



AVAILABLE FOR LEASE

100 LANCASTER STREET E. KITCHENER, ON.

LESTER TOBIN
Sales Representative
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**COLDWELL BANKER
COMMERCIAL**
PETER BENNINGER
REALTY, BROKERAGE

FOR LEASE

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KITCHENER, ON.



OFFERING SUMMARY

BUILDING SIZE	2,007 SF
LEASE RATE	\$3,000.00/MONTH
LEASE TYPE	GROSS
ZONING	R-5 129U
PARKING	ON-SITE, 6 SPACES

Move-In-Ready Freestanding Office Building

Position your business in this well-maintained standalone office building in the heart of downtown Kitchener. Offering a bright, professional environment with a functional layout, the space includes six private offices across three levels, a welcoming reception area, staff kitchenette, two washrooms, and additional lower-level office and storage space. Six on-site parking spaces, a wheelchair-accessible entrance, and excellent access to transit and nearby amenities provide convenience for both clients and employees. Ideal for a wide range of professional office users. Three-year lease term available with the first month's rent free. Please note that medical and health-related treatment uses are not permitted under the current zoning.

PROPERTY HIGHLIGHTS

- Downtown Kitchener location
- Excellent visibility and street exposure
- Six private offices
- Reception area
- Staff kitchenette
- Two washrooms (one accessible)
- Lower-level office and storage
- Freshly painted throughout
- Large windows with abundant natural light
- Modern laminate flooring
- Six on-site parking spaces
- Wheelchair-accessible entrance
- Easy access to public transit
- Three-year lease available
- First month's rent free



CLICK TO VIEW
VIDEO WALK THROUGH

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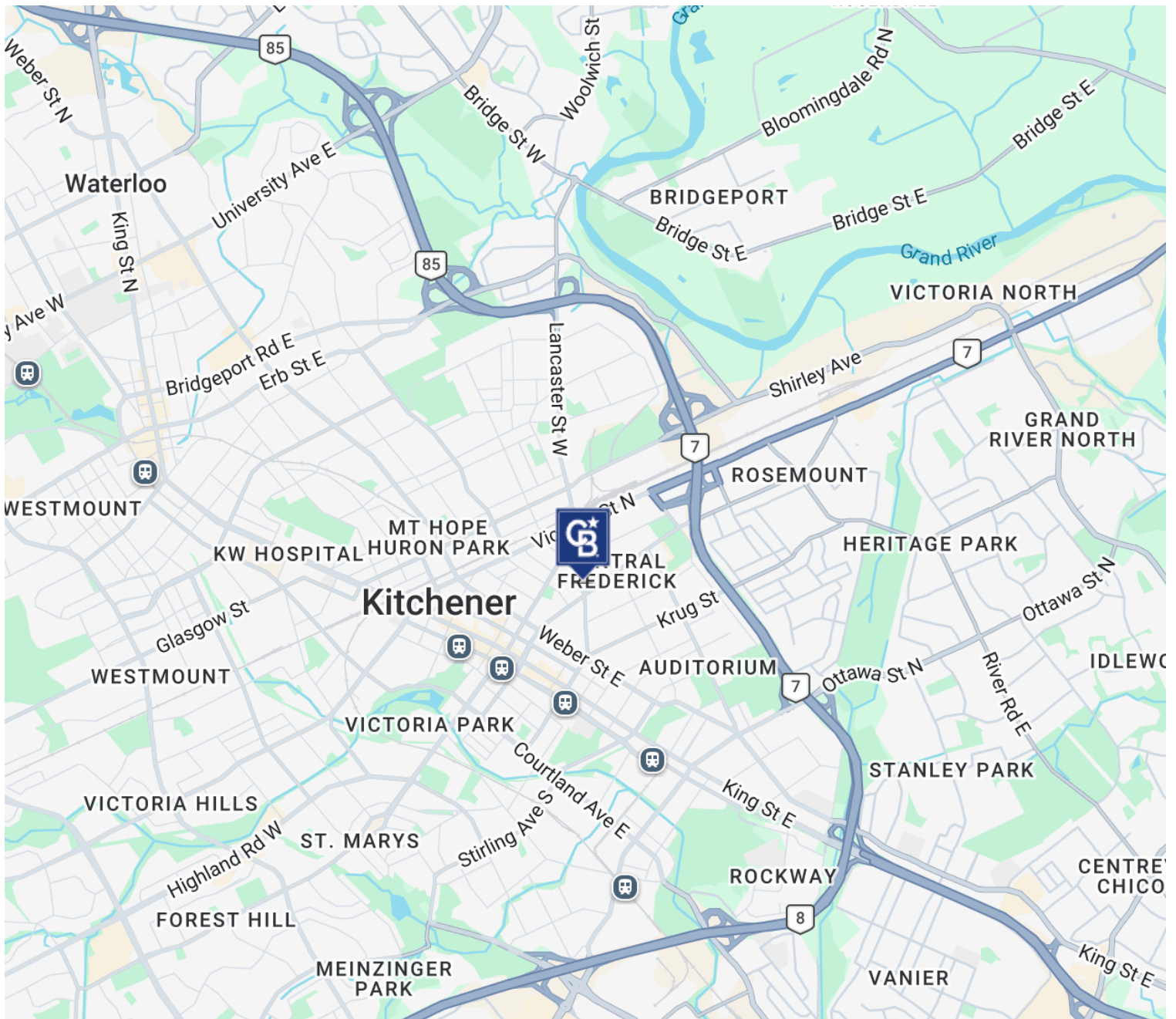
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PROPERTY LOCATION

Located in downtown Kitchener, 100 Lancaster Street East offers excellent accessibility at the intersection of Lancaster and Frederick Streets. The property is surrounded by professional offices, retail, restaurants, financial institutions, and a growing residential population.

Convenient access to public transit, the ION LRT, and Highways 7/8 and 85 provides excellent connectivity throughout Waterloo Region, making this a desirable location for professional businesses seeking a central, amenity-rich setting.

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