

FOR SUB-LEASE

375 Hagey Blvd, Waterloo - Unit 3C & 3D

WHITNEY
Commercial Real Estate Services



FLEX OFFICE SPACE LOCATED IN THE DAVID JOHNSTON R&T PARK

Class A office space on the third level of a three-storey LEED Gold Building in the R&T Park at the University of Waterloo. Fully built-out with open high ceilings and large windows with blinds. Some furniture included in the lease - approximately 15-20 workstations. Term can be flexible.

- Kitchenette, boardroom/meeting room, showers
- Advanced automated electrical & HVAC systems
- Ample on-site parking, bike storage
- Walking distance to R&T LRT stop, trails, amenities
- In response to Covid-19, building operations changes include frequent air filter changes, one hour fresh air building flush each work day and almost all touch free lighting

Total Available Space	5,721 SF
Unit 3C	2,056 SF
Unit 3D	3,665 SF *can be divided into two units 1,500 SF & 2,165 SF
Lease Rate	\$20.00/SF Net
Additional Rent	\$15.00/SF



THE CORA GROUP
Developers & Managers of Commercial Real Estate



On-site parking



Large windows



Near amenities



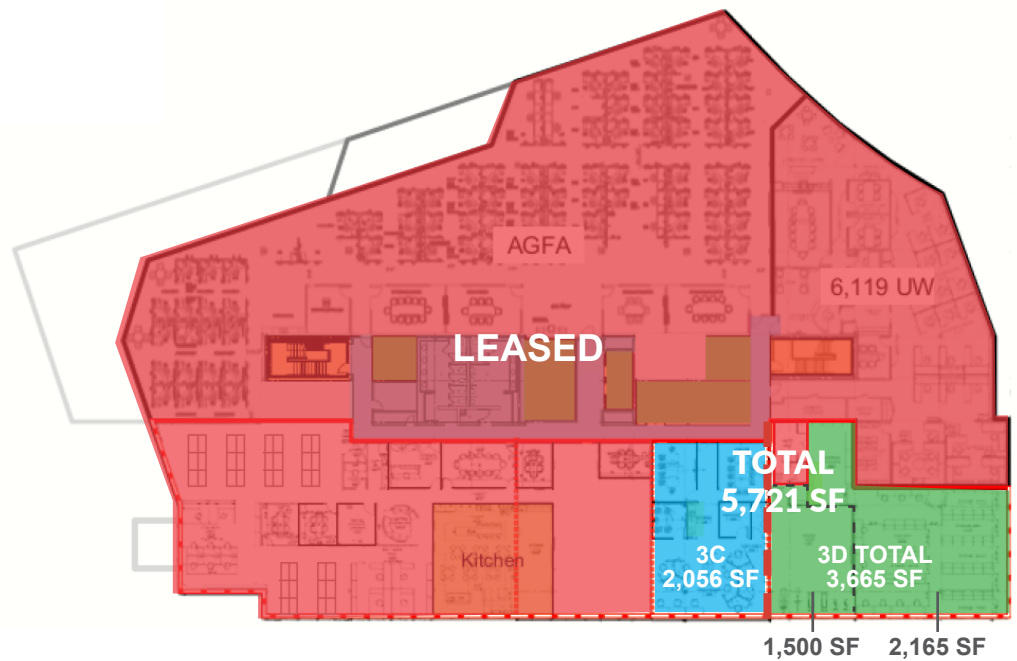
LRT/Bus nearby

www.whitneyre.com

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