

SIGNAGE OPPORTUNITIES



Up to 6,105 SF in a Turnkey Brick & Beam Office Building
Asking price: \$16.50

Exceptional location across from future Transit Hub, based in the Innovation District, walking distance to amenities including restaurants, Communitech, and a major GRT route. Free on-site parking plus additional free 2 hour parking on Duke Street.

Property Highlights

- Unit A consists of 6,105 SF of ground floor retail/office space
- Unit G consists of 3,015 SF of second floor brick & beam office space
- Two open work spaces, kitchenette, in-suite washrooms, boardroom, reception, and private office
- Natural light through large size windows
- Move-in ready

Area Amenities

- Join a growing tech hub that includes both Communitech and Google
- Walking distance to a major GRT route, the Kitchener GO station, and across from the future Transit Hub
- Within easy walking of 3 excellent cafes: Settlement Co., Smile Tiger Coffee Roasters, and Balzac's
- Enjoy lunch at one of the local restaurants: Gilt Restaurant, Union Burger, and Stonegate Bistro

For more information, please contact:

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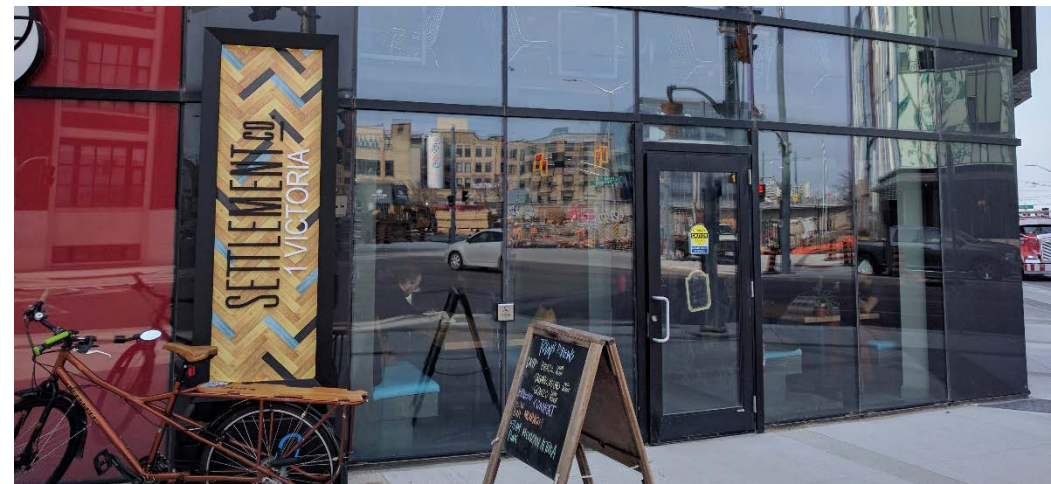
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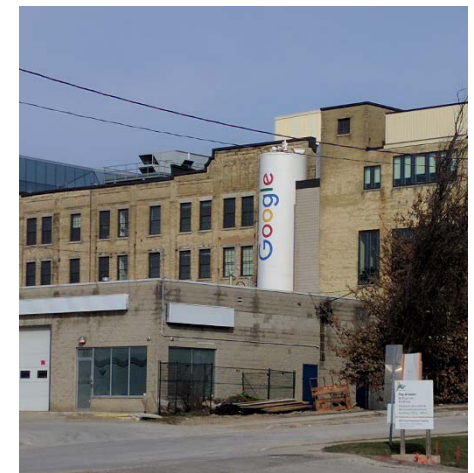
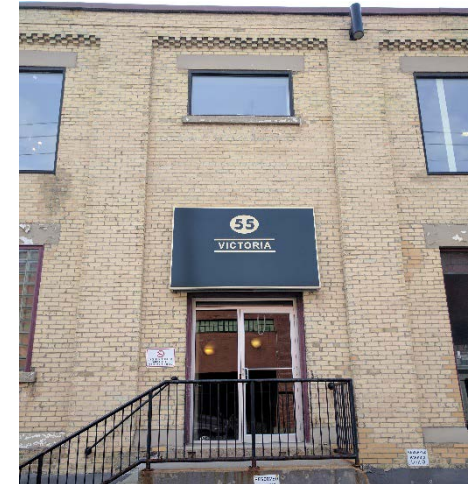
*Sales Representative

ACROSS FROM FUTURE TRANSIT HUB



Suite	SF	Rate	CAM	Monthly Rent	# of Free Parking Stalls
Suite G	3,015	\$16.50	\$4.50	\$5,276.25	6
Suite A	6,105	\$20.00	\$4.50	\$12,464.38	8





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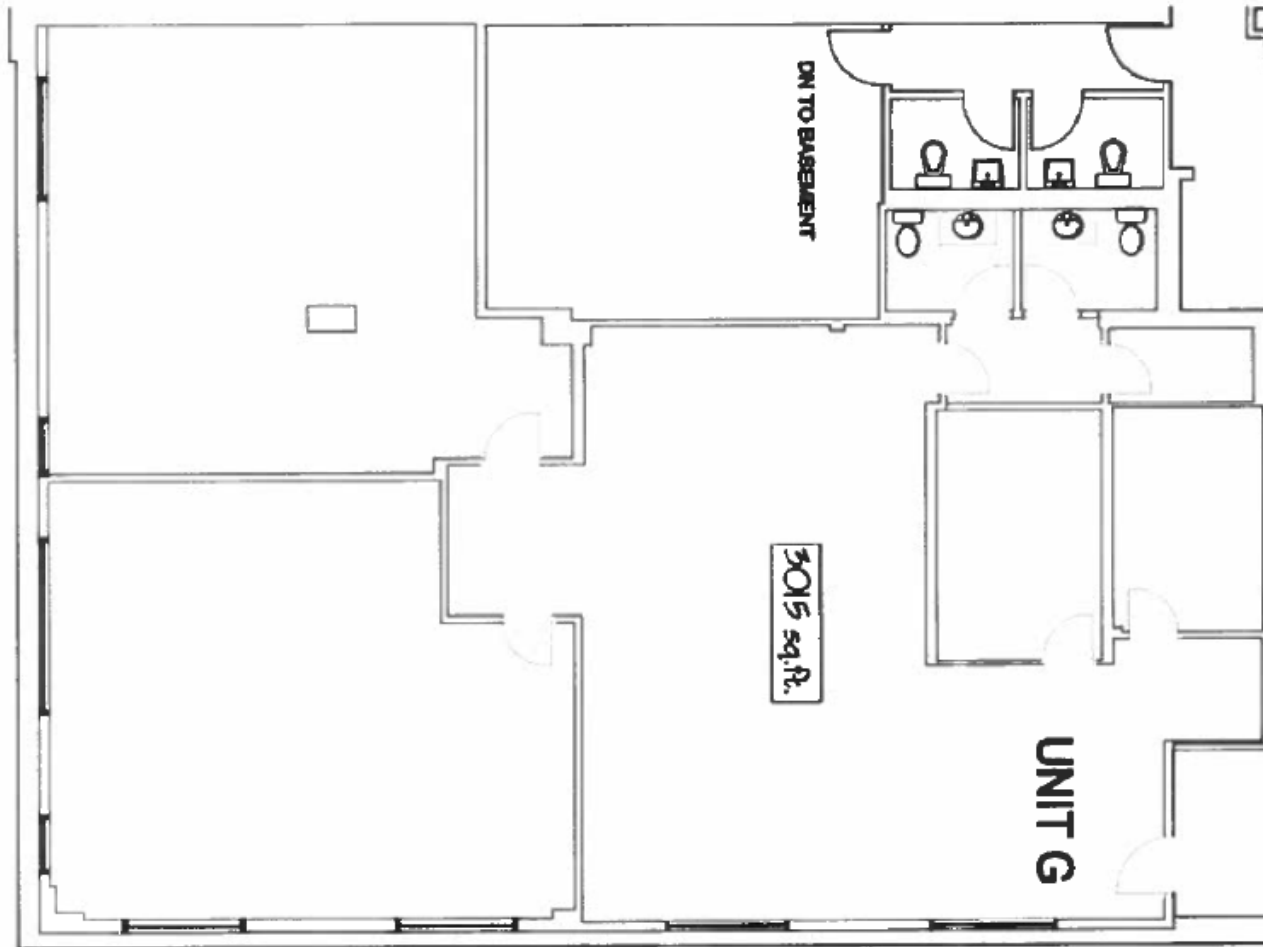
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Floor plan | Suite G



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