



318 Duke Street W

Kitchener, Ontario

OFFICE FOR LEASE

AVISON
YOUNG

OFFICE FOR LEASE

Rare first floor office space in Kitchener's heritage fire hall converted to modern office use.

The beautifully renovated space features two large garage doors opening into the office, offering excellent natural light and a unique architectural presence. Located minutes from downtown Kitchener, with ample onsite parking and close proximity to restaurants, cafés, and services.

Located just two blocks from Google's headquarters, this space is perfectly positioned for a wide range of forward-thinking users — from tech and professional firms to creative studios, cafés, arts and culture organizations, and light manufacturing or assembly operations. A rare combination of character and convenience in the heart of one of the world's most dynamic innovation districts.

 **3,100 sf** office space (+520 sf mezzanine)

 **M1** zoning

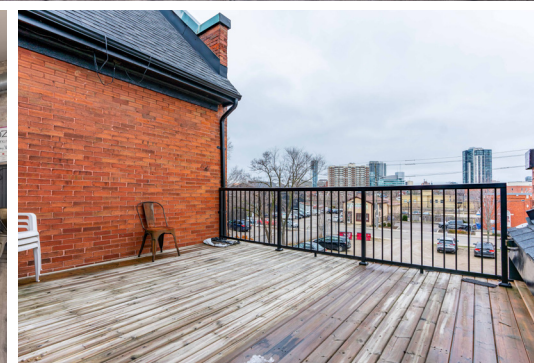
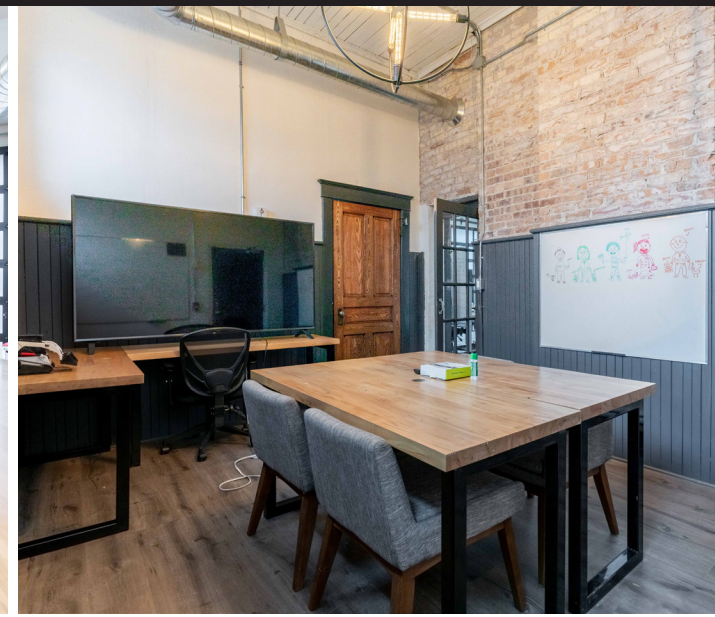
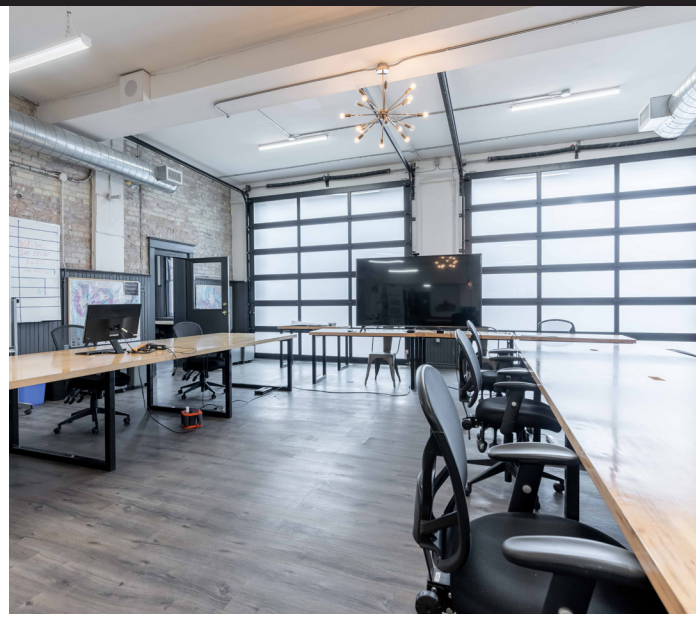
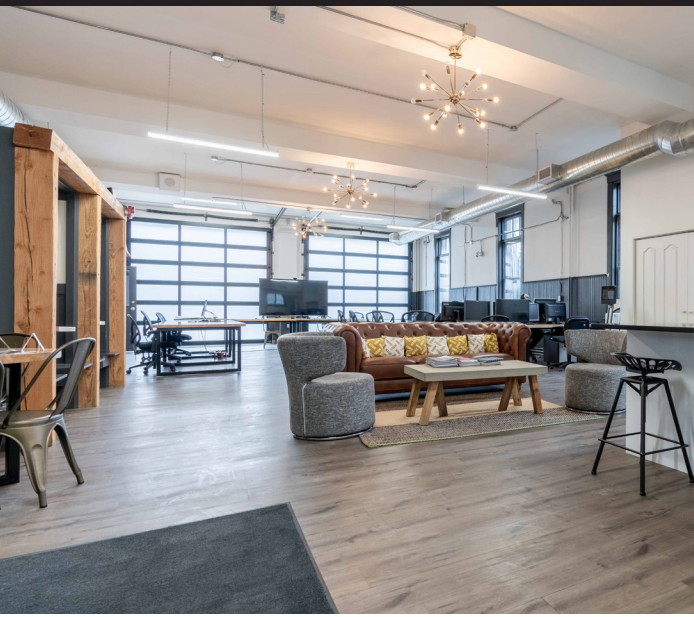
 **Building** signage

 **28 onsite** parking stalls



\$11.85 psf Asking net rate

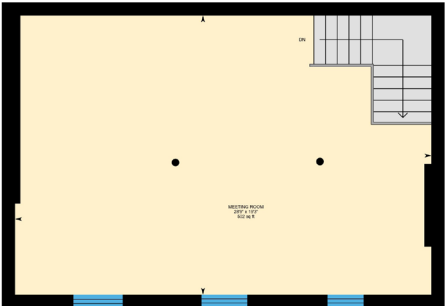
\$10 psf Additional rent (TMI)



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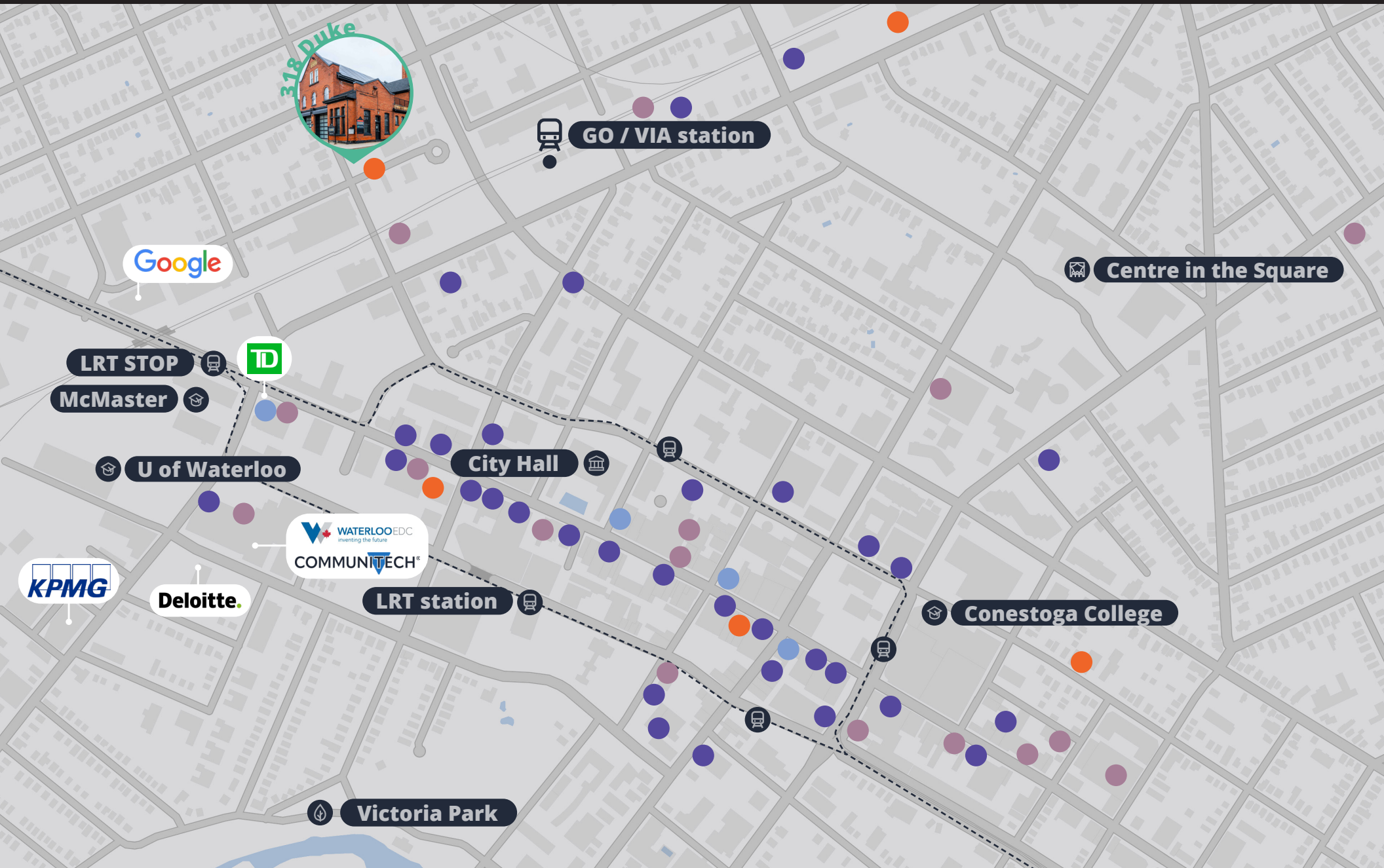
Floor plans

Main floor



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Loft space



91 Walk score

70 Transit score

91 Bike score

- Coffee / bakeries
- Recreation / Gym
- Restaurants
- Banks



Get more
information

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