

## Office For Lease

375 Hagey Boulevard #3D Waterloo, ON



# Flex office space located in the David Johnson R&T Park

Class A office space in 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.



2,165 sf total space



Close to amenities



LRT / bus nearby

Jane W Klugman

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avisonyoung.ca



# Property details



Total available 2,165 sf



Parking Ample onsite



Public transit LRT & bus stops



Asking net rate \$20 psf Additional rent \$15 psf

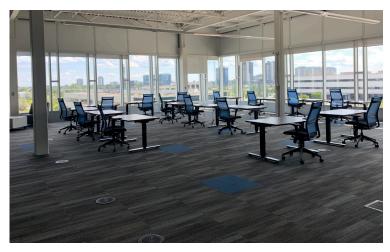
#### Comments

- Kitchenette, boardroom / meeting room, showers
- Advanced automated electrical & HVAC systems
- Ample onsite parking, bike storage
- Walking distance to R&T LRT stop, trails, and 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









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