



CUSTOM BUILT OFFICE SPACE 100,000 SF

Partnership. Performance.

The Boardwalk on the west side of Kitchener & Waterloo

Ryan Wilkinson, Senior Vice President
Principal, Sales Representative
226.366.9050
ryan.wilkinson@avisonyoung.com

Nick Boertien, Principal
Sales Representative
226.366.9011
nick.boertien@avisonyoung.com



Platinum member

The Boardwalk

on the west side of Kitchener & Waterloo

Conceptual Rendering:



a **work space**
that works for you

The Boardwalk is a mixed-use commercial development on a 100-acre site, located on the west side of Kitchener and Waterloo, Ontario, situated along Ira Needles Blvd. Connecting to main city streets (University Avenue, Erb Street and Victoria Street) and located within close proximity to the 7/8 Expressway offering excellent access to the site both locally and to the surrounding communities. Currently with one million square feet leased, expansion efforts are underway as the remaining vacant land is zoned, graded with full municipal services and made building-permit ready.

This highly desirable location offering employers a rare opportunity to create a unique and vibrant workplace with countless amenities including several financial institutions, Medical Centre at The Boardwalk, Landmark Cinemas, personal services, numerous restaurants, high profile retailers as well as a state of the art fitness centre and other notable office Tenants.

Identified by regional planners as a major link to the future LRT via University Avenue, as well as by Grand River Transit as a connecting / transfer hub, along with the potential to add covered transit stops directly in front of the office building offering employee convenience, The Boardwalk presents any Tenant with ideal accessibility along with exceptional free parking exceeding by-law requirements.



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Highlights

- Custom designed office space to exceed your expectations
- Panoramic views of the surrounding area
- Functional layout to utilize space most efficiently
- Unprecedented exposure from high traffic volume and exceptional signage opportunities
- Creative design to optimize natural light
- Ideal location for a Head office in Waterloo Region
- Exceptional access to the site with free and ample on-site parking
- Various configurations available tailored to suit tenant's needs



HAVING GOOD NEIGHBOURS
MAKES ALL THE DIFFERENCE

The Boardwalk is home to numerous national tenants including, Rogers, Brokerlink, TD Canada Trust, Scotiabank, CIBC, Walmart Supercentre, Lowes, Marshalls, Staples, SportChek, Milestones, Almadina, Veloce Italian Kitchen, Montana's, Subway, Coffee Culture, Swiss Chalet, Landmark Cinemas, Movati Athletic, and the Medical Centre.



Property Details

Total Area	Up to 100,000 sf
Asking Net Lease Rate	\$18 psf
Additional Rent	\$10 psf
Gross Rent	\$28 psf (excluding utilities)
Parking	4.5 per 1,000 sf Free on-site surface
Possession	Spring 2019
Zoning	C8

Ideal Tenant Experience

Known as a destination for those who live in Waterloo Region and beyond, The Boardwalk provides tenants and customers with exceptional convenience while featuring appealing streetscape with site features, public art, and outstanding architectural elements while offering exceptional parking throughout the development.

The INCC Corp., developers of The Boardwalk, is a division of Voisin Developments Ltd. The Voisin family resides in the community and has a deep history in Waterloo Region creating lasting and vibrant real estate holdings while actively supporting many philanthropic causes. Embedded on site, engaged, and led by Greg Voisin, the team is driven by one main mission: to Support our tenants' success.

For more information please contact:

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avisonyoung.com

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Avison Young Commercial Real Estate (Southwestern Ontario), Brokerage
231 Shearson Crescent, Suite 210, Cambridge ON N1T 1J5
T 226.366.9090 F 866.541.9755

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