



AVAILABLE FOR LEASE

601 DOON VILLAGE ROAD, UNIT 1
KITCHENER, ON.

LESTER TOBIN
Sales Representative
O: 519.743.5211 x 3023
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**COLDWELL BANKER
COMMERCIAL**
PETER BENNINGER
REALTY, BROKERAGE

FOR LEASE

601 DOON VILLAGE ROAD
KITCHENER, ON.



OFFERING SUMMARY

UNIT SIZE 3,528 SQ. FT.

LEASE RATE \$34.00/SQ. FT.

ADDITIONAL RENT \$12.00/SQ. FT.

ZONING MIX-1

PARKING ON-SITE, DRIVE UP

PROPERTY HIGHLIGHTS

Prime End-Cap Unit:

Premium end-cap opportunity, formerly occupied by a bank, offering excellent natural light and layout flexibility.

High-Traffic, High-Visibility Location:

Strategically situated at a major intersection with exceptional visibility, ensuring maximum exposure.

Superb Transit & Highway Connectivity:

Located directly along a major Grand River Transit (GRT) corridor and positioned just minutes from both Conestoga College and key highway access points.

Maximum Signage Exposure:

Take advantage of prominent pylon and fascia signage opportunities to capture the attention of daily commuters.

Ample & Convenient Parking:

Features a large on-site surface parking lot, complete with convenient drive-up access for clients and customers.

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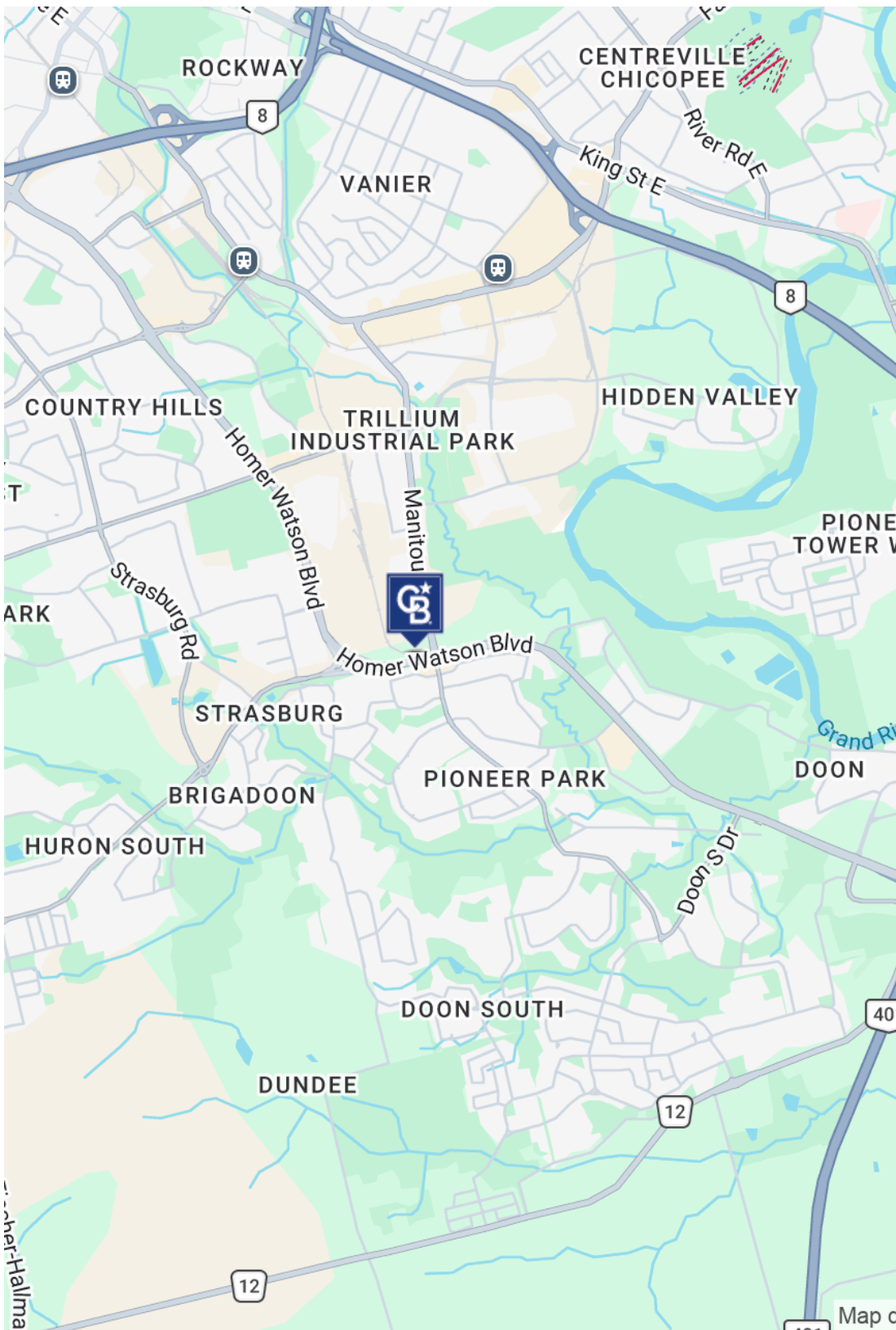


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Strategically located in the heart of South Kitchener, within the well-established Doon South commercial node. The property benefits from excellent connectivity to Highway 401 via Homer Watson Boulevard, providing convenient access throughout the Waterloo Region .

Situated along a major GRT transit route and in close proximity to Conestoga College, the location offers strong daily traffic exposure and access to a large student, residential, and employment population.

The surrounding area features a mix of established residential communities, retail amenities, and institutional uses, making this an ideal location for a wide range of commercial and service-oriented users.

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