



385 FAIRWAY AVENUE

KITCHENER, ONTARIO

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CBRE



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PROFESSIONALLY FINISHED OFFICE SPACE BUILDING/SPACE FEATURES

AVAILABLE SUITES

FLOOR	SUITE	SQ. FT. (APPROX.)
Second	200B	3,205
	202	4,935
	203	4,874

PARKING: On-site Surface

ZONING: C-8

LEASE RATE:

SUITE	LEASE RATE PER SQ. FT.	ADDITIONAL RENT PER SQ. FT.
200B	\$14.00	\$10.11
202	\$12.00	\$10.11
203	\$12.00	\$10.11

Finished second floor office located at the corner of Fairway Road and Wilson Avenue. Quick access to Highways 401, 85 & 8. Ample on site surface parking. Lobbies, elevators, etc. redecorated to new modern standards.

- Professionally finished office space
- Large windows with ample natural light
- Secured access with handicap accessible units
- Flexible layouts with a mix of open concept and private offices
- Ample parking on site
- Multiple public transit routes within close proximity
- Ample amenities surrounding area

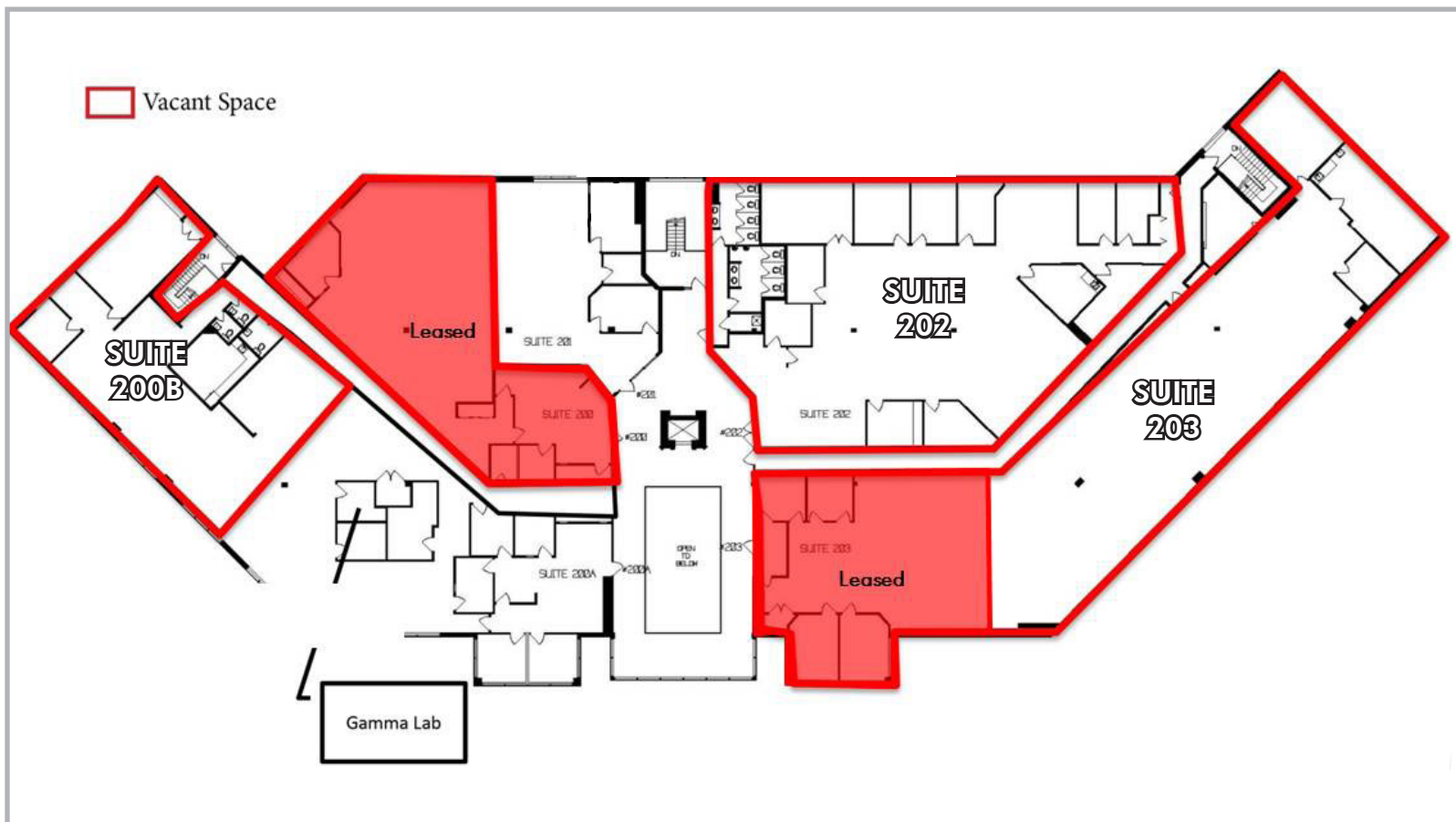
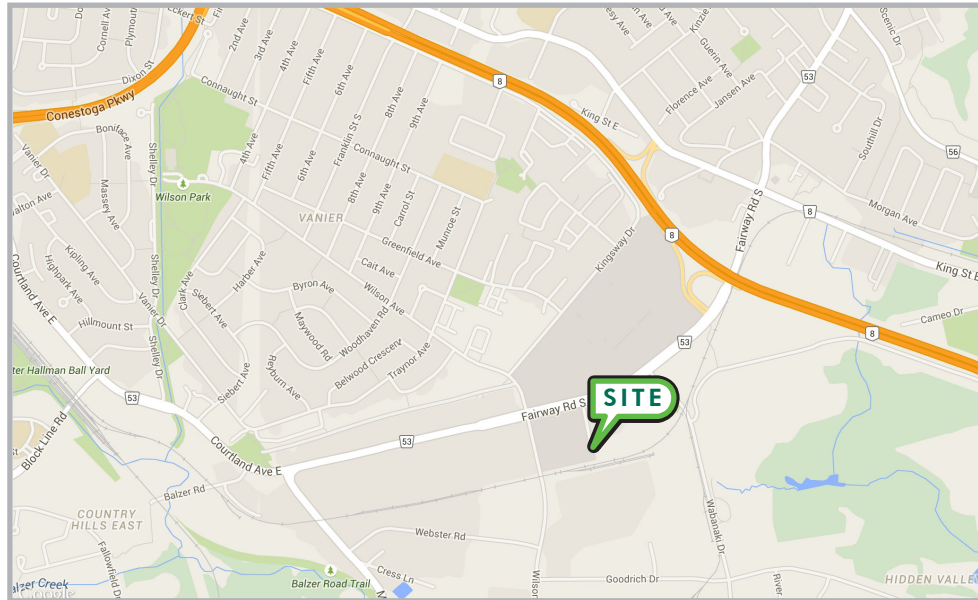
AMENITIES



LOCATION

The City of Kitchener located approximately 100 km west of Toronto, Kitchener is the seat of the Regional Municipality of Waterloo. The metropolitan area, which includes the neighbouring cities of Waterloo and Cambridge, has 507,096 people. The city features a diverse mix of industry, technology and post-secondary institutions, including the University of Waterloo's new School of Pharmacy and the main campus of University of Waterloo, Wilfrid Laurier University, and Conestoga College.

In recent years, Kitchener's economy has diversified to include new high-value economic clusters. In addition to Kitchener's internationally recognized finance and insurance and manufacturing clusters, digital media and health science clusters are emerging within the city.



FUTURE LRT ION



FOR MORE INFORMATION,
PLEASE CONTACT:

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