



For Sale: Office

C5

490 Dutton Drive
Waterloo

Office Condominium Unit in the Dutton Business Park.

Lennard: Here is where your business will *grow*.

lennard.com

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

C5-490 Dutton Drive, Waterloo

Building Area

1,551 SF



Parking

Ample Surface Parking



Zoning

E3-27



Asking Price

\$434,280

Condo Fees

\$684.95 Per Month

Property Taxes

\$8,025.14 (2024)



Availability

Immediate

Property Highlights

- Office campus setting
- “Drive up” parking for staff and clients
- Finished space ready for immediate occupancy
- Easily accessible from Hwy 85 (via King St or Northfield exits). Close to all amenities including restaurants, shopping, banks, and other business services.

Lennard:



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

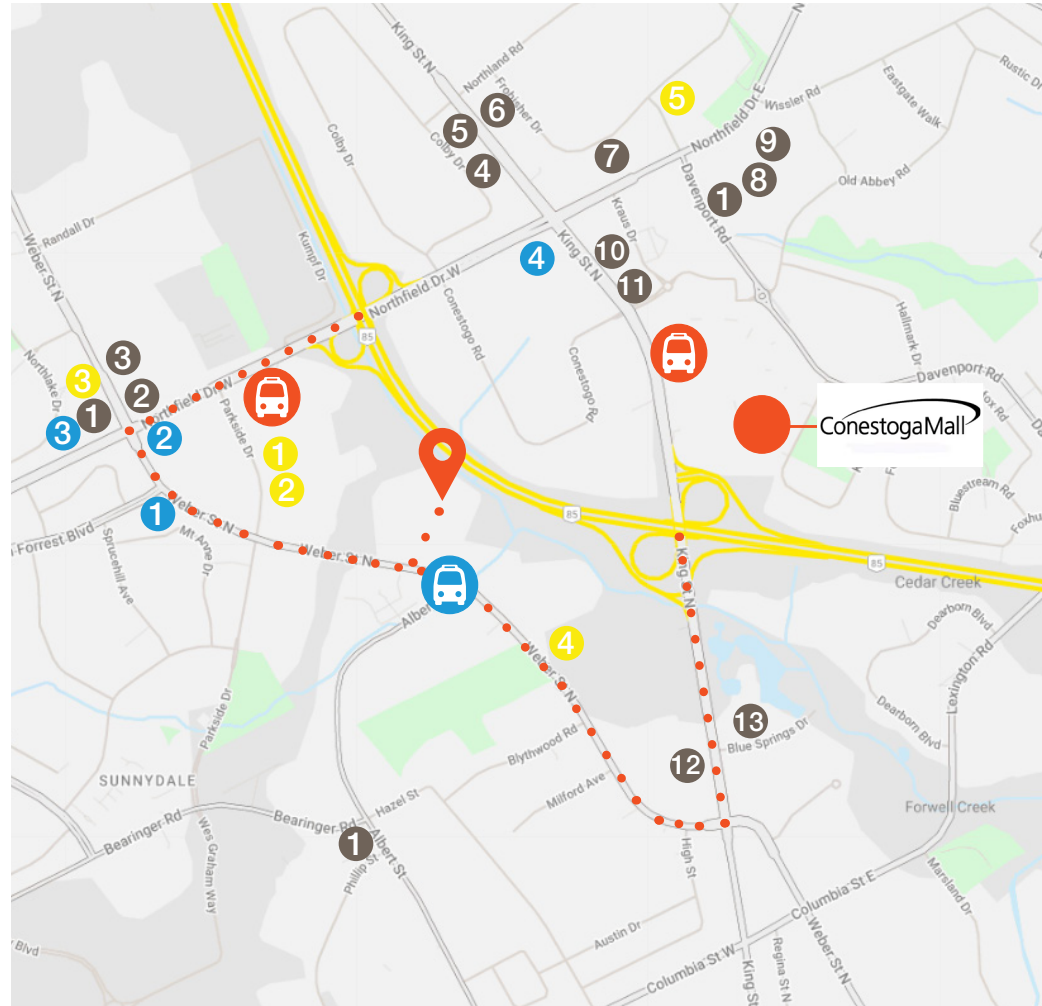
..... Access to Highway 85
via King Street N &
Northfield Drive W



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

Lennard:

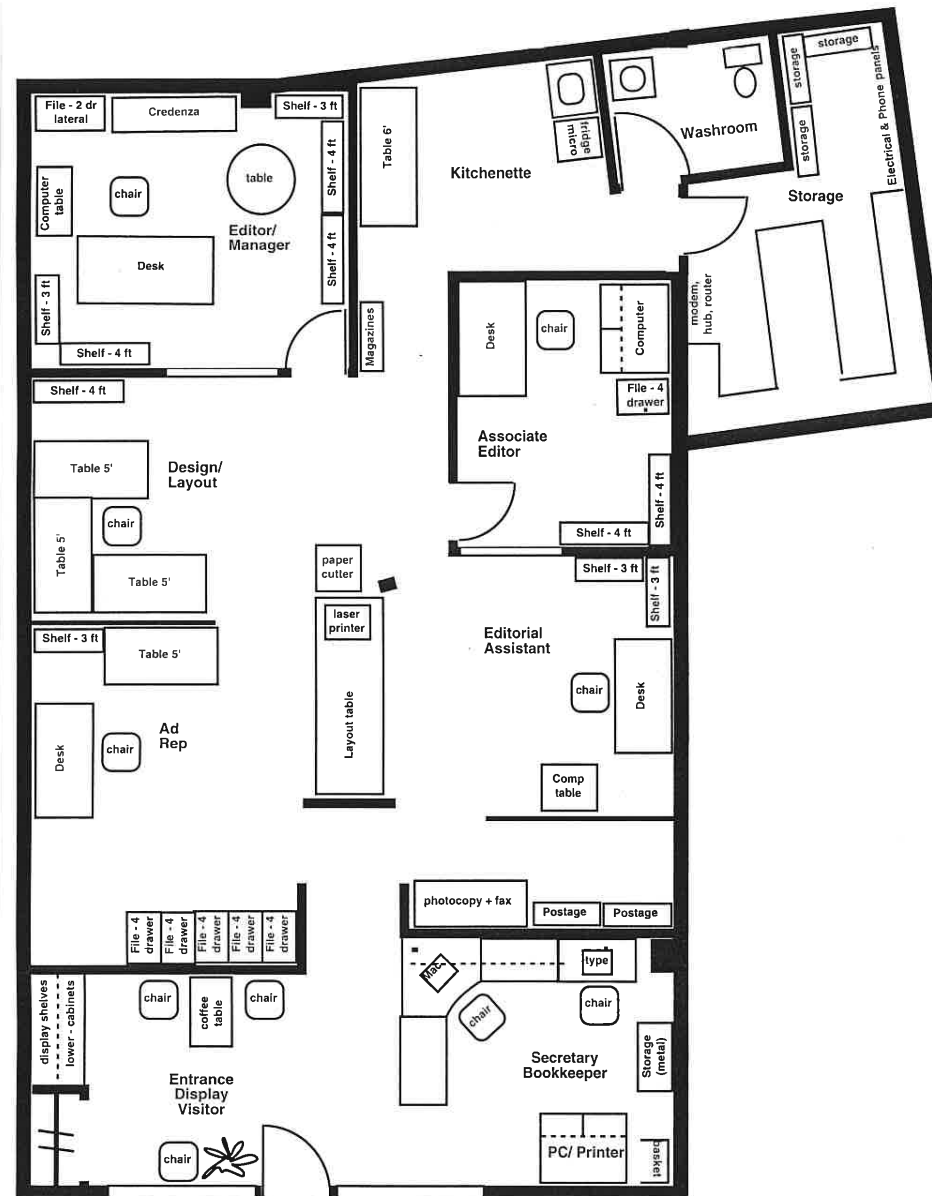
lennard.com





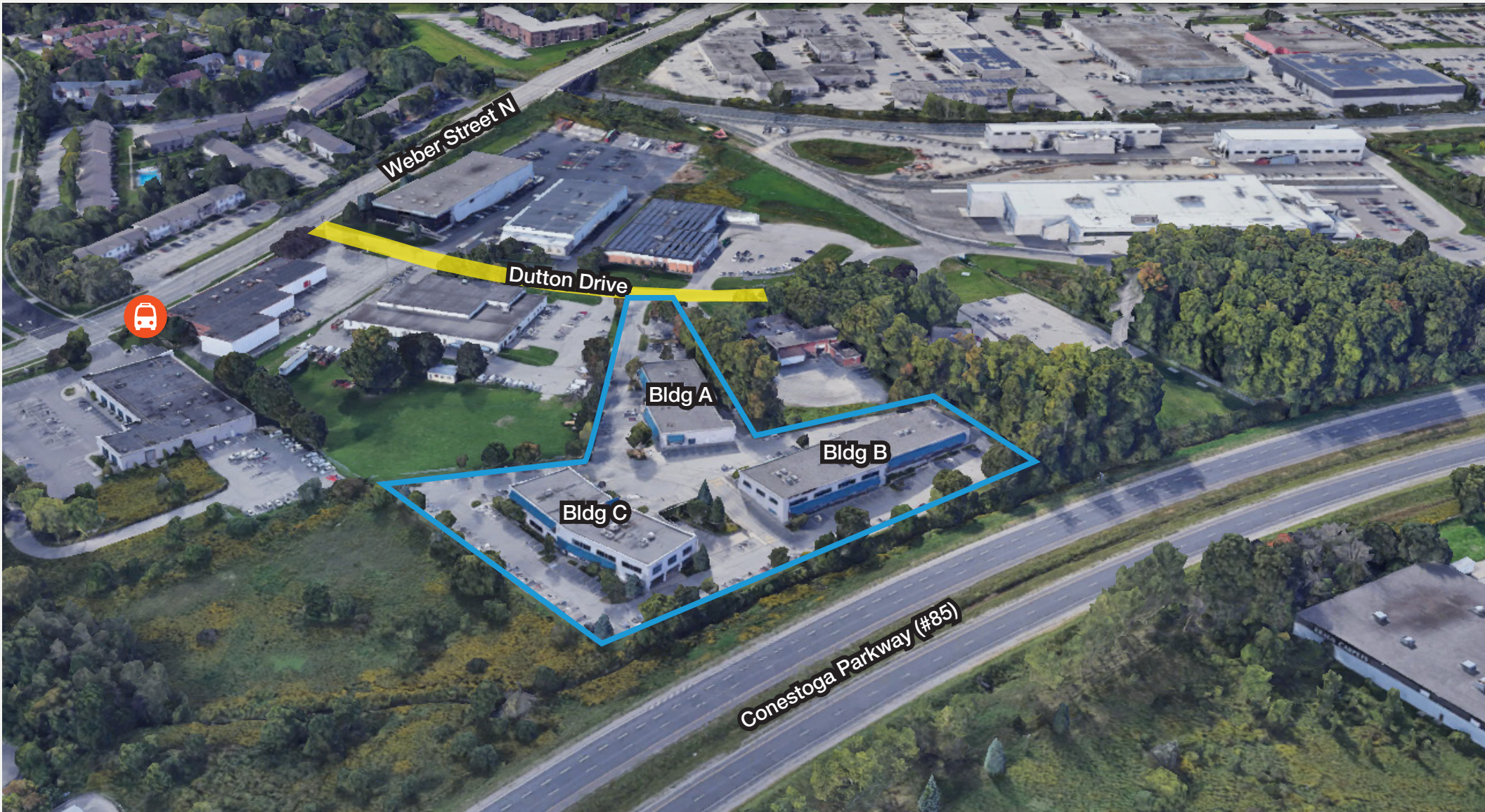
Floor Plan

Unit C5: 1,551 SF



Lennard:

lennard.com



Darren Shaw, SIOR
Broker, Partner
519.514.3370
dshaw@lennard.com

Austin Randall*
Vice President
519.514.3371
arandall@lennard.com

Keith Saulnier
Sales Representative
705.774.6799
ksaulnier@lennard.com

Lennard:

210-137 Glasgow Street, Kitchener
519.340.5900
lennard.com

*Sales Representative

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.