For Lease
Prestigious Modern Office Space

445 Wes Graham Way, Waterloo, ON
Up to 26,057 Square Feet

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* Sales Representatives  **Broker
445 Wes Graham Way offers a unique opportunity to lease Class A office space in the David Johnston Research + Technology Park.

445 Wes Graham Way is a prestigious modern Class A office building in Waterloo. The property is located in the David Johnston Research + Technology Park, which is home to some of the most notable tech companies in the Region including OpenText, SAP and TextNow. The building features an on-site cafeteria and ample free parking. The iON Light Rail Transit stop is just a short walk away, and the site is located within close proximity to the University of Waterloo and Wilfrid Laurier University providing access to top talent.

Property Details

<table>
<thead>
<tr>
<th>Property Details</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td>Total Available Size</td>
<td>26,057 sq. ft.</td>
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<tr>
<td>Divisible To</td>
<td>10,925 sq. ft.</td>
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<tr>
<td>Zoning</td>
<td>UC-81</td>
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<tr>
<td>Proximity to LRT</td>
<td>400 M</td>
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<tr>
<td>Amenities</td>
<td>On-Site Café</td>
</tr>
<tr>
<td>In-Suite Cleaning</td>
<td>Included in Additional Rent</td>
</tr>
<tr>
<td>Utilities</td>
<td>Included in Additional Rent</td>
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<tr>
<td>Additional Rent</td>
<td>$15.48 per sq. ft.</td>
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<tr>
<td>Asking Lease Rate</td>
<td>$16.00 per sq. ft.</td>
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</tbody>
</table>
Neighbourhood Overview

1. Stantec
2. Accelerator Centre
3. Open Text
4. TextNow
5. McAfee Canada
6. AGFA
7. Ford
8. MCAP
9. Axonify
10. Auvik

Location Overview

445 Wes Graham Way, Waterloo is exceptionally well located providing quick access to area highways and major throughfares. The site is positioned within close proximity of Highway #7/8 and Highway #401, providing quick access to the Greater Toronto Area and U.S. border crossings. 445 Wes Graham is located in “Canada’s Technology Triangle” known for its significant number of technology and startup companies. Waterloo, Ontario offers a strong local labour pool and the city is within commuting distance of Kitchener, Cambridge, Guelph, Brantford, Mississauga, Milton, Hamilton and several other communities in between.

Drive Times

- 20 minutes
- 40 minutes
- 1 hour
- 2 hours
Floor Plan

LRT Station Within Walking Distance
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