



PROFESSIONAL/MEDICAL SPACE AVAILABLE FOR LEASE

148 MANITOU DRIVE UNIT #B101
KITCHENER, ON.

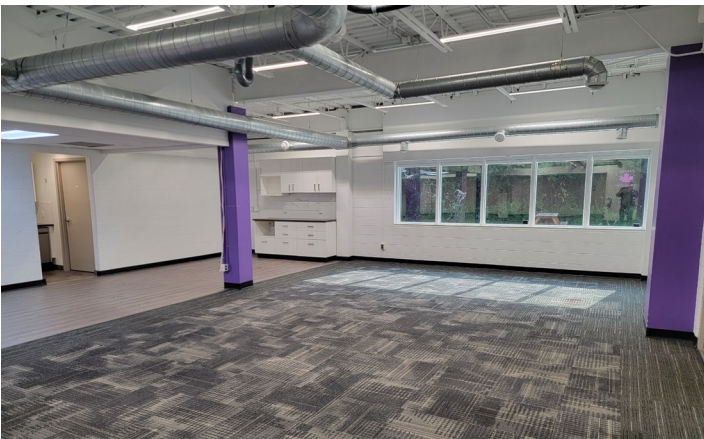
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**COLDWELL BANKER
COMMERCIAL**
PETER BENNINGER
REALTY, BROKERAGE

FOR LEASE

148 MANITOU DRIVE #B101
KITCHENER, ON



OFFERING SUMMARY

AVAILABLE SPACE:	8,356 SQ. FT.
OFFICE AREA	6,549 SQ. FT.
WAREHOUSE AREA	1,987 SQ. FT.

BASE LEASE RATE:	\$12.95/SF/YR
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ADDITIONAL RENT:	\$14.90/SQ. FT.
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DRIVE-IN DOORS:	(4) 14' X 10'
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OCCUPANCY:	IMMEDIATE
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ZONING:	EMP-2
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PROFESSIONAL /MEDICAL SPACE AVAILABLE ON THE LOWER LEVEL

Featuring 6,549 square feet of well-appointed office area combined with 1,987 square feet of warehouse/storage space. The unit offers a functional layout with abundant natural light from existing windows and convenient drive-up parking directly on site.

Ideally located at Manitou Drive and Bleams Road, just off Homer Watson Boulevard, providing excellent connectivity to Highway 401, public transit routes including GRT and future LRT access, and nearby Fairway Road amenities.

Situated along the Schneider Creek Greenway, this unique location offers both accessibility and a professional setting for a variety of medical, office, and flex-use requirements.

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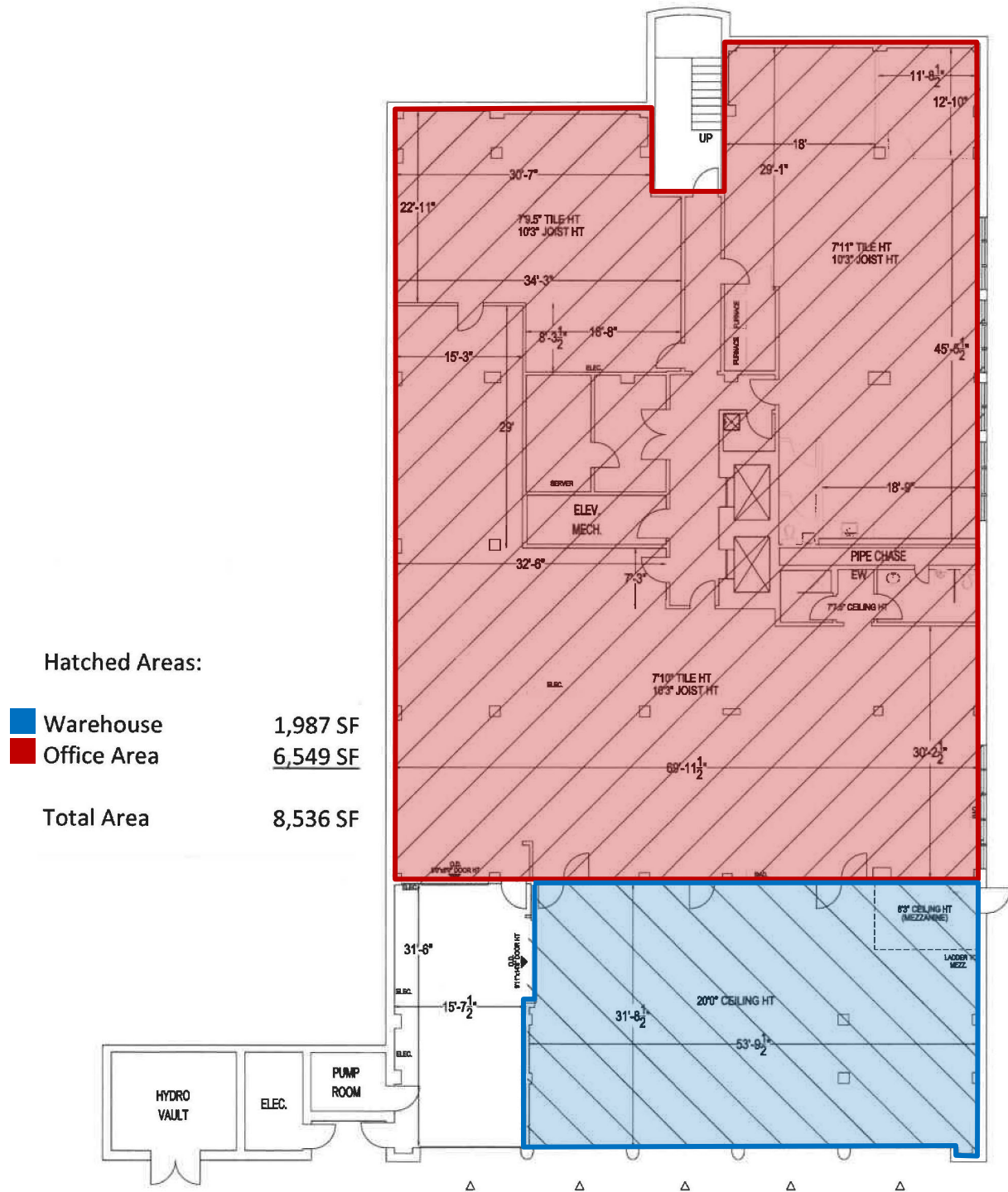
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FLOOR PLAN



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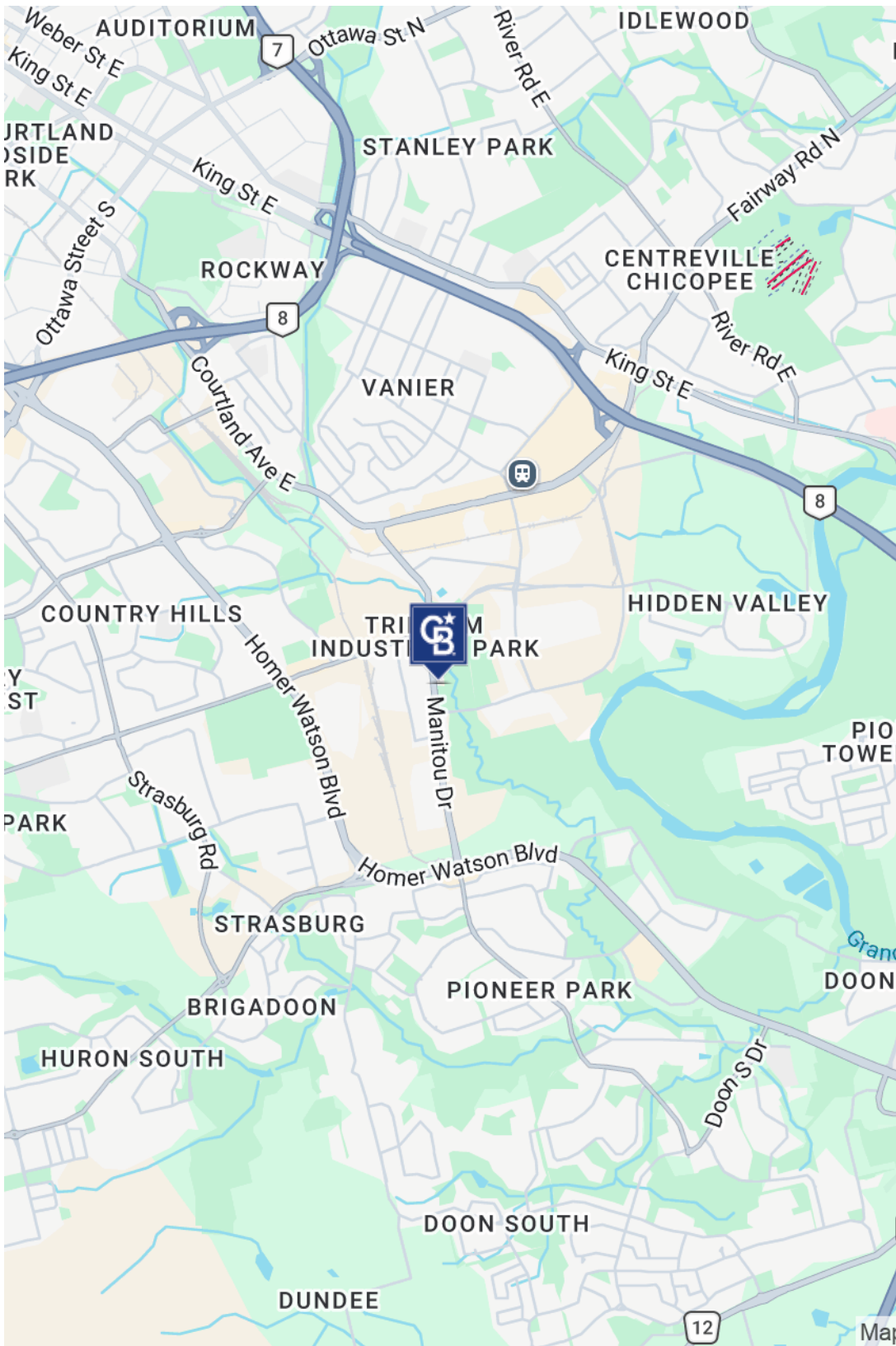


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KITCHENER, ON



PROPERTY LOCATION

Located in Kitchener's established industrial/commercial corridor, 148 Manitou Drive offers excellent connectivity and convenience for businesses seeking a strategic Waterloo Region location. Situated at the intersection of Manitou Drive and Bleams Road, just off Homer Watson Boulevard, the property provides quick and easy access to Highway 401, connecting Kitchener-Waterloo to Cambridge, Guelph, and the Greater Toronto Area.

The property is well-served by public transit, with access to Grand River Transit (GRT) routes and future LRT connectivity nearby. A wide range of retail services, restaurants, and amenities are available along Fairway Road, providing added convenience for employees and visitors.

Surrounded by established commercial uses and positioned along the Schneider Creek Greenway, 148 Manitou Drive offers a professional setting with excellent accessibility throughout the region.

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