



For Sale/Lease: Office

# 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

# Location & Access

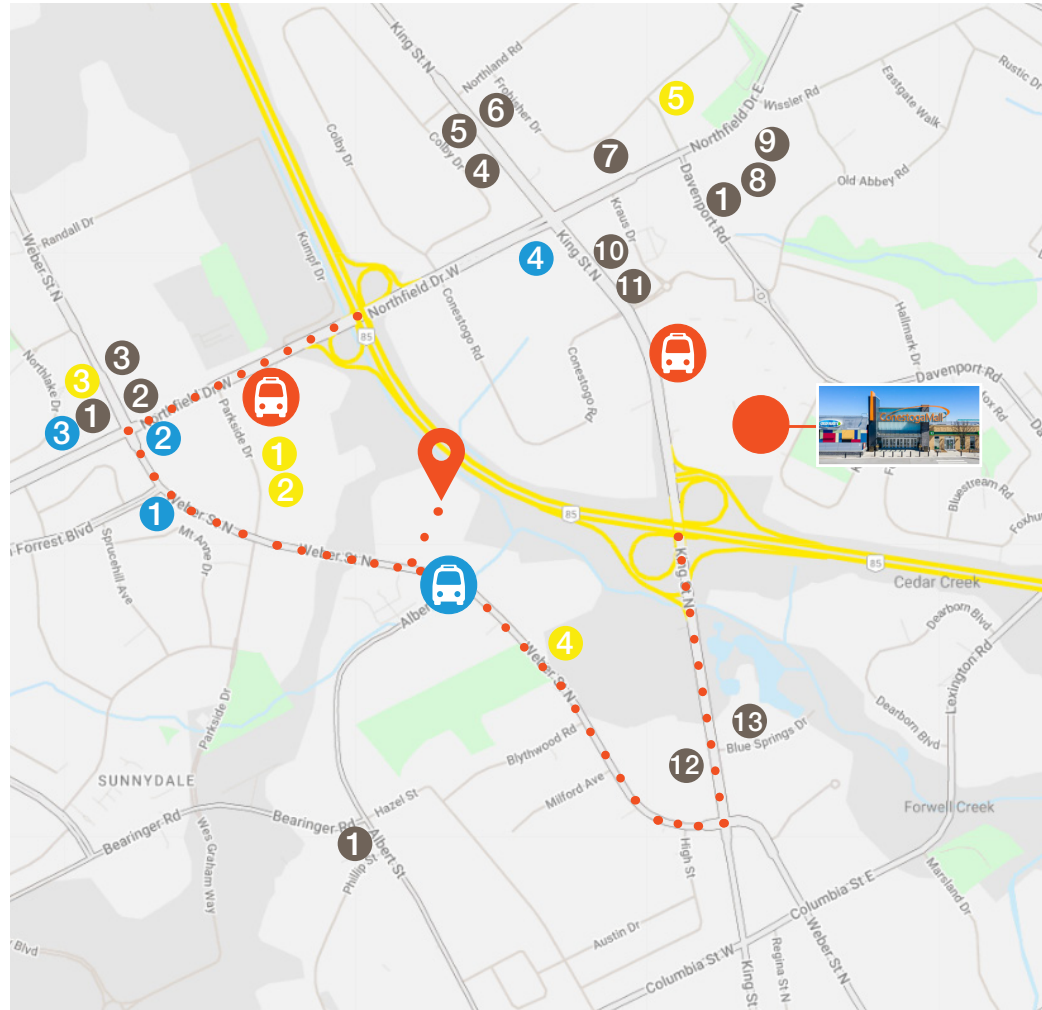
## Travel Distances

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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