

FOR LEASE  
**180 NORTHFIELD  
DRIVE WEST**

WATERLOO, ONTARIO

**FORGESTONE**  
CAPITAL



Premium drive-up office  
space in amenity rich campus



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# PREMIER OFFICE SPACE IN WATERLOO'S CORPORATE CAMPUS

Nestled in Waterloo's Corporate Campus, 180 Northfield Drive W offers premium drive-up office space in the coveted North Waterloo area. This strategic location boasts exceptional visibility, with ample building signage along Northfield Drive capturing the attention of 34,000 daily commuters. The property's unparalleled connectivity within the Region places it just minutes away from both Highway 85 and Highway 7, as well as the St. Jacobs Market. The space features a generous array of private offices and a spacious boardroom. Waterloo Corporate Campus offers a prime location and community, the 40-acre phased mixed use redevelopment includes 135,000 sq. ft. of retail, anchored by Sobeys and Shoppers Drug Mart to accompany the on site office buildings.





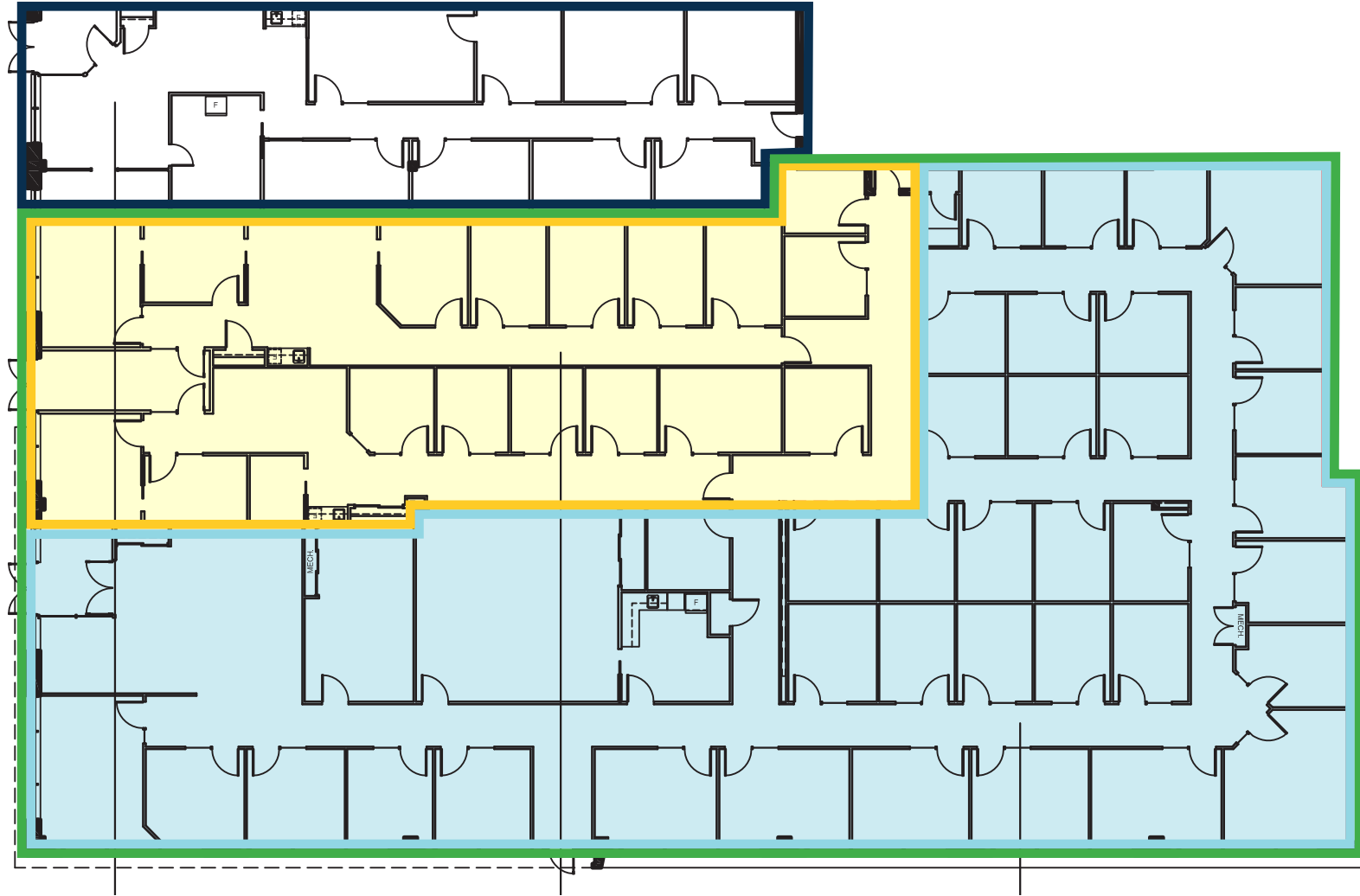
# Space Highlights

	Total Available Size	12,899 sq. ft.
	Suite Sizes	106 A: 4,007 sq. ft. 106 B: 8,892 sq. ft.
	Parking	4 spaces per 1,000 sq. ft.
	Zoning	(H) E2B-81
	Proximity to LRT	500 m
	Proximity to Highway 85	550 m
	Additional Rent	\$12.35 per sq. ft.
	Asking Net Lease Rate	\$18.00 per sq. ft.





# Floor Plan



Available  
for Lease



Suit 106: 12,899 sq. ft.

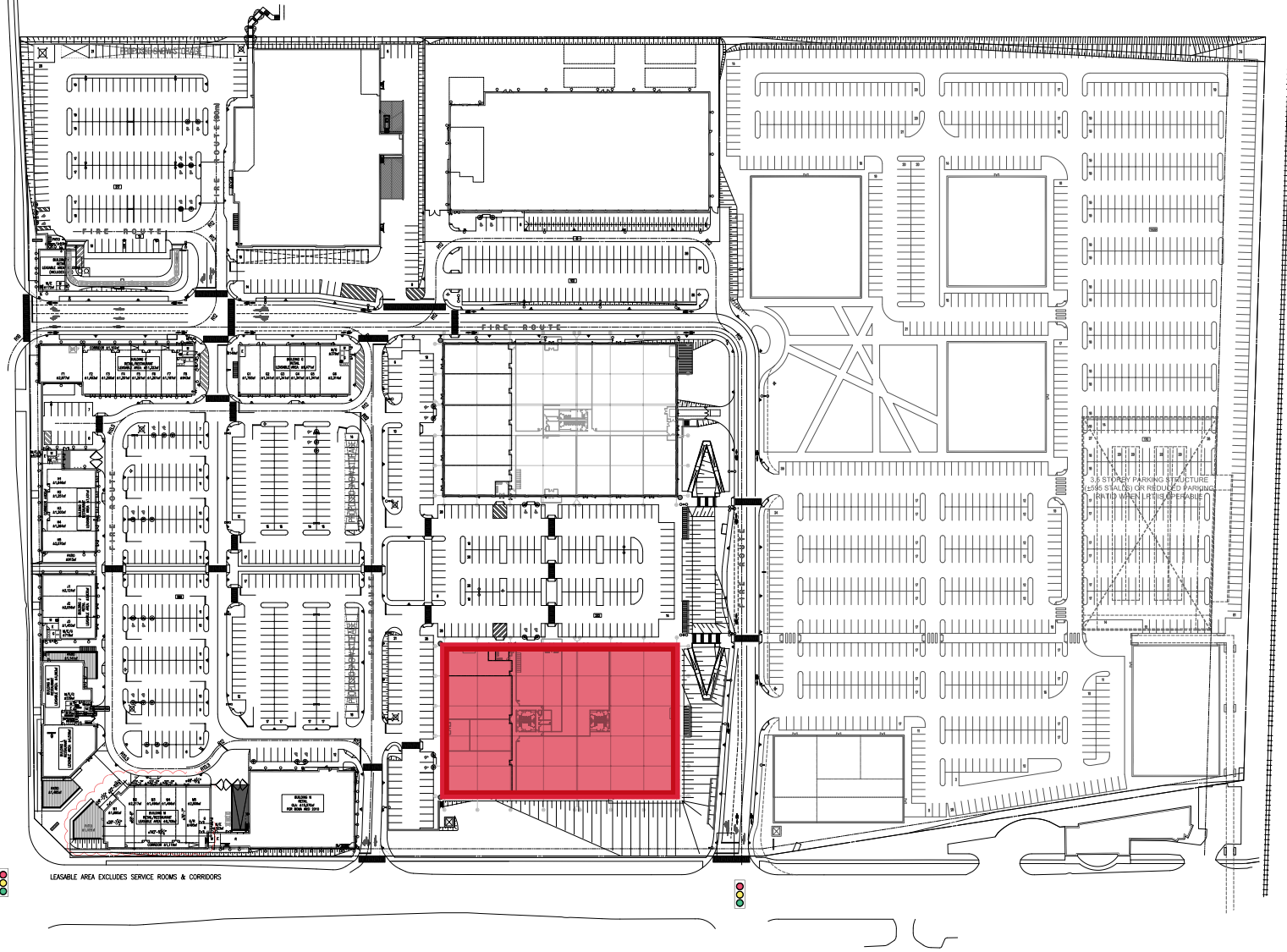


Suit 106 A: 4,007 sq. ft.



Suit 106 B: 8,892 sq. ft.

# Site Plan



LEASEABLE AREA EXCLUDES SERVICE ROOMS & CORRIDORS





# LOCATION OVERVIEW

180 Northfield Drive W is ideally located providing quick access to area highways and major thoroughfares. The site is positioned within close proximity of Highway 85, Highway 7/8 and Highway 401, providing access to the Greater Toronto Area (GTA) and U.S. border crossings. The property is in the heart of “Canada’s Technology Triangle” (CTT), known for its significant number of technology and advanced manufacturing companies. Integrated with the Toronto- Waterloo “Innovation Corridor”, CTT remains one of the most prosperous places in the country to live and work, boasting a strategic location, a growing population and a highly educated workforce. Waterloo is also within commuting distance of Kitchener, Cambridge, Guelph, Brantford, Mississauga, Milton, Hamilton and several other communities in between.









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