



**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

**NEW**

CLASS 'A'

FLEX INDUSTRIAL/OFFICE BUILDING

**Coming Soon**

**for  
lease**

**5**

Goddard Crescent  
Cambridge, Ontario

Available Fall 2018

T E A M  
Anderson Palmer

OVERVIEW

5

Goddard Crescent  
Cambridge, Ontario



### Cambridge Business Park Cambridge, Ontario

5 Goddard Crescent is a New Class 'A' Flex Industrial/Office Building to be available for occupancy by Fall 2018. Units available for lease range from 2,000 SF to 16,000 SF.

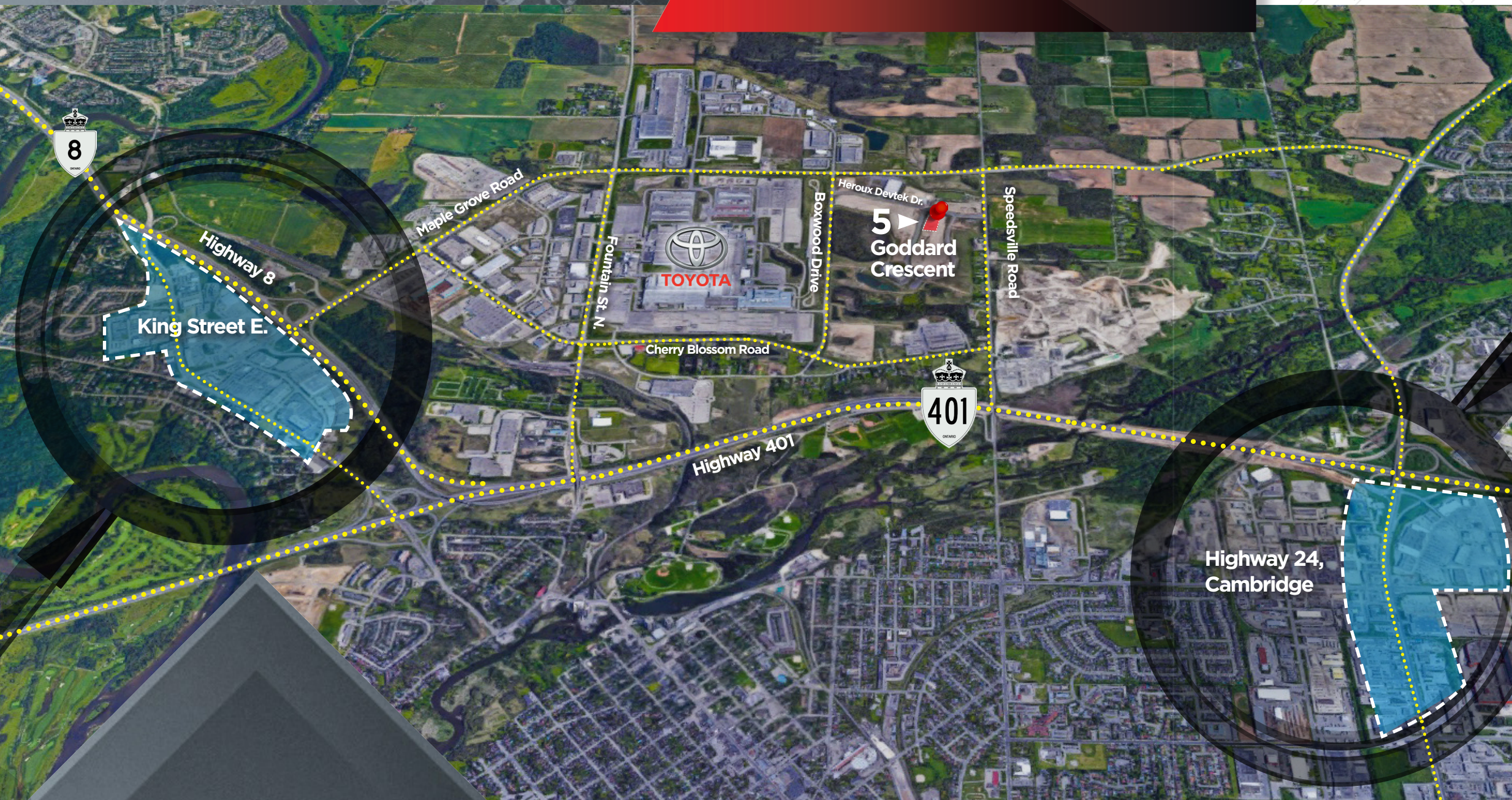
5 Goddard Crescent is located on prime industrial land. The property is strategically located beside Toyota Motor Corporation, in the Boxwood Business Campus of the Cambridge Business Park.

The Boxwood Business Campus is the City of Cambridge's newest business park. It is more than 100 acres of industrial land, with quick access to Highway 401 and major markets from Toronto to the United States.

AMENITIES

5

Goddard Crescent  
Cambridge, Ontario



King Street E, Kitchener

A few close amenities on King St. E.  
Include:



Highway 24, Cambridge

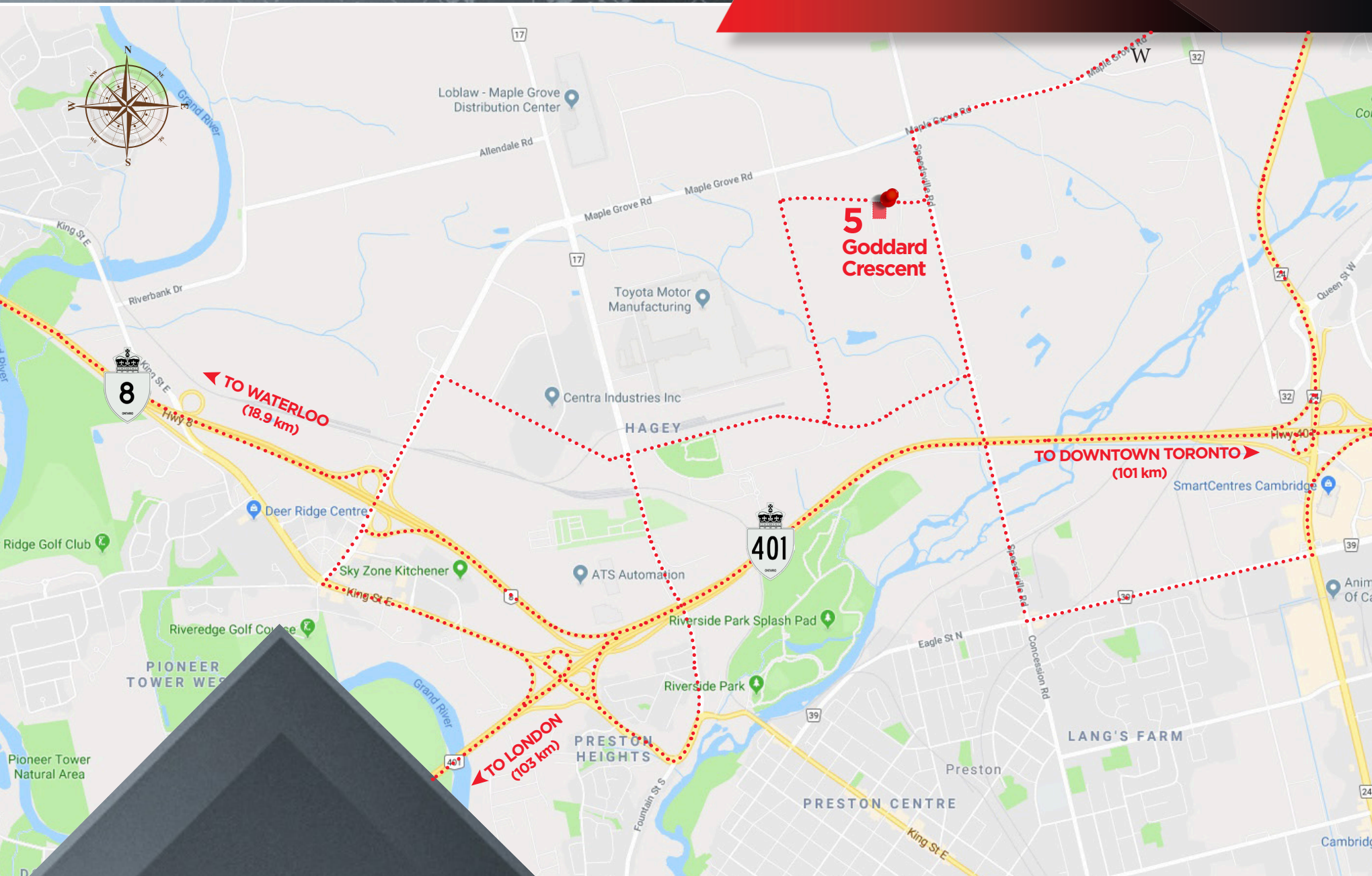
A few close amenities on Highway 24  
Include:



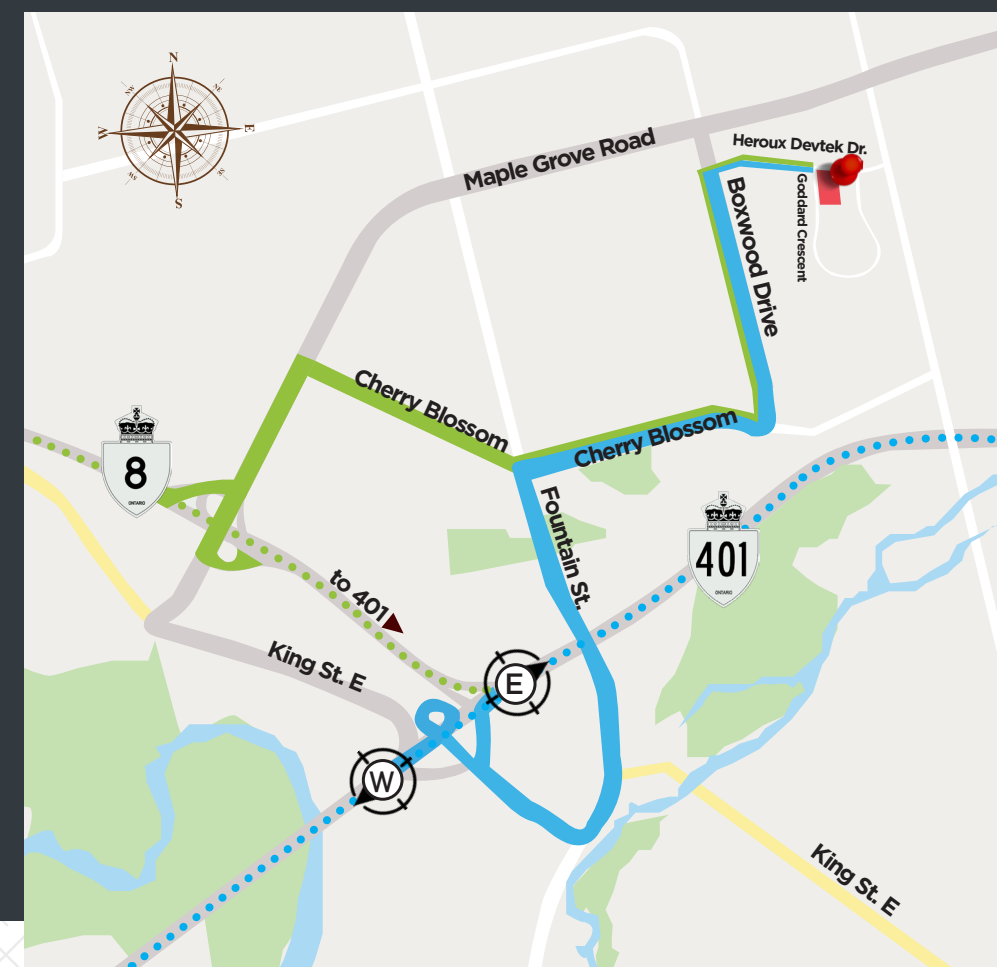
## TRANSIT MAP

# 5

Goddard Crescent  
Cambridge, Ontario



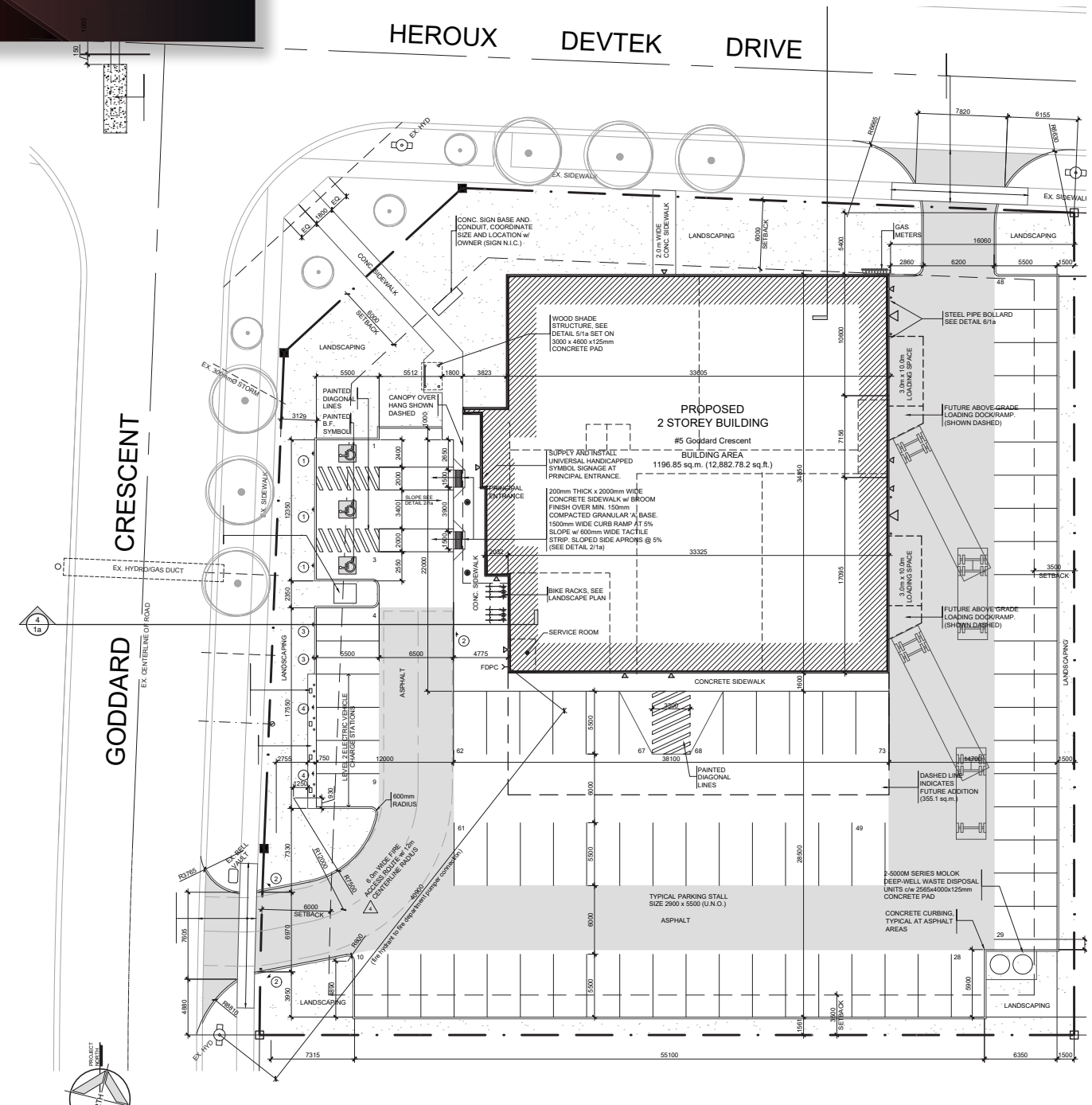
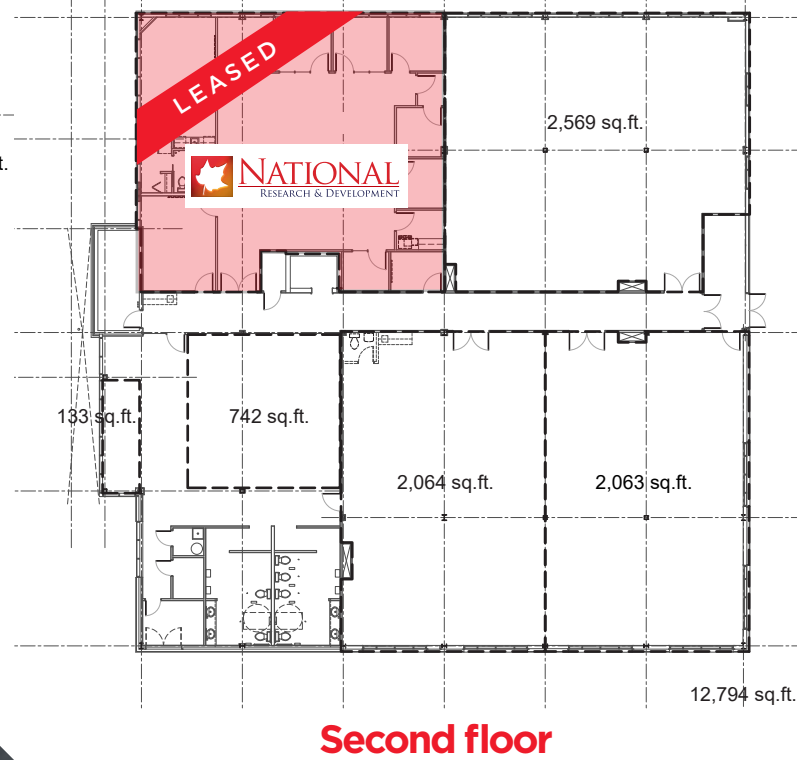
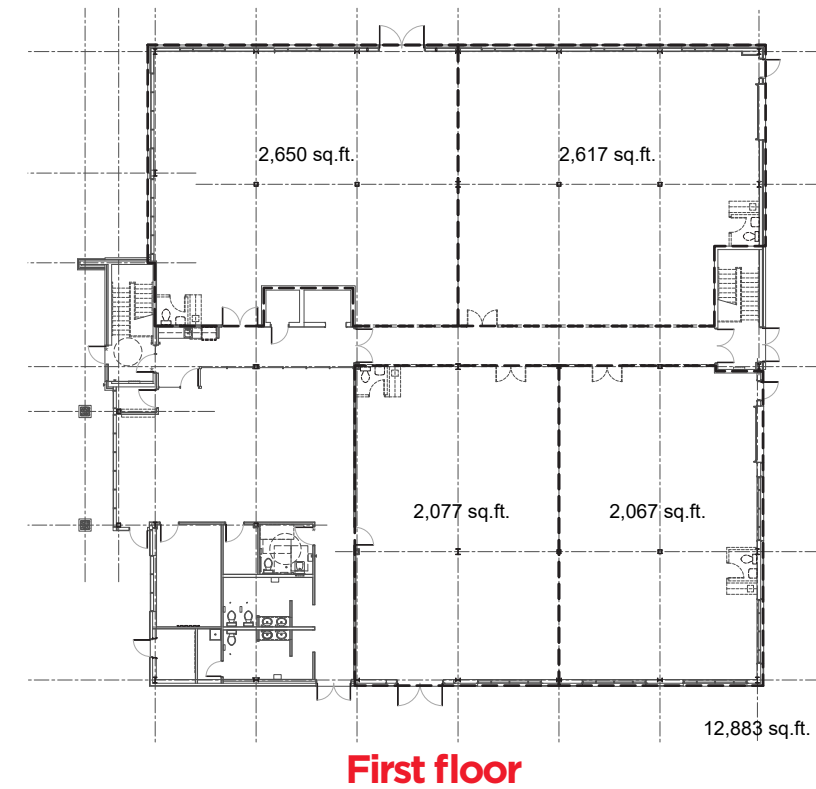
- Approximately 9 minutes (5.2 KM) to highway 401 via Cherry Blossom, Fountain Street to King Street East.
- Approximately 5 minutes (3 KM) to highway 8 via Cherry Blossom to Maple Grove Road.



SITE PLAN

# 5

Goddard Crescent  
Cambridge, Ontario



## COMMON AREA

# 5

Goddard Crescent  
Cambridge, Ontario

5 Goddard Crescent offers a beautiful state of the art town hall common area with the capacity of over 100 attendees as well as 3 community board rooms. Available for booking fall of 2018.

These spaces include:

- Open or co-working enclosed work spaces
- Ethernet and wifi Internet
- Access to setup office IP phone systems
- Kitchenette with coffee services
- Access to ample parking spaces
- Common washrooms



TEAM  
Anderson Palmer

 **CUSHMAN & WAKEFIELD**  
Waterloo Region

BUILDING FEATURES & SPECIFICATIONS

5

Goddard Crescent  
Cambridge, Ontario



New flex industrial/office building currently under construction in the Boxwood Business Campus. Ample parking with ratio of 4/1,000 SF. 800 amps/600 volts. Property is located minutes away from Highway 401 and amenities. Landlord willing to provide a \$20.00 psf tenant improvement allowance. Units available range from 2,000 SF to 16,000 SF. Available for occupancy in fall 2018.

Unit #	Total SF	Truck level	Drive-in	Clear height	Lease Rate	CAM & Taxes
<b>1st Floor</b>	<b>9,411</b>	<b>2-10'x10'</b>	<b>2-10'x10'</b>	<b>14'</b>	<b>\$12.25</b>	<b>\$5.50 est.</b>
110A	2,077	-	-	14'	\$15.25	\$5.50 est.
110B	2,067	1-10'x10'	1-10'x10'	14'	\$15.25	\$5.50 est.
113A	2,650	-	-	14'	\$15.25	\$5.50 est.
113B	2,617	1-10'x10'	1-10'x10'	14'	\$15.25	\$5.50 est.
110A & 110B	4,144	1-10'x10'	1-10'x10'	14'	\$14.25	\$5.50 est.
113A & 113B	5,267	1-10'x10'	1-10'x10'	14'	\$14.25	\$5.50 est.
110A, 110B, 113A	6,794	1-10'x10'	1-10'x10'	14'	\$13.25	\$5.50 est.
110A, 110B, 113B	6,761	2-10'x10'	2-10'x10'	14'	\$13.25	\$5.50 est.
<b>2nd Floor</b>	<b>6,696</b>	<b>-</b>	<b>-</b>	<b>12'</b>	<b>\$13.25</b>	<b>\$5.50 est.</b>
206A	2,064	-	-	12'	\$15.25	\$5.50 est.
206B	2,063	-	-	12'	\$15.25	\$5.50 est.
221B	2,569	-	-	12'	\$15.25	\$5.50 est.
206A & 206B	4,127	-	-	12'	\$14.25	\$5.50 est.
206A, 206B, 221B	6,696	-	-	12'	\$13.95	\$5.50 est.
1st floor & 206A	11,475	2-10'x10'	2-10'x10'	12-14'	\$12.25	\$5.50 est.
1st floor & 206A & 206B	13,538	2-10'x10'	2-10'x10'	12-14'	\$12.25	\$5.50 est.
<b>1st &amp; 2nd floor</b>	<b>16,107</b>	<b>2-10'x10'</b>	<b>2-10'x10'</b>	<b>12-14'</b>	<b>\$12.25</b>	<b>\$5.50 est.</b>

TEAM  
Anderson Palmer

 **CUSHMAN & WAKEFIELD**  
Waterloo Region

With over 50 years combined experience, our team will provide custom tailored industrial, commercial and investment real estate solutions. We understand our client's needs and treat those needs with the highest regard. When it comes to our clients, we will outwork any other agent in pursuing the best outcome.

For more information, please contact:



**David Anderson**

BROKER | SENIOR VICE PRESIDENT  
**519.804.4382**  
david.anderson@cushwakewr.com



**Scott Anderson**

BROKER | SENIOR VICE PRESIDENT  
**519.804.4381**  
scott.anderson@cushwakewr.com



**Jordan Palmer**

SALES REPRESENTATIVE | VICE PRESIDENT  
**519.804.4384**  
jordan.palmer@cushwakewr.com



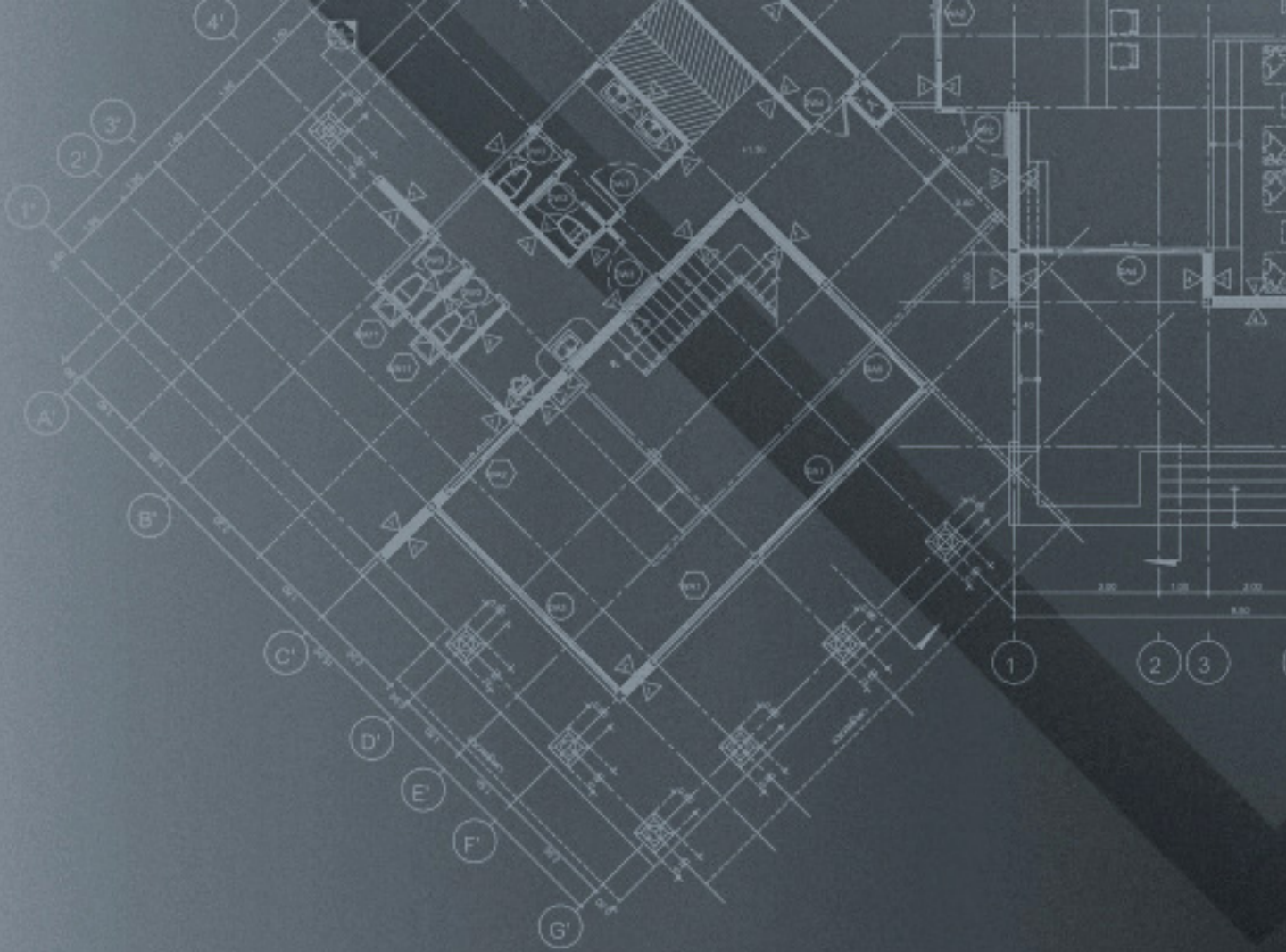
**Benjamin Bach**

SALES REPRESENTATIVE |  
ASSOCIATE VICE PRESIDENT  
**519.804.4341**  
benjamin.bach@cushwakewr.com

T E A M  
Anderson Palmer







CUSHMAN & WAKEFIELD  
Waterloo Region Ltd. Brokerage  
4295 King St. E. Suite 401  
Kitchener, ON N2P 0C6  
519.585.2200  
[www.cushwakewr.com](http://www.cushwakewr.com)

Cushman & Wakefield Waterloo Region Ltd. copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Background image by Archjoe/ Freepik



**CUSHMAN &  
WAKEFIELD**  
Waterloo Region