



For Sale/Lease: Office

C4

490 Dutton Drive Waterloo

Office Condominium Unit in the Dutton Business Park.

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Property Overview

Dutton Business Park is 60,600 square foot, three building office condominium development located at 490 Dutton Drive in Waterloo overlooking the Conestoga Parkway (Hwy #85). The complex is easily accessible from Highway 85 via King Street and Northfield Drive exists. The property is only a short distance from a full range of amenities and business services.



Address

C4-490 Dutton Drive, Waterloo

Available Area

2,478 SF



Parking

Ample Surface Parking



Zoning

E3-27



Availability

Negotiable



Condo Fees

\$1,018.00 Per Month

Property Taxes

\$11,612.60 (2024)



Lease Rate

\$17.25 PSF

Sale Price

\$819,500

Property Highlights

- Office campus setting
- End cap unit with lots of windows
- Potential signage exposure to Hwy 85
- "Drive up" parking for staff and clients

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Location & Access

Travel Distances

Highway 85	1.8 km 5 Mins
Highway 7	9.0 km 10 Mins
Highway 8	12.7 km 12 Mins
Highway 401	9.8 km 17 Mins
University of Waterloo	2.4 km 6 Mins
Wilfrid Laurier University	2.9 km 6 Mins
St. Jacobs Market	5.4 km 10 Mins
Conestoga Mall	3.8 km 8 Mins

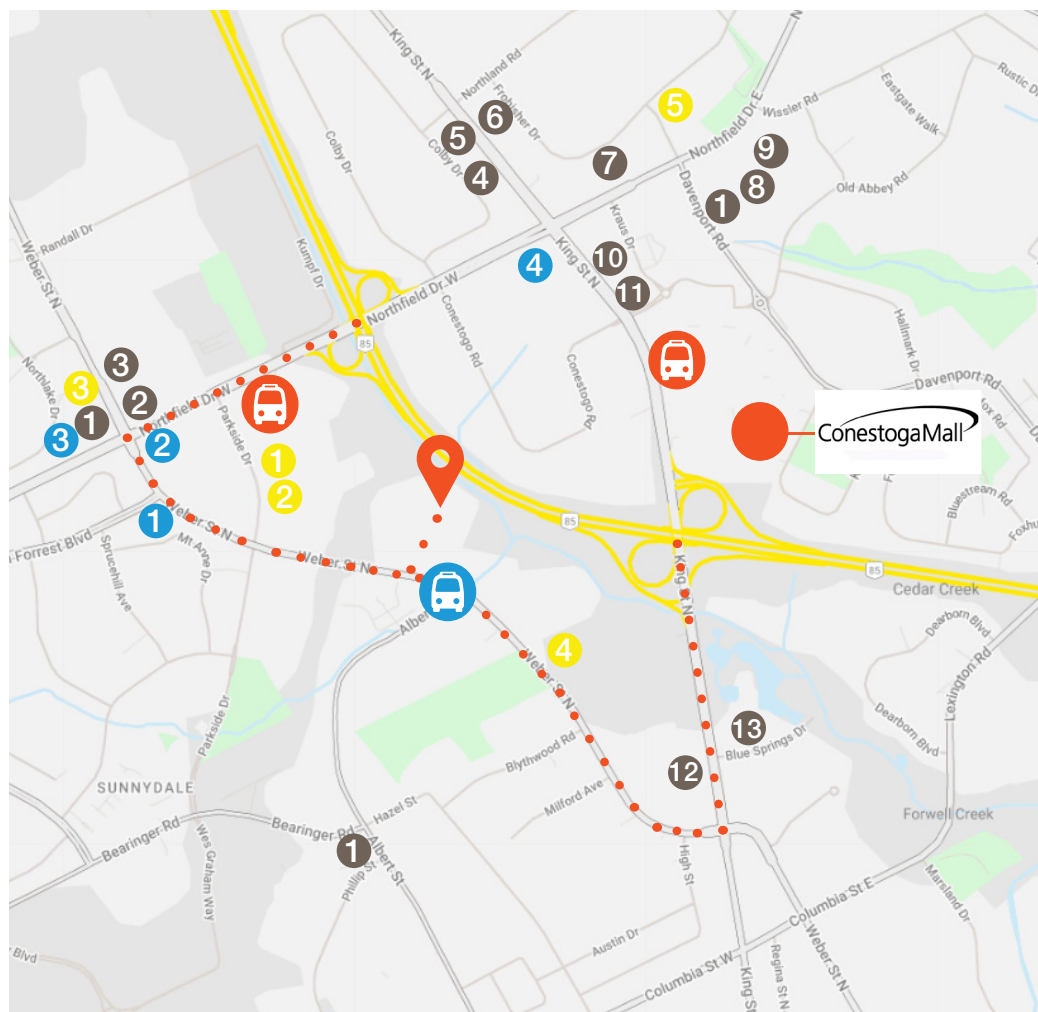
..... Access to Highway 85
via King Street N &
Northfield Drive W



Bus Stop



LRT Stop



Nearby Amenities

Restaurants

- 1 Tim Hortons
- 2 State & Main
- 3 Sunset Grill
- 4 Boston Pizza
- 5 Popeyes
- 6 Mary Brown's Chicken
- 7 Burger King
- 8 Subway
- 9 McDonalds
- 10 Kelseys
- 11 Wendy's
- 12 Wildcraft Grill + Long Bar
- 13 East Side Marios

Fitness Centre

- 1 Crunch Fitness
- 2 CrossFit Waterloo
- 3 Fit4Less
- 4 The Fit Club
- 5 F45 Training

Banks

- 1 BMO
- 2 TD Canada Trust
- 3 RBC Royal Bank
- 4 Scotia Bank

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Floor Plan

Unit C4: 2,478 SF



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