

For Lease

Prestigious Modern Office Space

445

WES GRAHAM WAY,
WATERLOO, ON



Chris Kotseff*
Executive Vice President
519 500 2999
chris.kotseff@jll.com

Mitchell Blaine, SIOR**
Executive Vice President
519 577 6156
mitchell.blaine@jll.com

Alexandra Smith*
Transaction Manager
647 962 6493
alexandra.smith@jll.com

Mallory Weldon**
Vice President
519 998 0229
mallory.weldon@jll.com



*Sales Representative **Broker

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

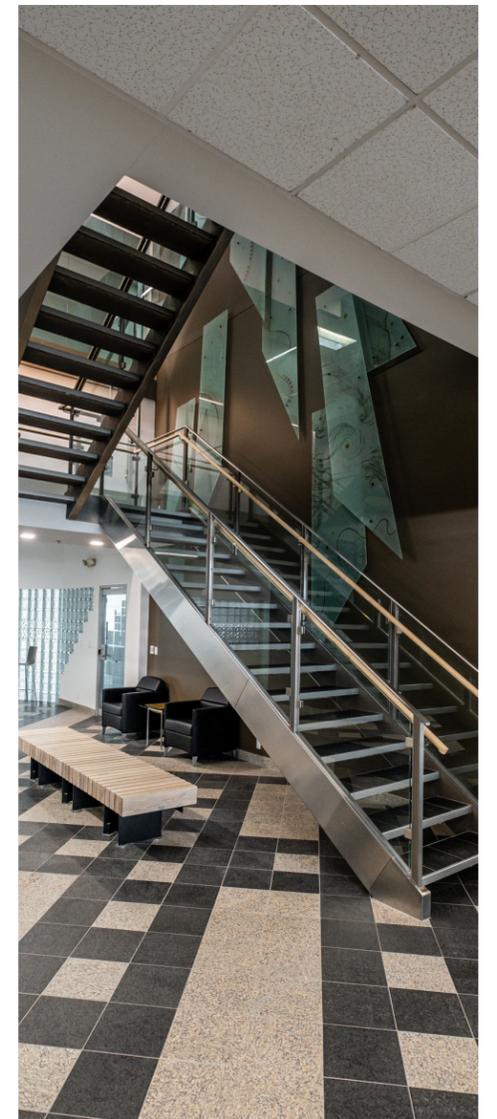


Close Proximity to LRT



Property Details

Total Available Size	14,723 SF
Divisible To	Suite 203 - 10,925 SF Suite 204 - 3,798 SF
Zoning	UC-81
Proximity to LRT	400 M
In-Suite Cleaning	Included in Additional Rent
Utilities	Included in Additional Rent
Additional Rent	\$17.00 PSF
Asking Lease Rate	\$16.00 PSF



Neighbourhood Overview

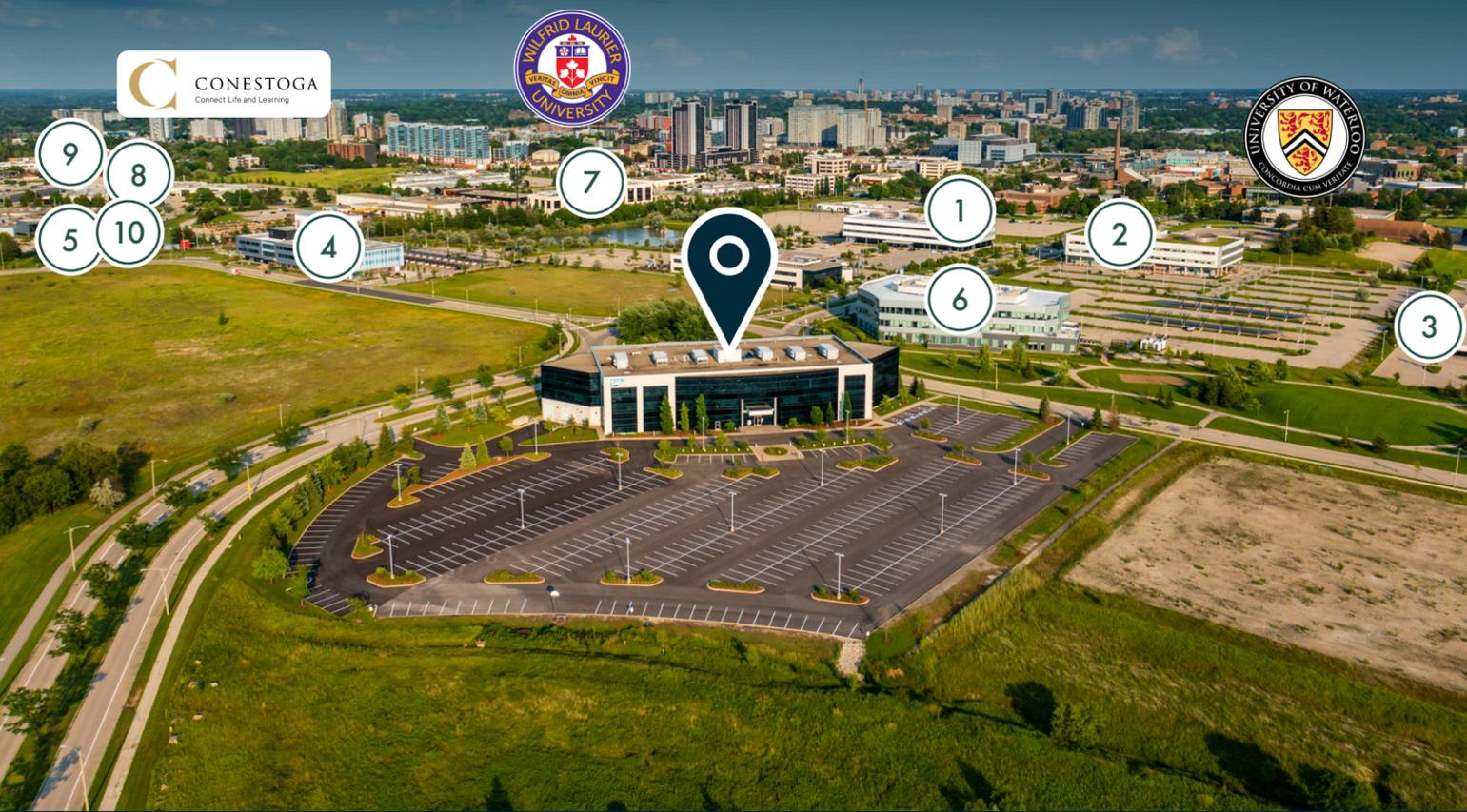
- | | | |
|-----------------------|------------------|------------|
| 1. Stantec | 5. McAfee Canada | 9. Axonify |
| 2. Accelerator Centre | 6. AGFA | 10. Auvik |
| 3. Open Text | 7. Ford | |
| 4. TextNow | 8. MCAP | |

HIGHWAY 7/8

9 Mins | 8 kms

HIGHWAY 401

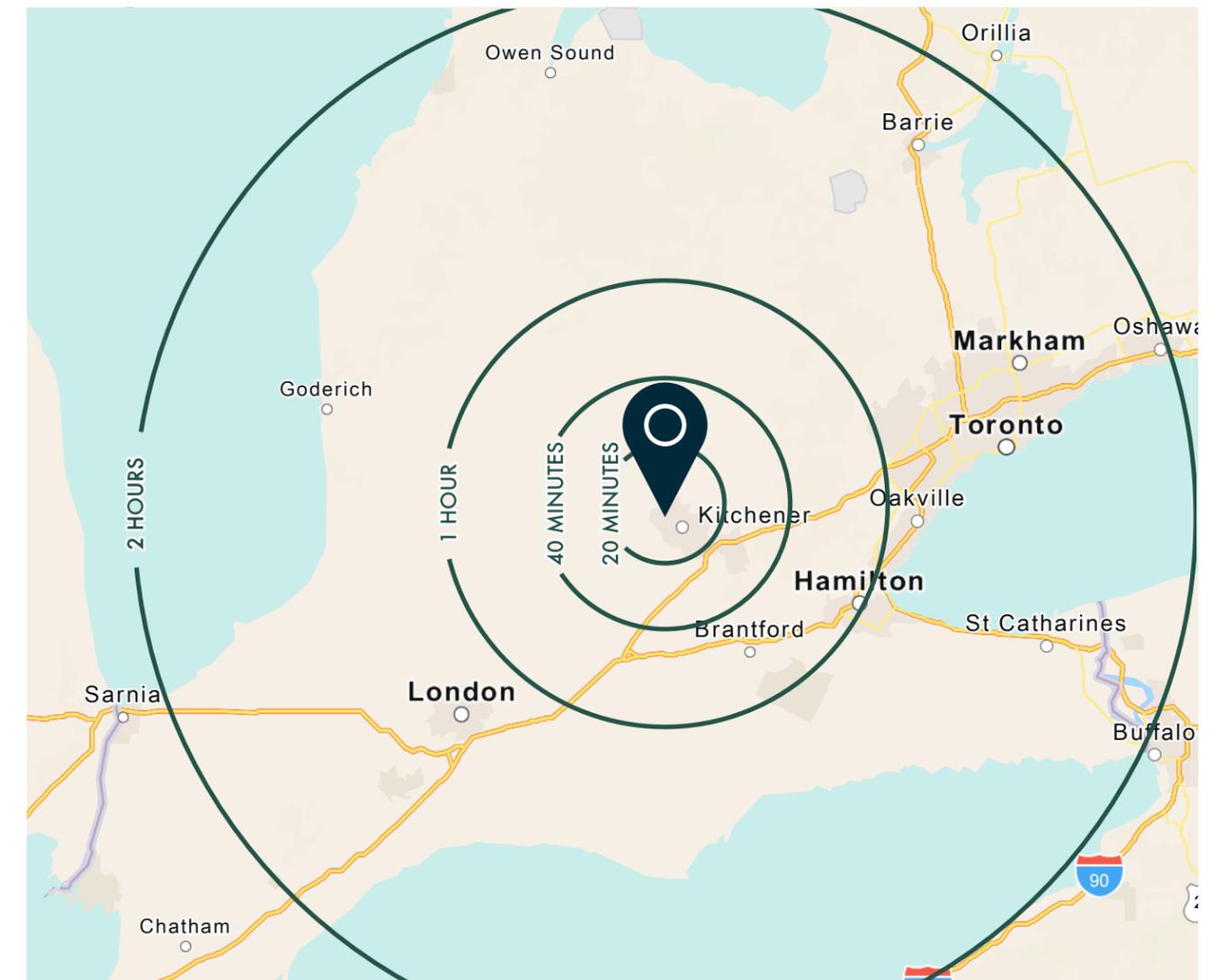
20 Mins | 21 kms



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

2nd Floor



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FOR MORE INFORMATION, PLEASE CONTACT

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*Sales Representative **Broker

