

**AVISON
YOUNG**

12,364 SF

385

**FREDERICK STREET
KITCHENER, ON**

Partnership. Performance.

RETAIL FOR LEASE

For Lease Frederick Street Mall

- Freestanding Signature Building Available - Steve's TV (formerly)
- Next door to strong existing retail tenants Valu-Mart, Dollarama, Subway & Tim Hortons (coming soon)
- Exterior of building extensively renovated

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

Jeremy Moser, CPA, CMA
Sales Representative
226.366.9002
jeremy.moser@avisonyoung.com



PROPERTY DETAILS

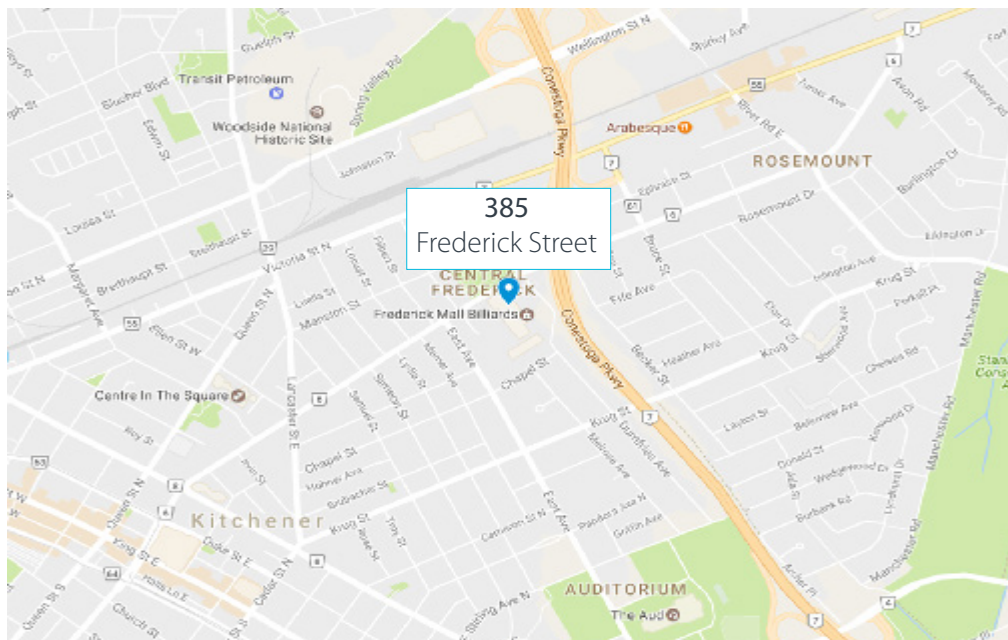
Total Area	Office Area	Lot Size	Frontage	Property Use	Zoning
12,364 sf	12,364 sf	10.427 acres	469.42 ft	Idea for retail, medical, office and restaurant uses	C-3
Sprinklers	Taxes	Parking	For Lease	Additional Rent	
No	\$11.00 (2017)	Abundant Outside Surface Parking	Asking Rate \$12.95 psf	\$11.00 psf	

COMMENTS

- Well known building with showroom/ open space plus offices, kitchen and washrooms. Mezzanine area of 282 sf not included in rentable area.
- Excellent traffic flow located in well known mature neighbourhood. Close to Conestoga Expressway, downtown Kitchener and on GRT bus routes.



MAP



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

Jeremy Moser, CPA, CMA
Sales Representative
226.366.9002
jeremy.moser@avisonyoung.com