



# FOR LEASE

96 - 100 HIGHLAND ROAD WEST  
UNIT #6 , KITCHENER, ON.

JAMES BOUDREAU

Broker

P: 519.743.5211 x 3020

[jboudreau@coldwellbankerpbr.com](mailto:jboudreau@coldwellbankerpbr.com)



**COLDWELL BANKER  
COMMERCIAL**

PETER BENNINGER  
REALTY, BROKERAGE

# FOR LEASE

96-100 HIGHLAND ROAD W.  
UNIT# 6 | KITCHENER, ON.



**FREE RENT!** Get your first 6 months of net rent FREE — a \$5,418.00 value!  
*Minimum 3-year lease required.*

## OFFERING SUMMARY

AVAILABLE SPACE: 903 SF

LEASE RATE: \$1,800.00/MONTH \*

LEASE TYPE: GROSS

UTILITIES: HYDRO PAID FOR BY TENANT

ZONING: MIX-1

PARKING: AMPLE. ON-SITE

\* Lease rates shown as gross and represent monthly costs, but lease will be drafted as a Net lease.

## PROPERTY DETAILS

Office space available immediately, featuring a lower-level unit in a professional medical building ideally located between both hospitals.

The space offers excellent accessibility and is well suited for medical, professional, or allied health users, with convenient access for both patients and staff.

## PROPERTY HIGHLIGHTS

- Immediately adjacent parking lot for easy access
- Close to St. Mary's and Grand River Hospital
- On main bus route
- Free onsite parking

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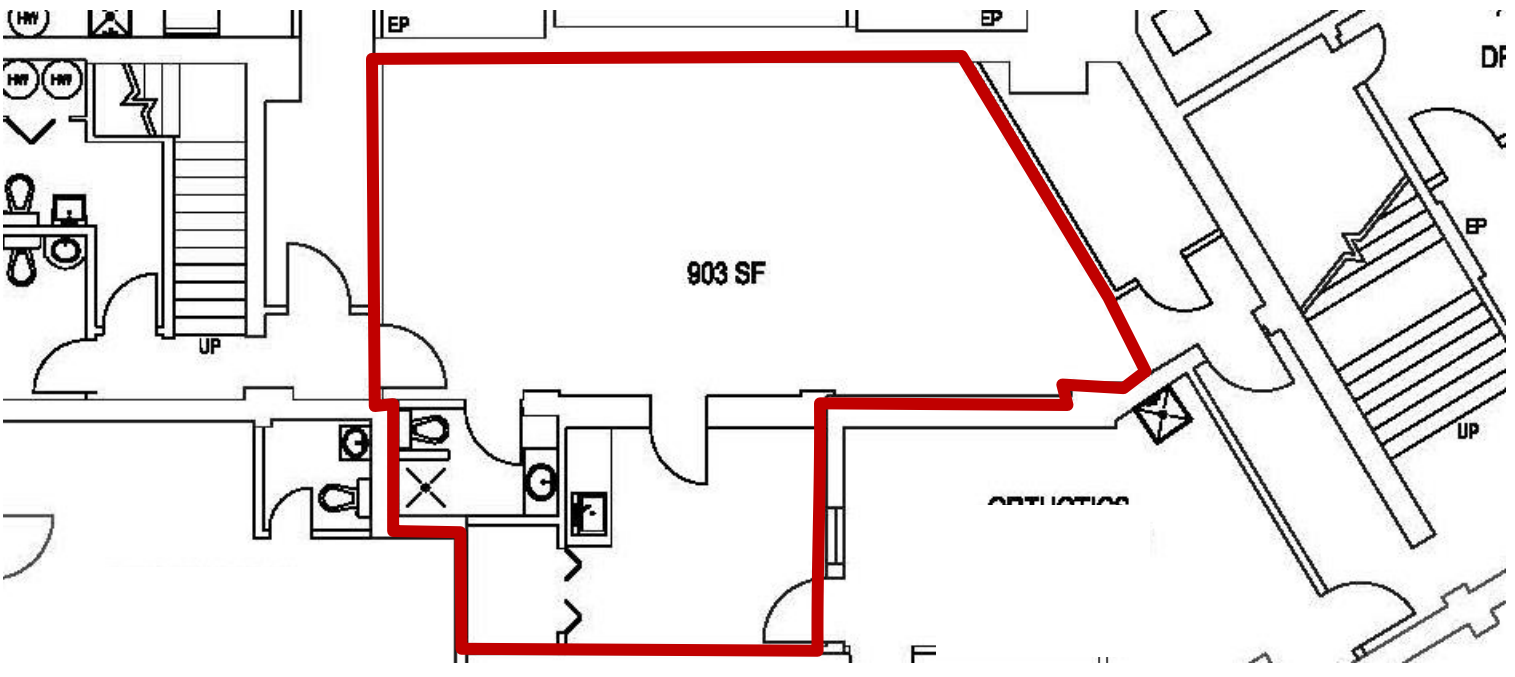


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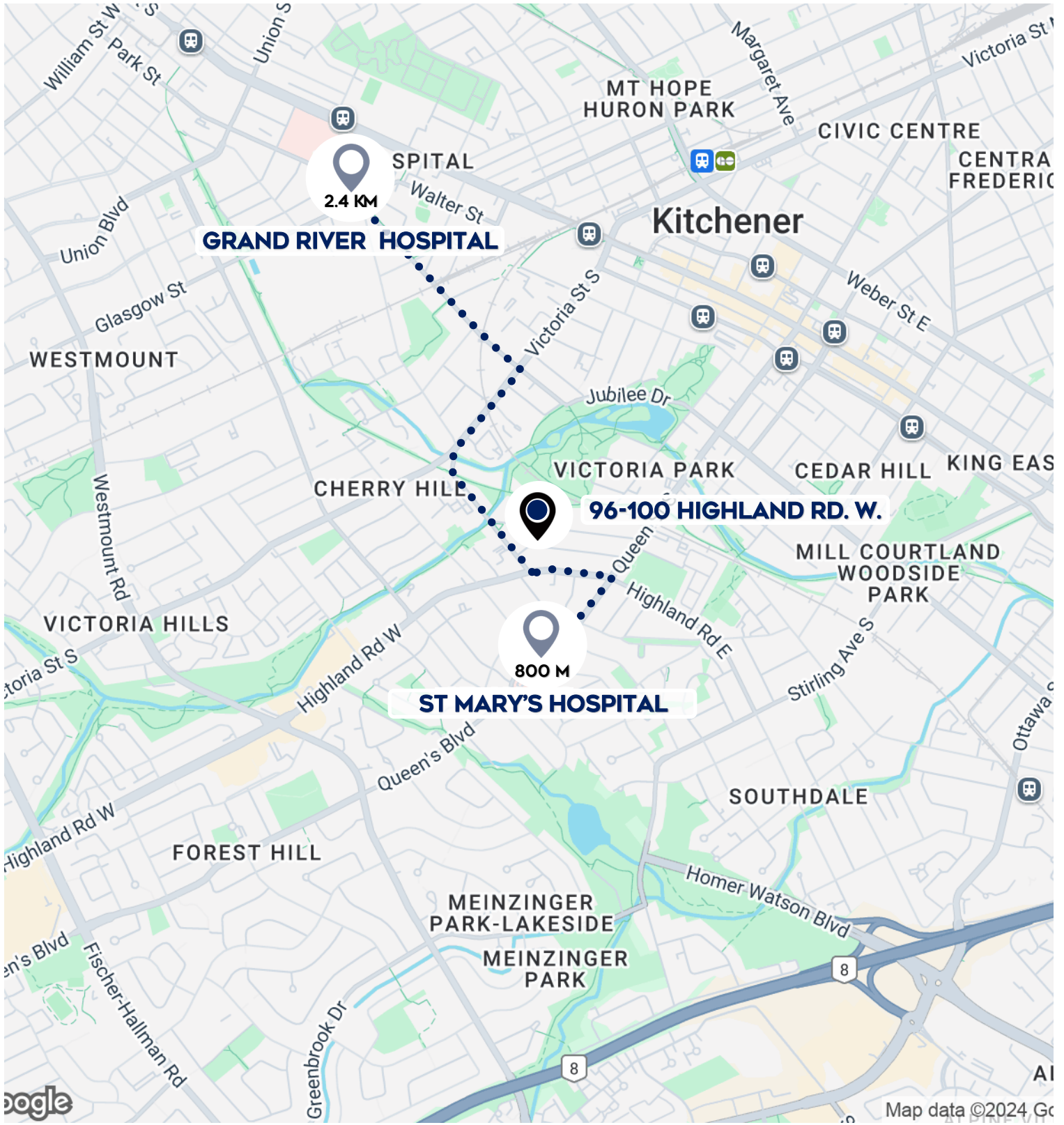


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