



**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

# OFFICE SPACE FOR LEASE



**447 FREDERICK ST**  
KITCHENER, ON

**PROPERTY FEATURES**

- Bright and inviting office space available for lease at the Kechnie Financial Centre at the prime corner of Frederick Street and Edna Street in the Central Frederick area of Kitchener!
- Fully finished space with an abundance of windows, efficient layout, elevator access and free parking on site.
- Ideal uses include financial services, health and wellness, tech, and more.
- The building is situated at a high traffic signalized intersection across from Frederick Mall, is seconds away from access to Highway 85, on the doorstep of downtown Kitchener, and offers immediate access to public transit.
- Additional rent includes utilities.



**ZONING**  
C-3



**Neighbourhood**  
East Ward/ Frederick Mall

Floor	SF	PRICE PSF NET	TMI (2023)
2 <sup>nd</sup>	2,400	LEASED	
3 <sup>rd</sup>	2,400	\$16.25	\$10.50





**RETAIL LANDSCAPE (\*WITHIN 3 KM RADIUS)**

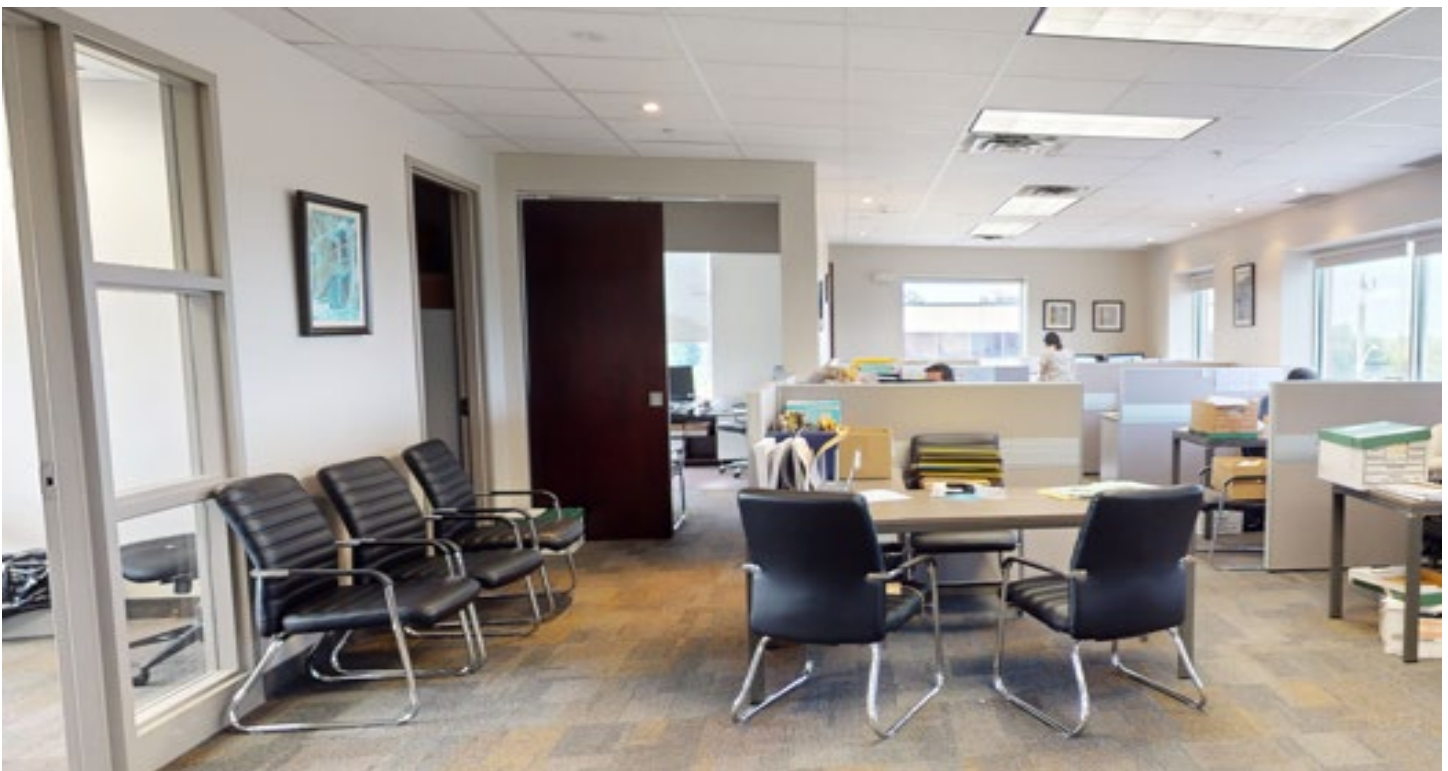


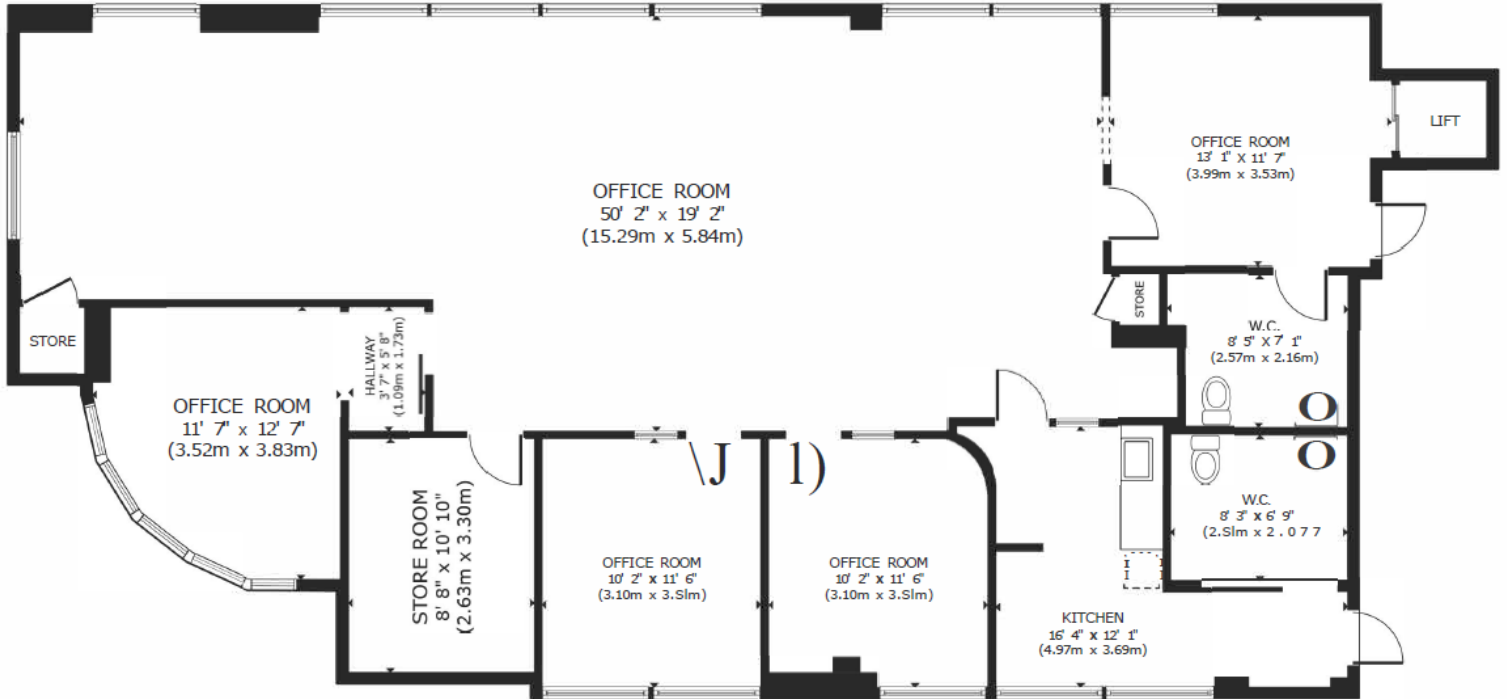
- Restaurants
- Banks
- Coffee Shops
- Clothing Retailers
- Grocery Stores





Take a 3D  
Virtual Tour





FLOOR PLAN





Take a 3D  
Virtual Tour





For more information, please contact:

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