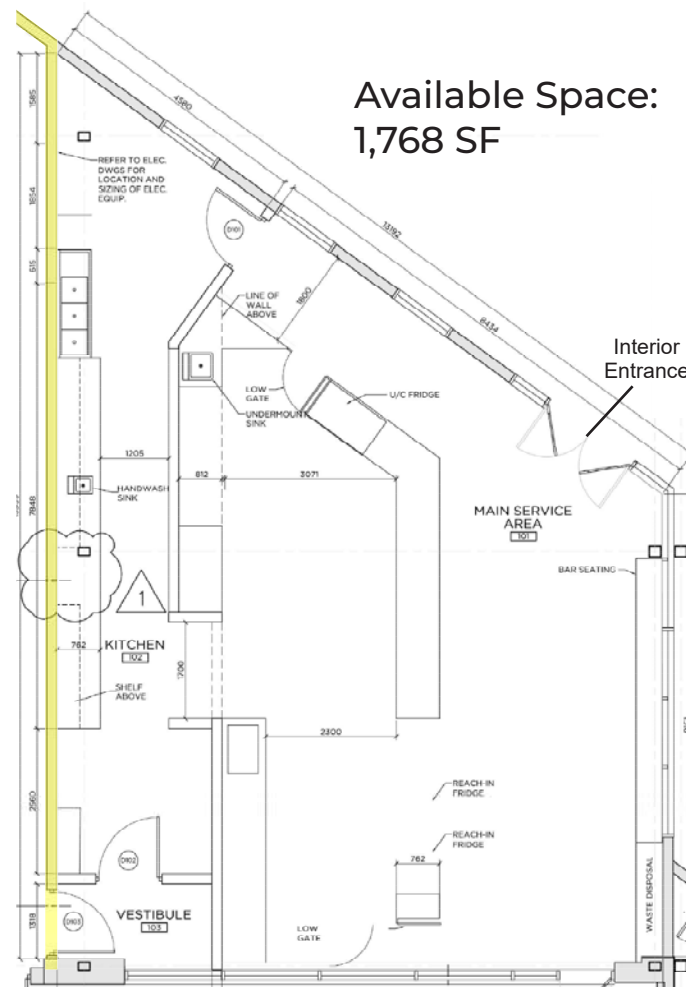
AVAILABLE SPACE | 1,768 SF

LEASE RATE | \$15.00 / SF NET

ADDITIONAL RENT | \$13.19 / SF

PARKING | Free on-site

# FLOOR PLAN



# UNIT 170

Retail - Main Level

2,924 SF of built-out and finished retail space with patio. Former coffee shop/cafe with dedicated entrance.

- High ceilings
- Patio
- Polished concrete floors
- Dedicated exterior entrance/exit
- No equipment included

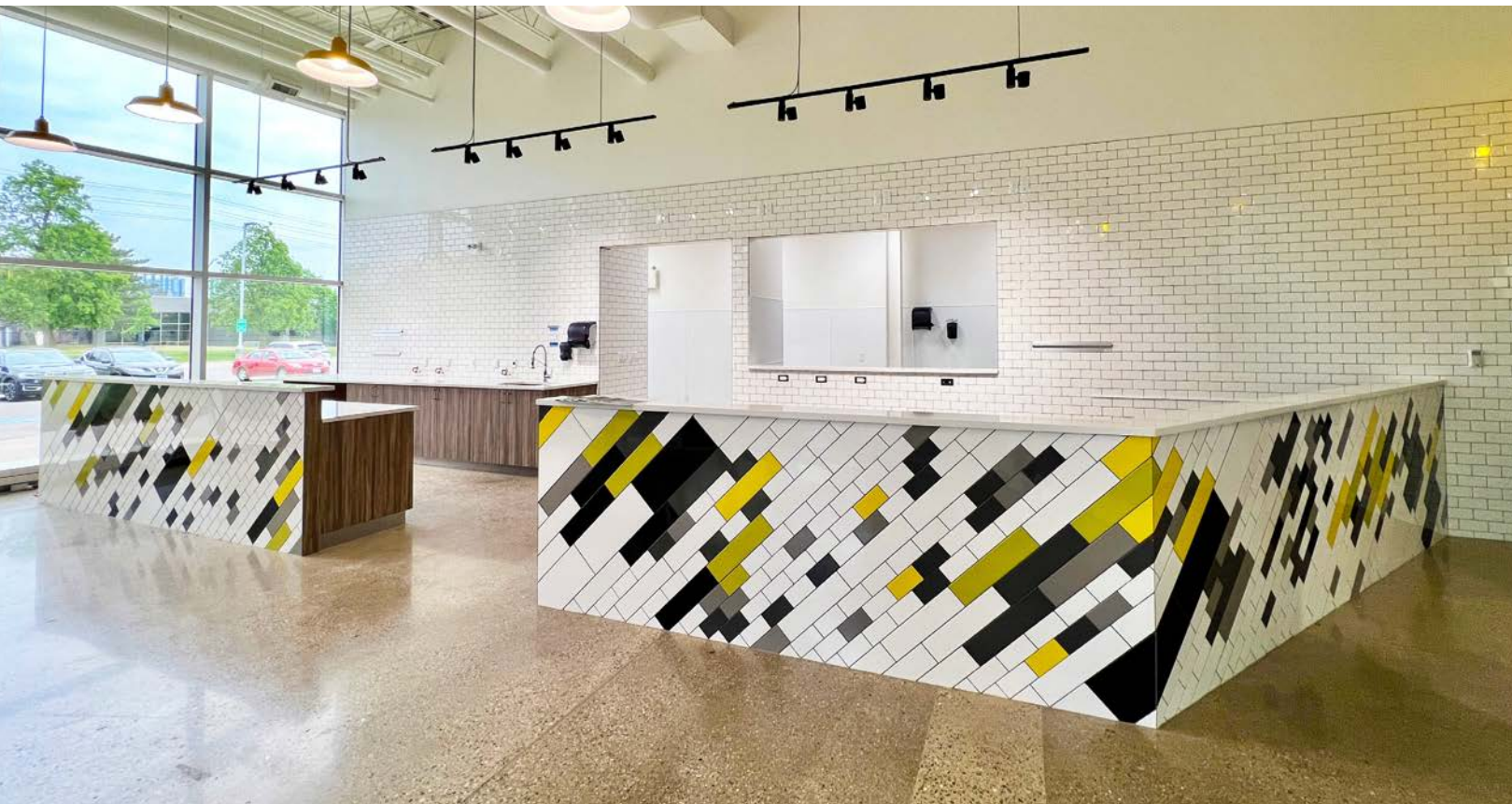
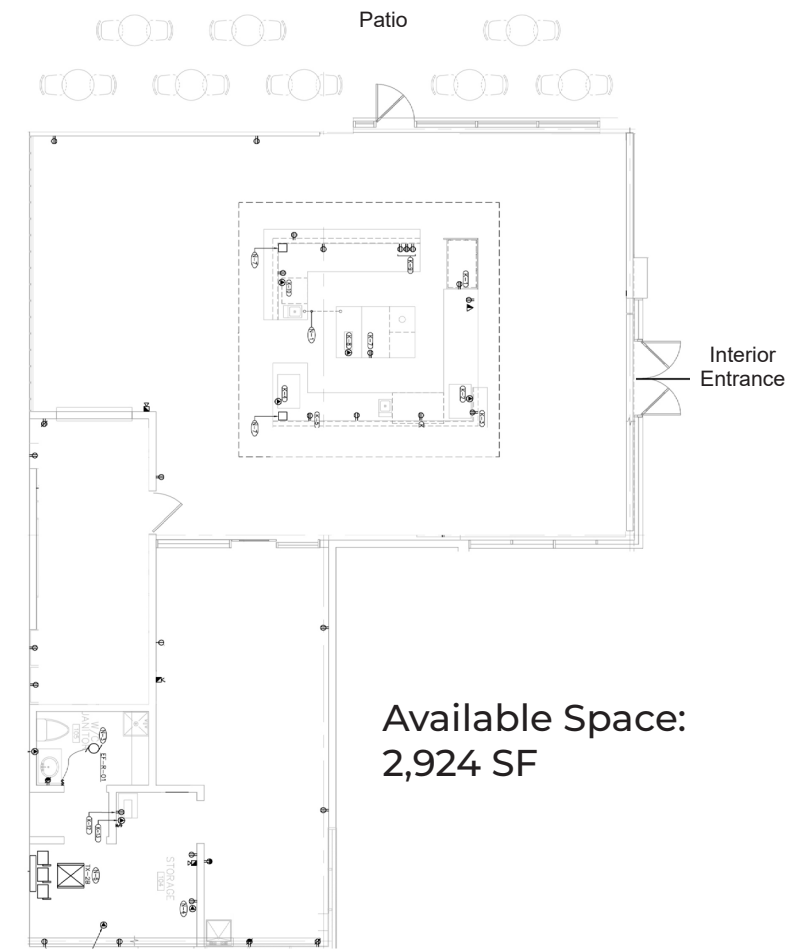
AVAILABLE SPACE | 2,924 SF

LEASE RATE | \$15.00 / SF NET

ADDITIONAL RENT | \$13.19 / SF

PARKING | Free on-site

# FLOOR PLAN

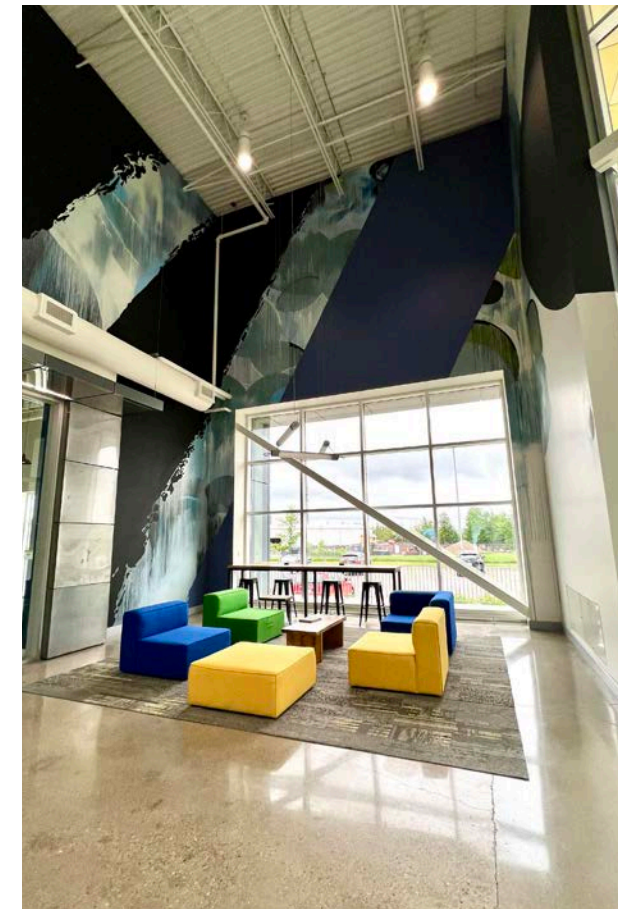
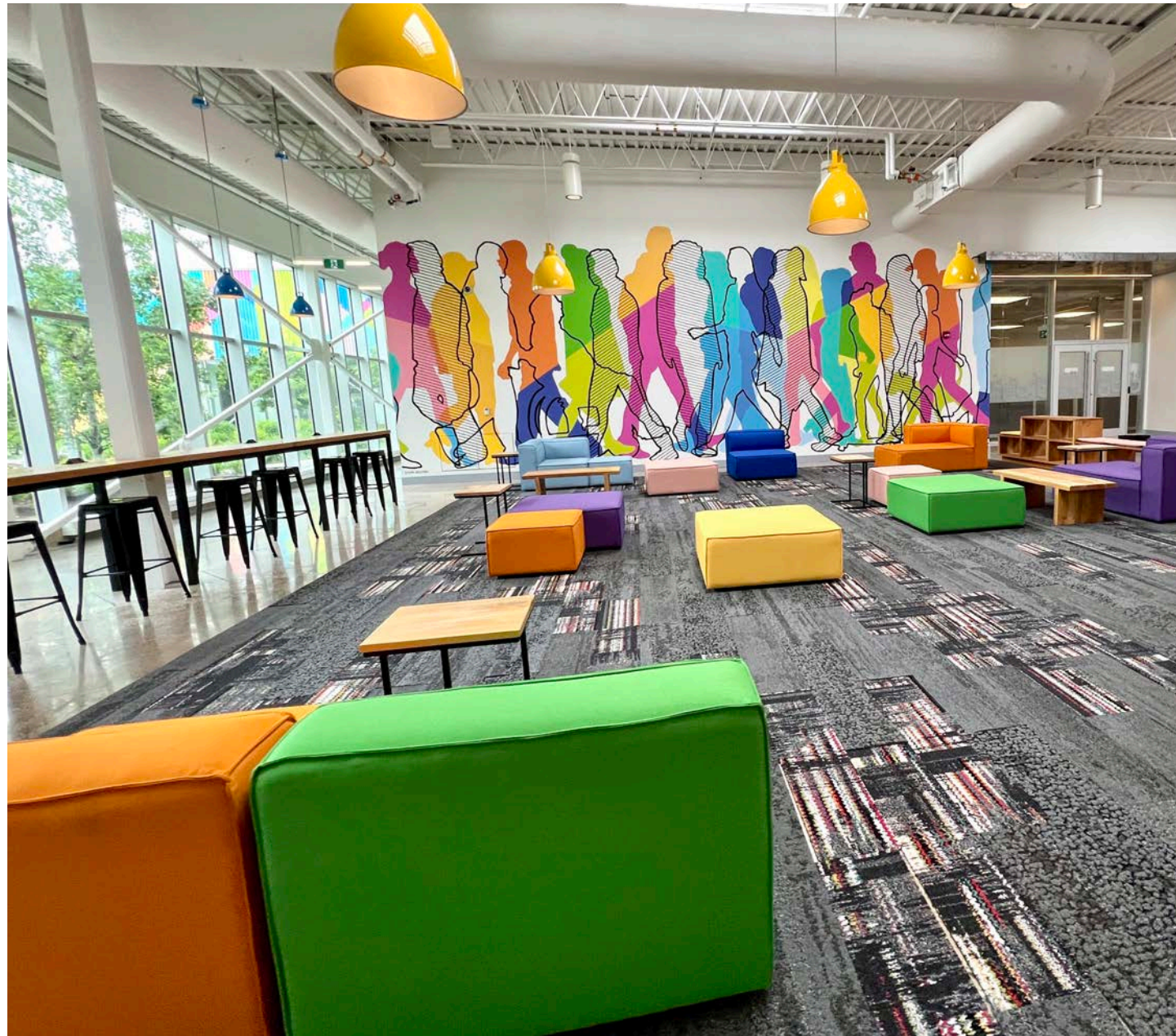




**Total Building Area: 224,226**

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.



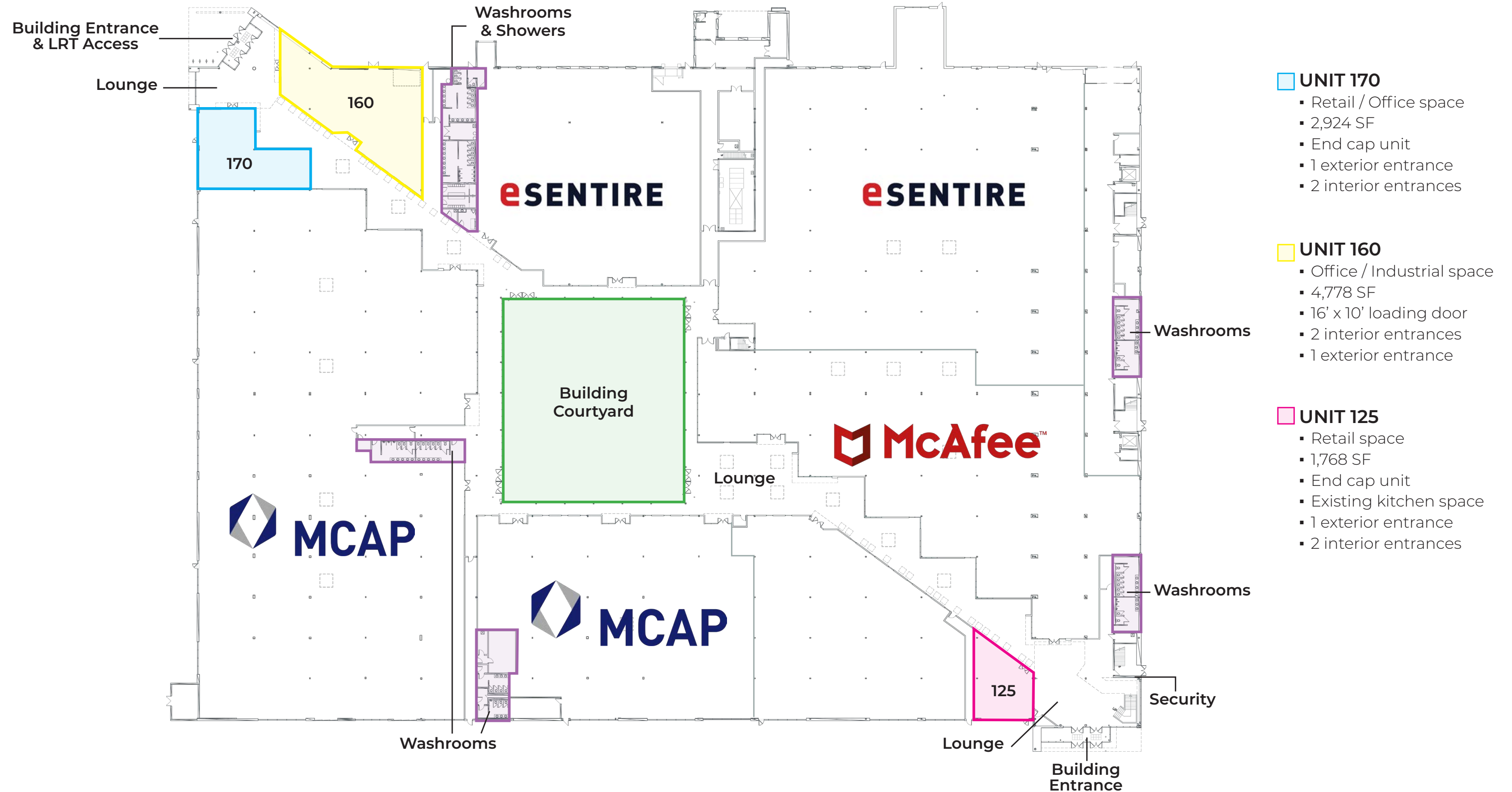
Abundant natural light from skylights, a centre courtyard and exterior windows.



# MAIN LEVEL FLOOR PLAN

451 Phillip Street, Waterloo

Total Building Area: 224,226 SF





## FACTORY SQUARE IS HOME TO



**Raytheon**

**eSENTIRE**



**LIBRARY BOUND INC**



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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