



2ND FLOOR ENTRANCE

WILLIAMSBURG TOWN CENTRE	
2nd Floor Directory	
Williamsburg Community Centre	620
AVIATION AIRPORT CONSULTANTS	623
TIM LOUIS & MP MITCHENER-CONESTOGA	624
Edward Jones	626
SCHMIDT LAW GROUP	627
Jeri Holland Optometry	628
Ear & Hearing Clinic	629



1187 Fischer-Hallman Road | Kitchener, ON

Turnkey Office Space

Office space for lease in the Williamsburg Town Centre serving the high growth area of southwest Kitchener.

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1187 Fischer-Hallman Road, Kitchener, ON

Property Overview

Rare office space for lease in the Williamsburg Town Centre serving the high growth area of southwest Kitchener. This second floor sublease is available with 90 days notice and is move in ready. Elevator in the building makes access easy for all requirements. Some furniture can be sold if required. Term is flexible as landlord has expressed an interest to undertake an assignment and extension of term.

Address	1187 Fischer-Hallman Road, Kitchner, ON
Suite	Second floor, Suite #623
Rent	\$16.50 PSF
Additional Rent	\$13.64 PSF
Zoning	C-2
Area	Williamsburg Community
Municipality	Region of Waterloo
Rentable Area	1,991 SF



Modern & Functional Design

Move-in ready second-floor suite with 90 days' notice.



Prime Location

Convenient access to Highway 8, which connects directly to Highway 401.



Signage Opportunity

Potential for prominent exterior signage to maximize exposure.



Convenient Access to Amenities

Close to restaurants, shops, and business centres, providing convenience for staff and clients.



Bike Score

50



Walk Score

68



Transit Score

50

Major Highways

Highway 8

Highway 7

Highway 401

Nearby Transit

33 Huron 0.1 km

22 Laurentian West 0.2 km

201 iXpress Fischer-Hallman 0.2 km

12 Westmount 0.3 km

Demographics

Year 2024, 10 km radius



Current population

415,644



Average household income

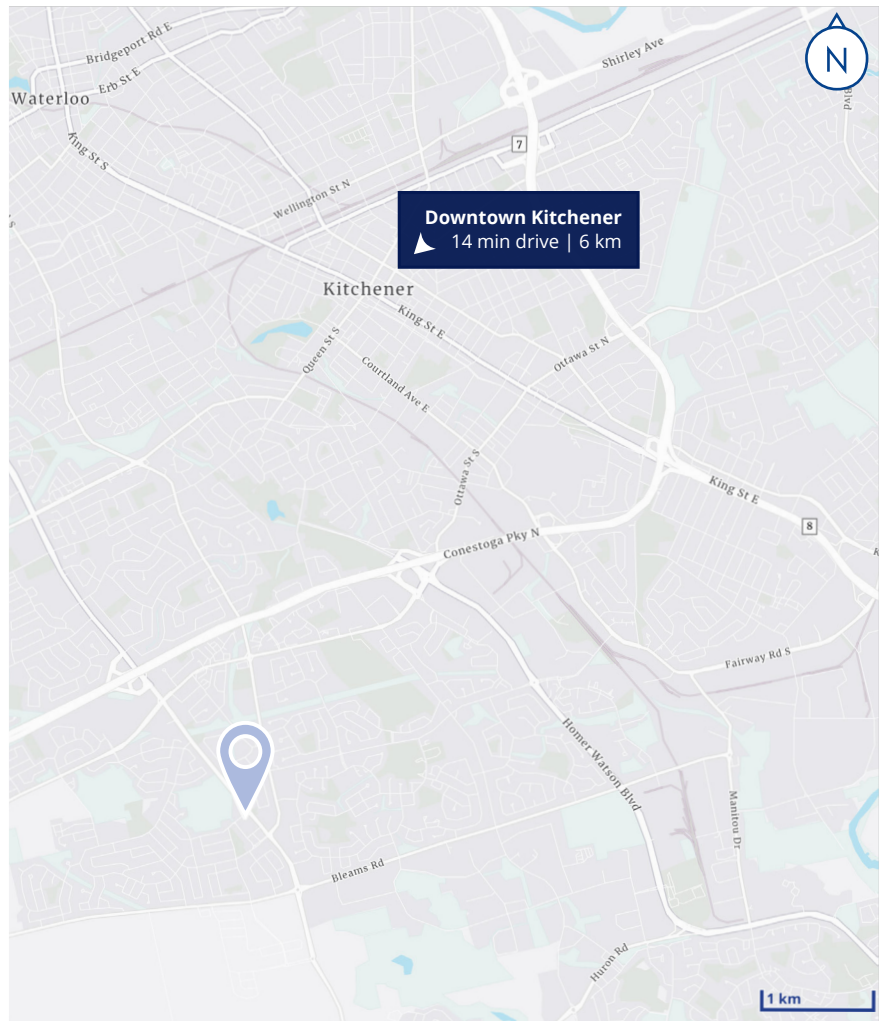
\$119,722

Property Location

Strategically located in Kitchener's growing Williamsburg Town Centre, this property offers seamless access to Highway 8, which directly connects to Highway 401 for convenient regional travel. Additional access via Fischer-Hallman Road and Highway 7/8 ensures effortless connectivity to downtown Kitchener, Waterloo.



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