

For Lease

# Prestigious Modern Office Space

Up to 39,610 Square Feet

# 445

WES GRAHAM WAY,  
WATERLOO, ON



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# 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.



Access to  
Top Talent



On-Site Café



Close Proximity  
to LRT



## Property Details

Total Available Size	39,610 sq. ft.
Divisible To	Suite 1A - 13,553 sq.ft. Suite E - 2,995 sq.ft. Suite 202 - 15,132 sq.ft. Suite 203 - 10,925 sq.ft. Suite 202 & 203 - 26,057 sq.ft.
Zoning	UC-81
Proximity to LRT	400 M
In-Suite Cleaning	Included in Additional Rent
Utilities	Included in Additional Rent
Additional Rent	\$17.00 per sq. ft.
Asking Lease Rate	Suite 1A - \$20.00 psf Suite E - \$16.00 psf 2nd Floor - \$16.00 psf





# 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

HIGHWAY 7/8

9 Mins | 8 kms

HIGHWAY 401

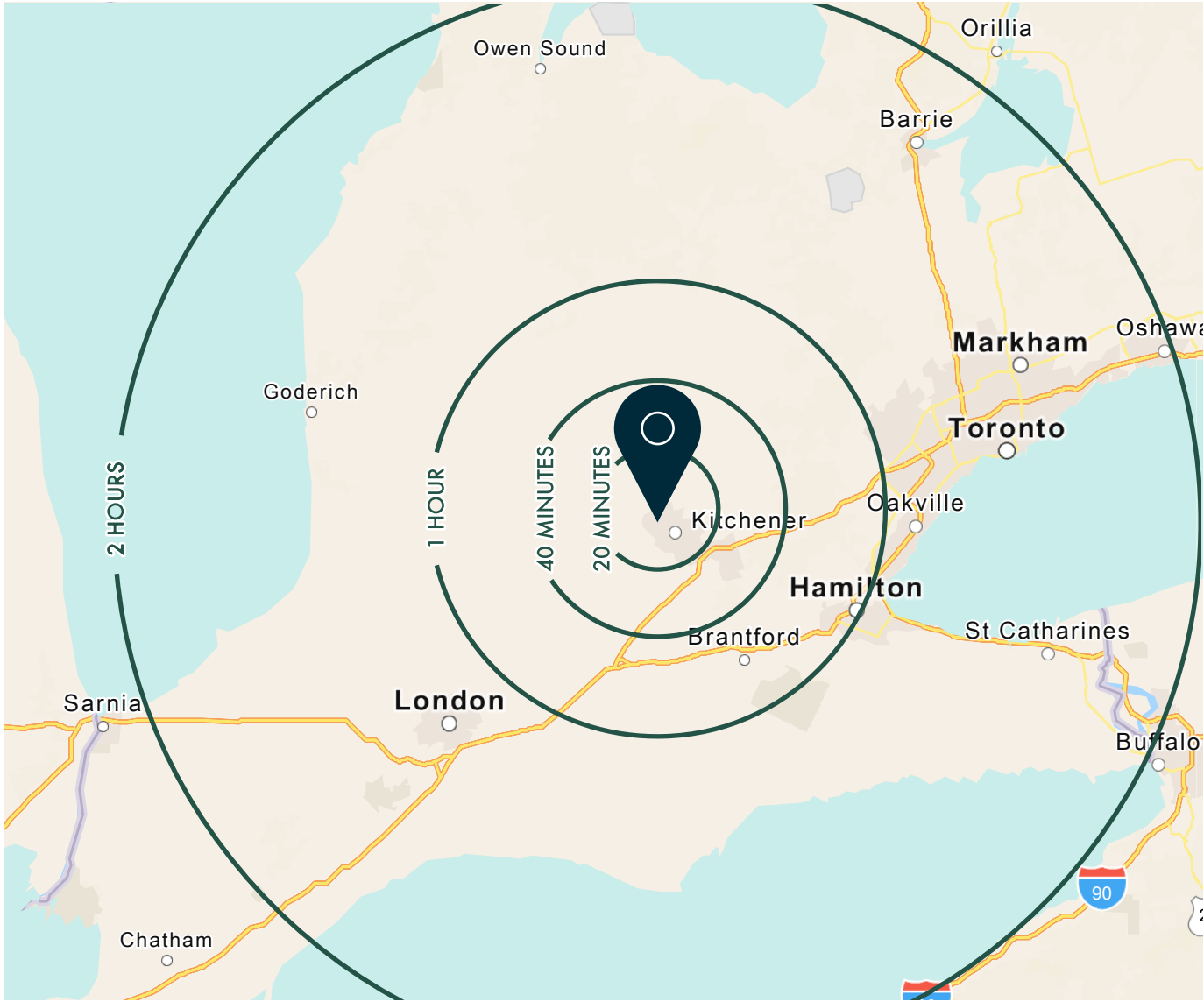
20 Mins | 21 kms



# Location Overview

445 Wes Graham Way, Waterloo is exceptionally well located providing access to area highways and major thoroughfare. 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.

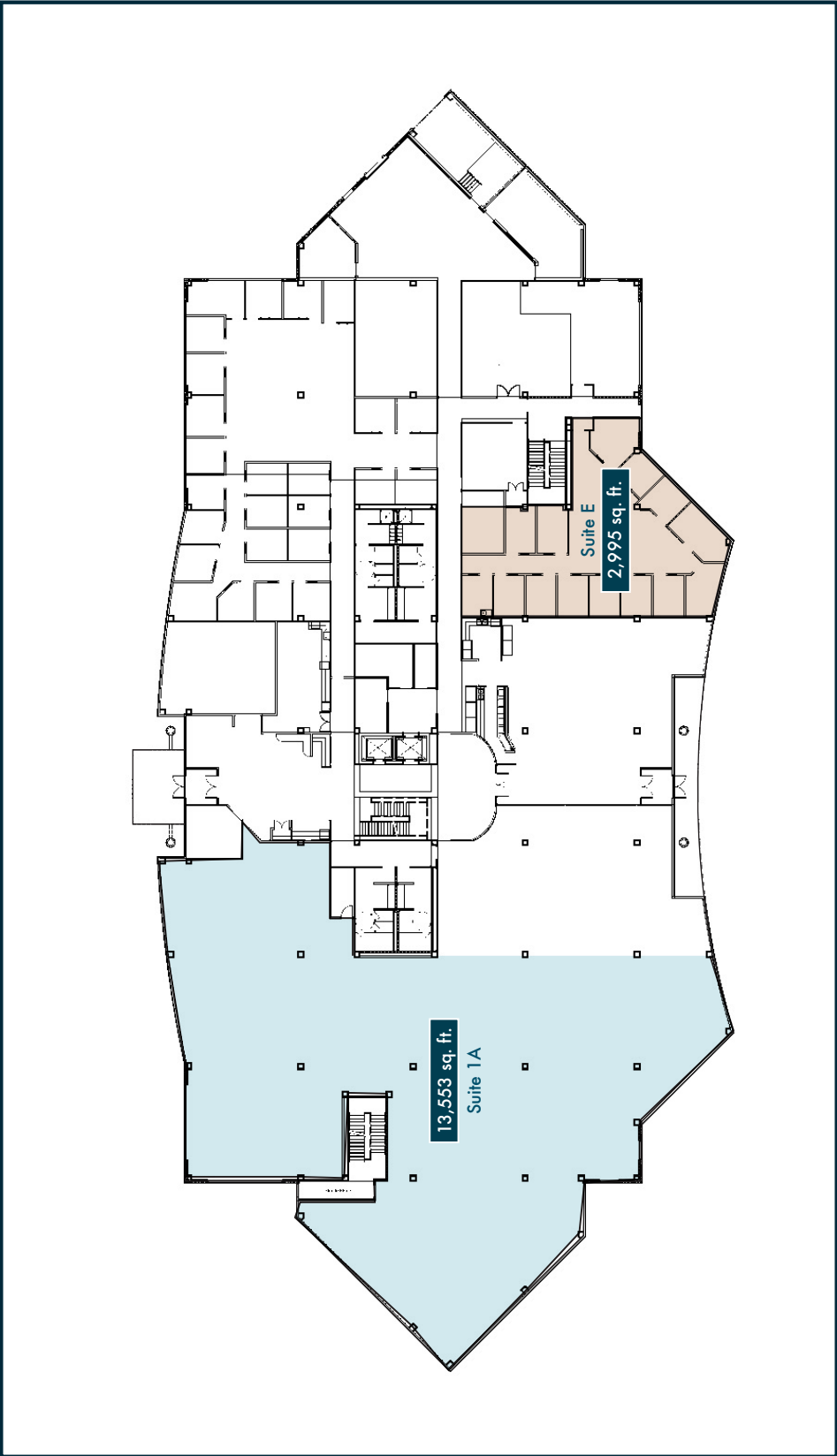
445 Wes Graham is located in “Canada’s Technology Triangle” known for its significant number of technology and startup companies. Waterloo, Ontario offers a strong local labour pool and the city is within commuting distance of Kitchener, Cambridge, Guelph, Brantford, Mississauga, Milton, Hamilton and several other communities in between.





# Floor Plan

## 1st Floor



## 2nd Floor





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FOR MORE INFORMATION, PLEASE CONTACT

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