

FOR LEASE

WHITNEY
Commercial Real Estate Services

31 - 33 KING ST W, KITCHENER - UNIT A



OFFICE SPACE IN DOWNTOWN KITCHENER

Main floor, office space located in the heart of Downtown Kitchener. Open concept with great signage opportunity on King Street. Benefit from the abundance of foot traffic in the Downtown core.

Landlord is willing to consider different configurations and additional lower level is available.

BUILDING AREA | 2,270 SF

ZONING | SGA-2

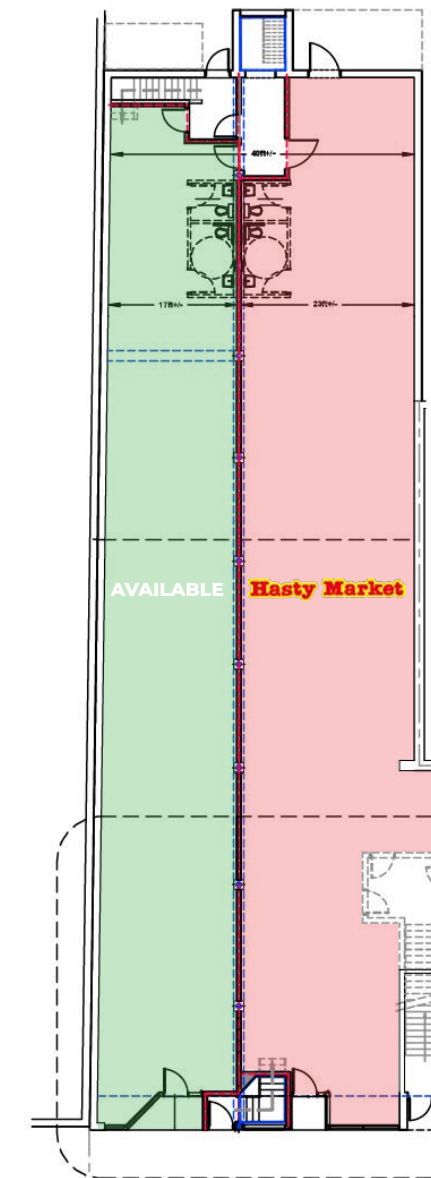
LEASE RATE | \$19.50 / SF Net

ADDITIONAL RENT | \$7.25 / SF



FLOOR PLAN

2,270 SF



Prime Downtown
Location



Public Transit
Nearby



Parking
Nearby



Amenities
Nearby



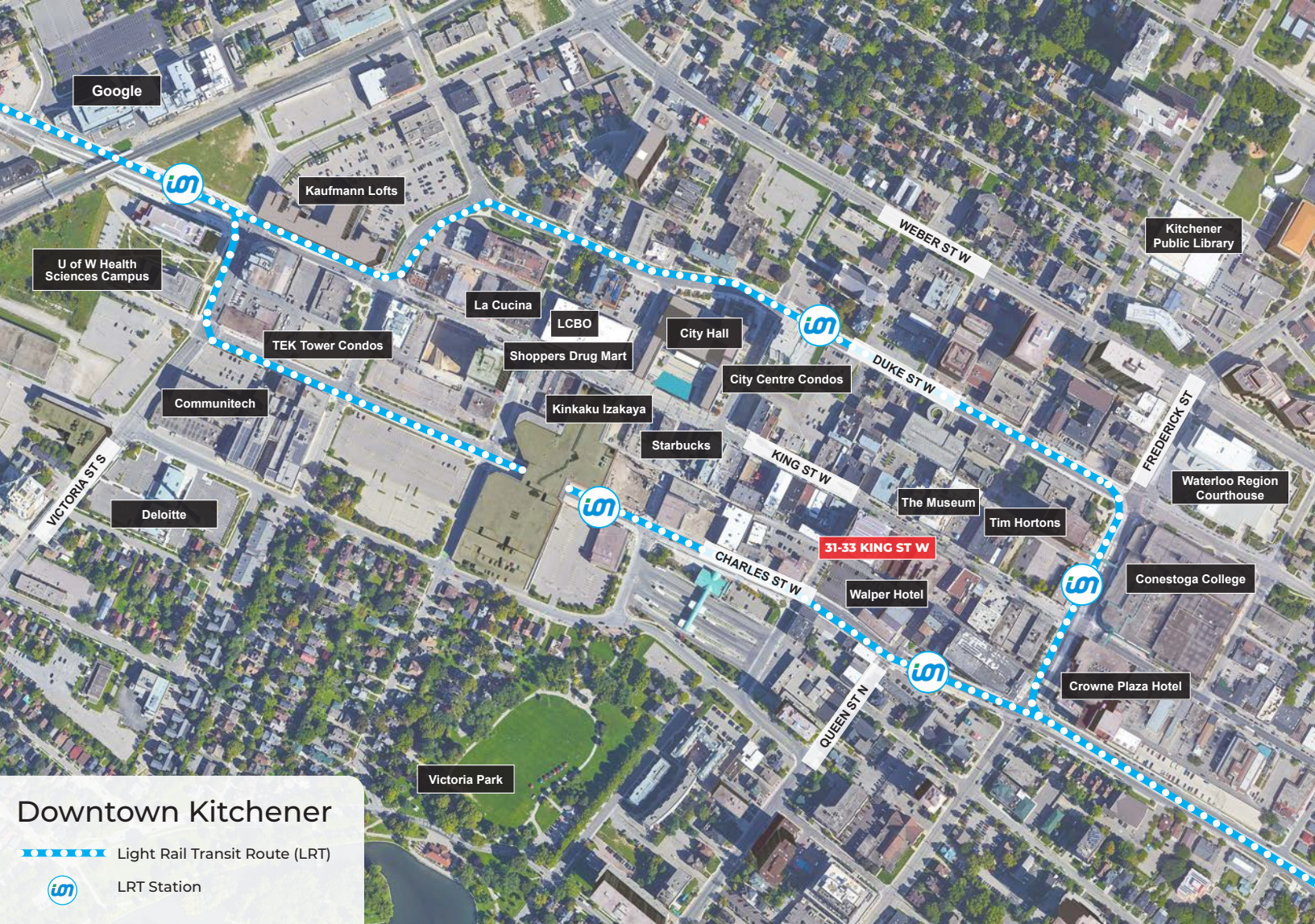
High Traffic
Area



Large
Windows

PERMITTED USES (Complete list available upon request)

- Adult Education School
- Community Facility
- Cultural Facility
- Day Care Facility
- Place of Worship
- Post Secondary School
- Social Service Establishment
- Brewpub
- Commercial School
- Financial Establishment
- Fitness Centre
- Health Clinic



Downtown Kitchener

 Light Rail Transit Route (LRT)

 LRT Station

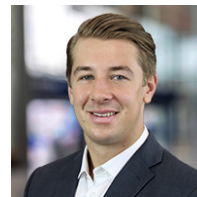
Contact us for more information



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**Broker *Sales Representative