



Class A medical office space for lease

15 Pearson Street, Kitchener Ontario

- Three-storey medical office complex with suites ranging from 1,200 sf to 10,000 sf
- Brand new construction, first spaces delivered Spring 2025
- Quick access to amenities and Highway 401 via Homer Watson Boulevard
- Building signage available

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**AVISON
YOUNG**



15 Pearson Street

Kitchener, Ontario

Discover the ideal setting for your medical or professional practice at Forestview Medical Centre. Located prominently at the intersection of Homer Watson Boulevard and Pearson Street, near Bleams Road in Kitchener, this brand new facility offers unmatched convenience and modern amenities.

Size & availability

1,200 sf up to 10,369 sf of premium medical / office space on the third floor. Varying suite sizes accommodate general practitioners, medical clinics, specialists, therapists, and other healthcare or professional practices.

Modern construction

Brand-new development featuring an attractive, contemporary exterior. Construction is complete and floors are ready for tenant buildouts and fixturing. First tenants are taking occupancy in early 2025.

Ample parking

Abundant onsite parking ensures ease of access for patients and staff.

Prime location

Situated in a high-visibility area with easy access to major roads and public transportation, offering excellent connectivity to the surrounding community.

This premier medical office environment is designed to support a wide range of healthcare and professional services in a thriving, easily accessible location.



Surrounded by many residential neighbourhoods



Located on GRT bus routes #26 & #12



Bus route #12 links to the Fairway LRT station

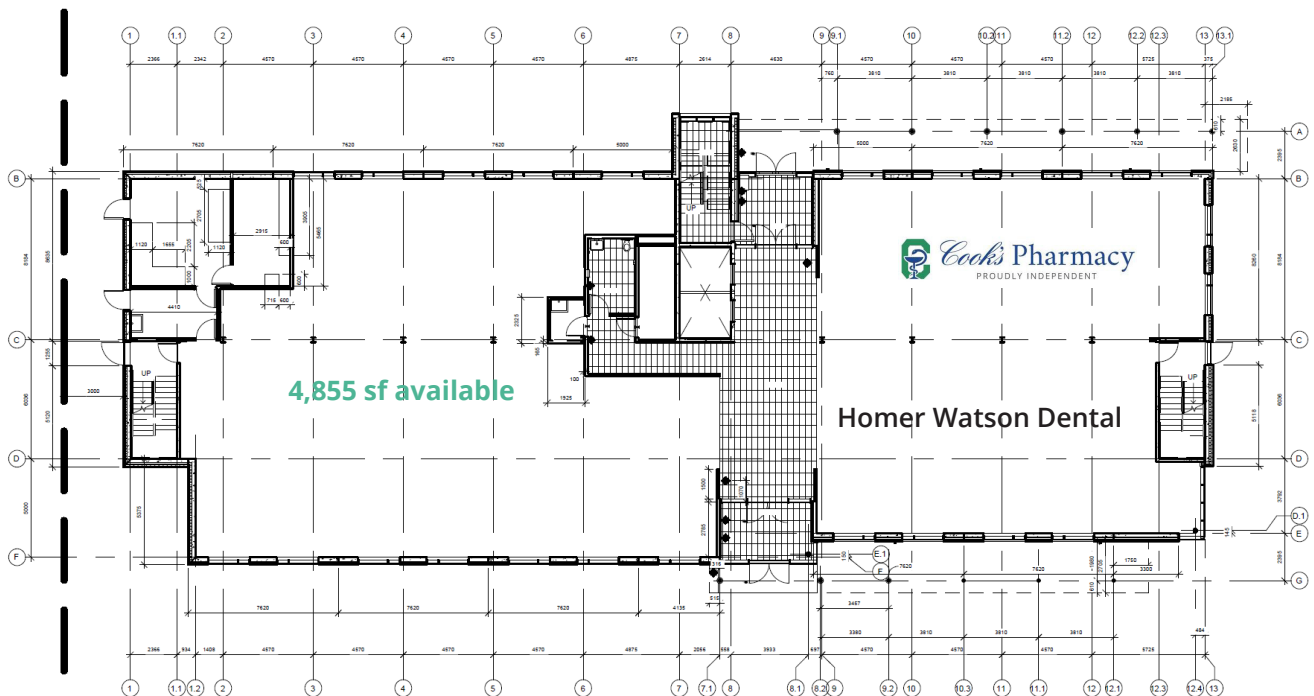


Quick access to Highways 401, 8 & 7

Suite availabilities & floor plan

Suite	Size	Rate	Additional rent (estimated)
#100	3,000 sf	\$25 psf	\$15 psf
#103	1,855 sf	\$25 psf	\$15 psf
#200	4,000 sf	\$18.95 psf	\$15 psf
#201	1,500 sf	\$18.95 psf	\$15 psf
#202	2,500 sf	\$18.95 psf	\$15 psf
#203	1,200 sf	\$18.95 psf	\$15 psf
#300	10,369 sf	\$18.95 psf	\$15 psf

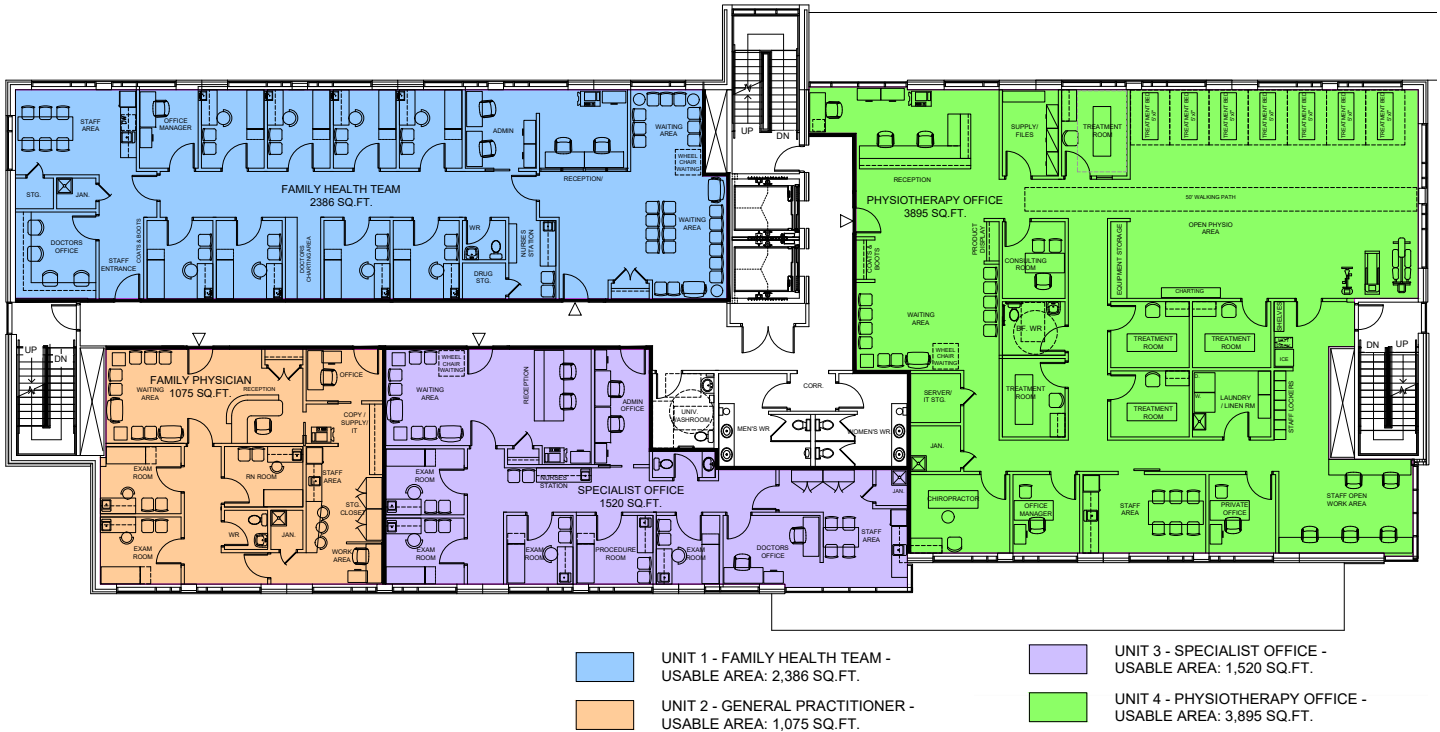
First level floor plan



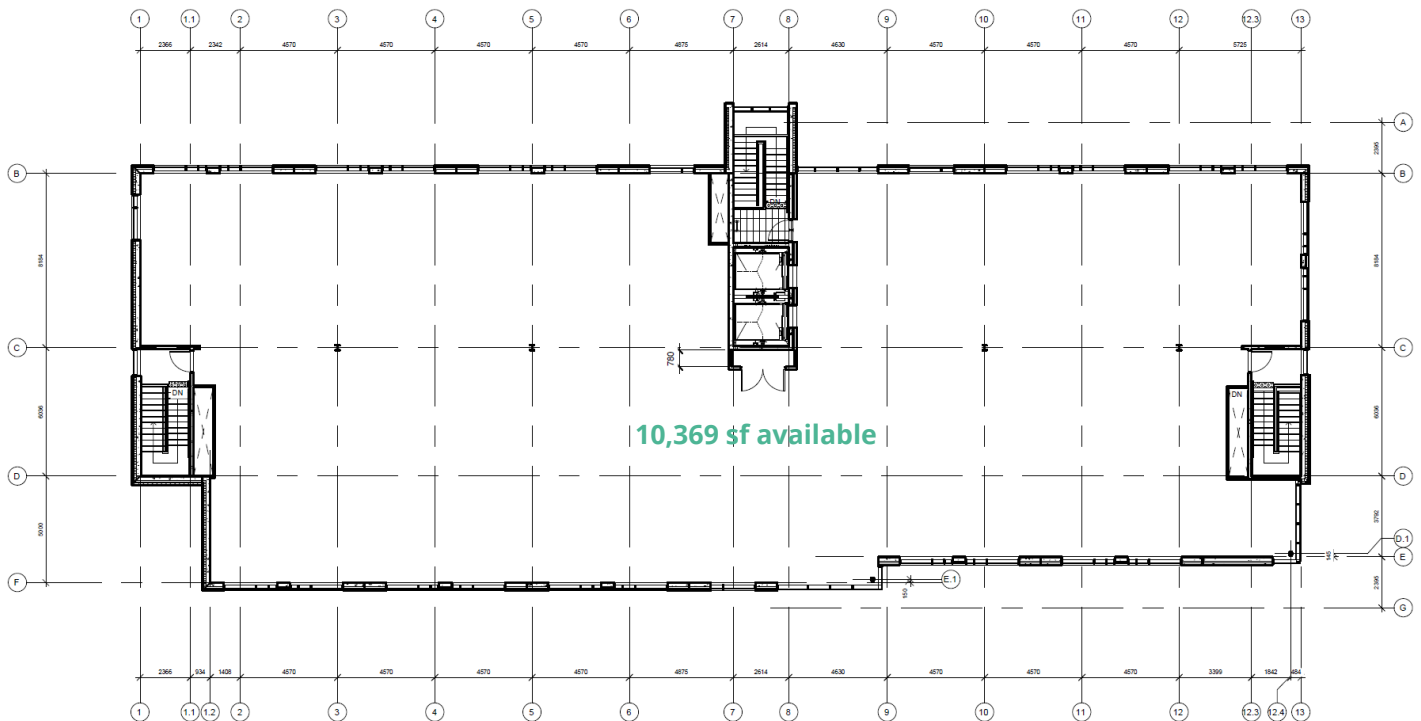
15 Pearson Street - LEVEL 1

Suite availabilities & floor plan

Second level proposed floor plan



Third level floor plan





15 Pearson Street, Kitchener

Get more information

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