



FOR LEASE

421 GREENBROOK DRIVE, UNIT 20
KITCHENER ON.

JAMES BOUDREAU

Broker

O: 519.743.5211 x 3020

jboudreau@coldwellbankerpbr.com



**COLDWELL BANKER
COMMERCIAL**

PETER BENNINGER
REALTY, BROKERAGE

FOR LEASE

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OFFERING SUMMARY

AVAILABLE SPACE 3,305 SF

LEASE RATE: \$8.00/SF/YR

TMI: \$8.50/SF
(Est. 2026)

OCCUPANCY: IMMEDIATE

ZONING: MIX-1

PARKING: AMPLE. ON-SITE

PROPERTY DESCRIPTION

Excellent leasing opportunity at 421 Greenbrook Drive in Kitchener. This versatile unit is part of a well-maintained retail plaza, anchored by Giant Tiger and complemented by a strong tenant mix that includes Greenbrook Family Medical Centre, Greenbrook Natural Pharmacy & Health Foods, and New Vision Family Health Team.

The plaza provides:

- Outstanding visibility along a busy thoroughfare
- Consistent customer traffic generated by established anchor and medical tenants
- Ample on-site parking for both customers and staff
- Convenient connectivity to nearby residential neighbourhoods, major roadways, and public transit

With its adaptable layout and high power capacity, this space is ideal for retail, office, or service-oriented uses. The landlord is open to subdividing the unit or accommodating multiple uses, making it a flexible solution for businesses seeking to grow in a supportive, high-traffic location.

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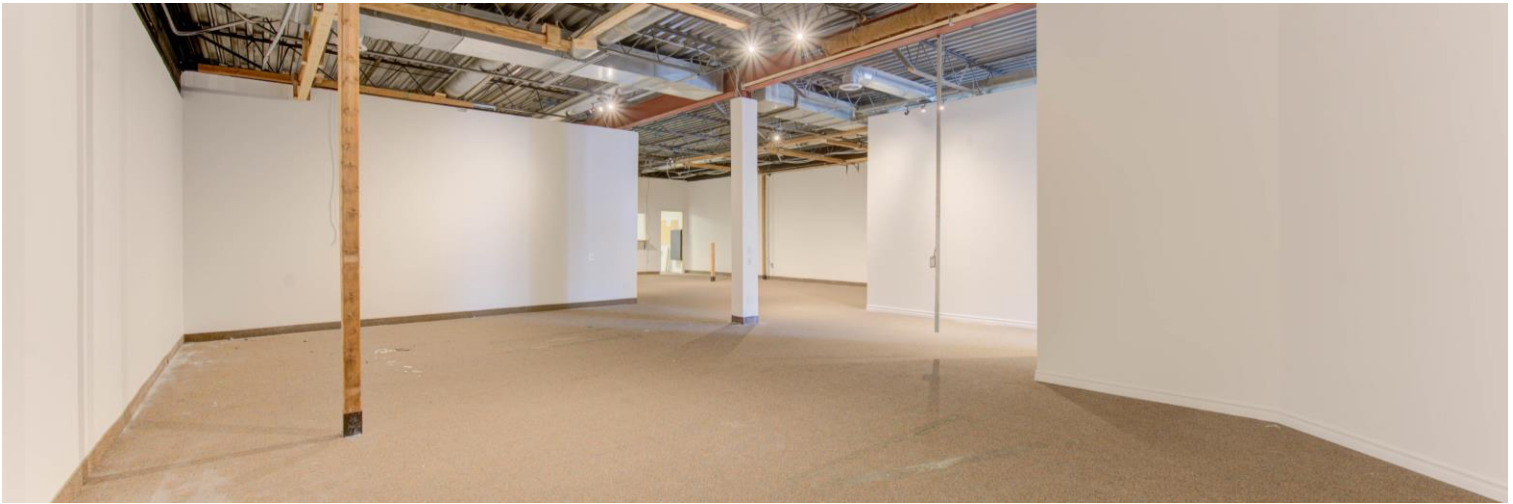
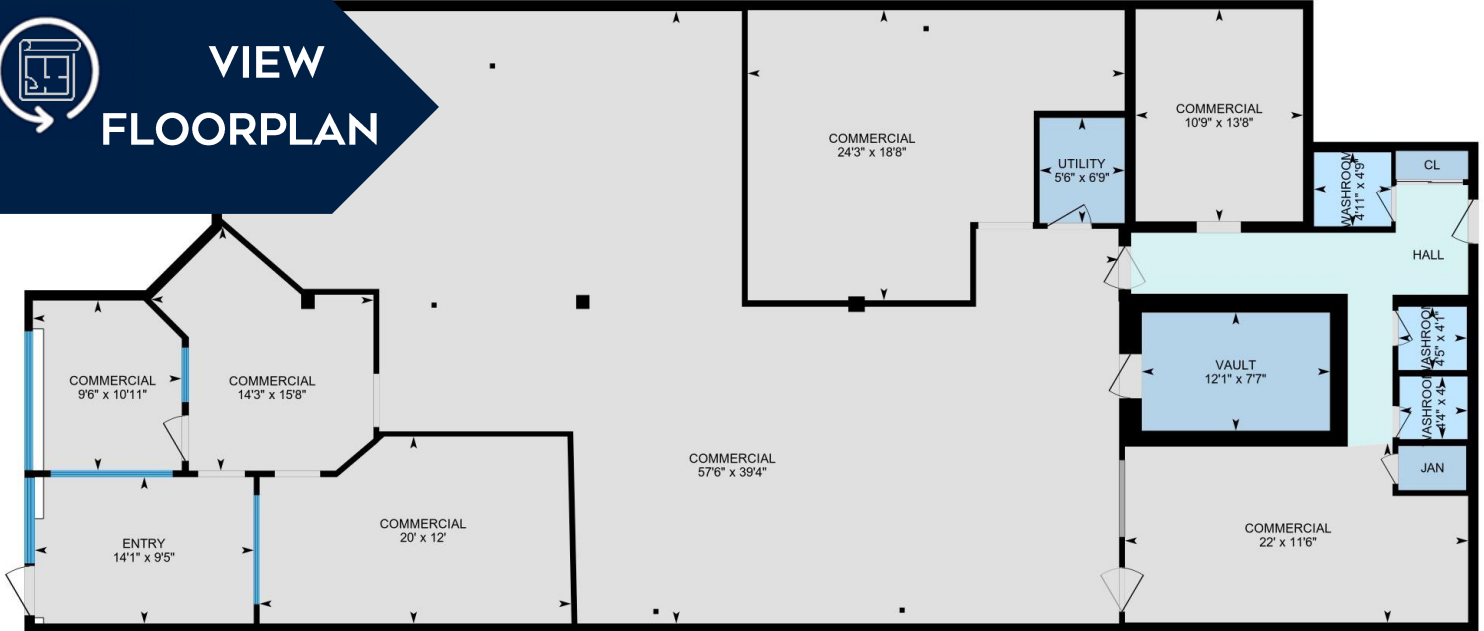
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VIEW
FLOORPLAN



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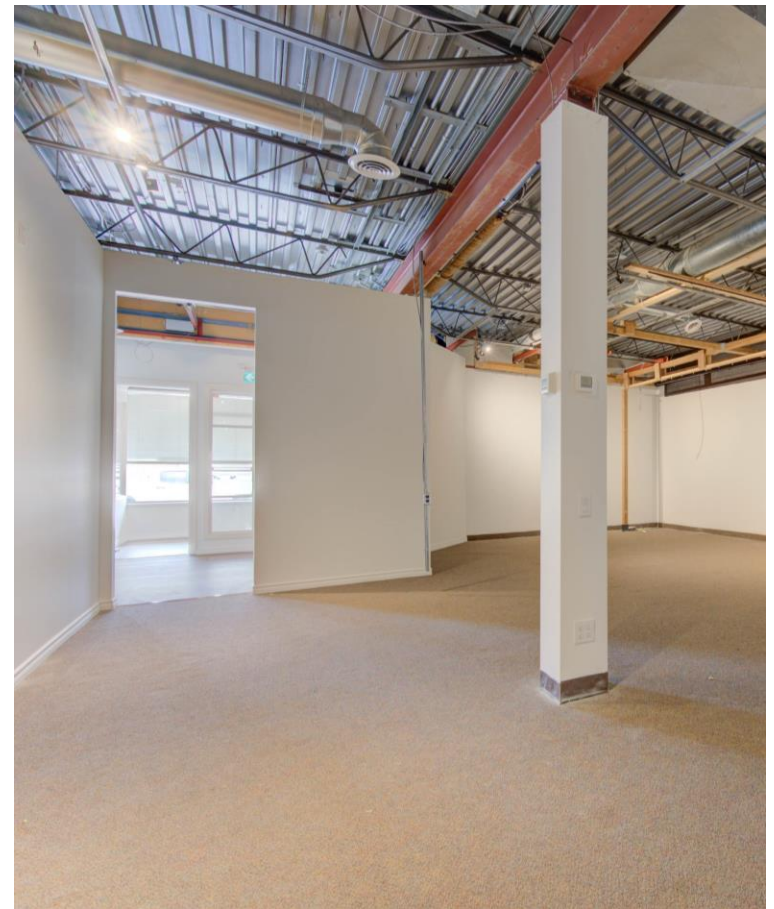


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ZONING | PERMITTED USES

- Adult Education School
- Artisan's Establishment
- Brewpub
- Cluster Townhouse Dwelling
- Commercial Entertainment
- Commercial School
- Community Facility
- Computer, Electronic, Data Processing, or Server Establishment
- Craftsperson Shop
- Cultural Facility
- Day Care Facility
- Dwelling Unit (2)
- Financial Establishment
- Fitness Centre
- Health Clinic
- Hospice
- Hotel
- Light Repair Operation
- Office
- Personal Services
- Pet Services Establishment
- Place of Worship
- Print Shop
- Research and Development Establishment
- Restaurant
- Retail
- Secondary School
- Small Residential Care Facility
- Social Service Establishment
- Veterinary Services

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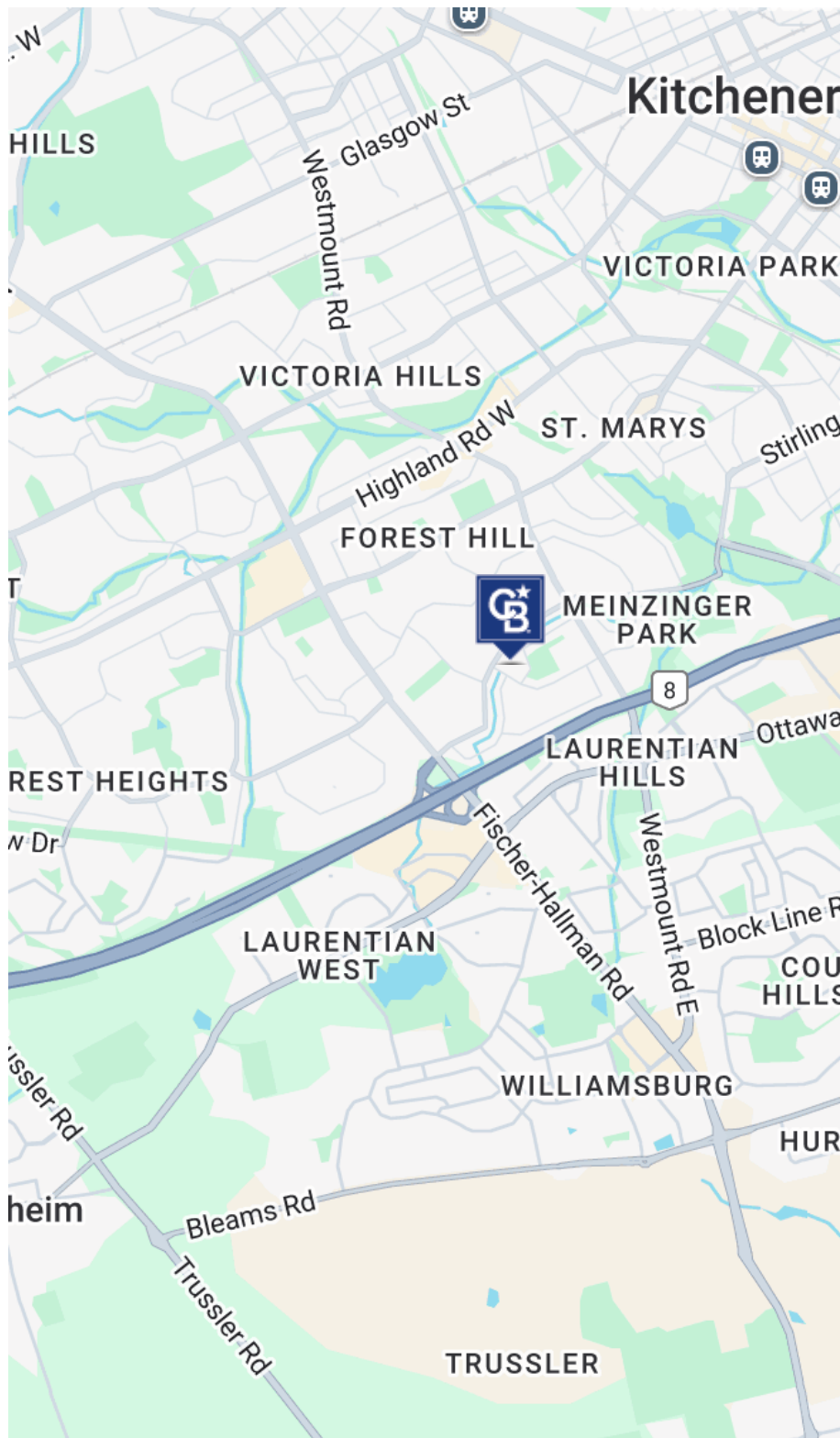


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421 GREENBROOK DRIVE KITCHENER

ESTABLISHED NEIGHBOURHOOD -
Situated in Kitchener's desirable Forest Hill community, a mature and well-connected residential area.

HEALTHCARE HUB -
Home to multiple medical clinics, laboratories, and wellness providers, drawing steady local and regional traffic.

RETAIL & SERVICES -
Located within an active commercial plaza with shops, restaurants, and everyday conveniences on site.

TRANSIT ACCESSIBILITY -
Easily accessible by public transit routes along Greenbrook Drive, with quick connections to downtown Kitchener.

PROXIMITY TO ARTERIAL ROADS -
Minutes from Highland Road W, Ottawa Street, and Conestoga Parkway, offering smooth regional connectivity.

RESIDENTIAL DENSITY -
Surrounded by established residential neighbourhoods, providing a strong local customer base.

EDUCATIONAL & COMMUNITY AMENITIES -
Close to schools, parks, and community centres that enhance the family-friendly character of the area.

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