

PRIME RETAIL FOR LEASE

vive™
DEVELOPMENT

EUREKA
**@1001 KING STREET EAST
KITCHENER**

✓ Highly Visible Retail Opportunity

✓ Direct Access to LRT

✓ Dedicated Internal Parking

✓ 500+ Residential Suites Onsite

BASE LEASE RATE STARTING AT

\$33.00/SQ. FT.



**COLDWELL BANKER
COMMERCIAL**

PETER BENNINGER
REALTY, BROKERAGE

CONTACT

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DOWNTOWN / MARKET DISTRICT

James Boudreau, Broker | 519-743-5211 x 3020

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OFFERING SUMMARY

UNIT	SIZE	RATE
Unit 003	2,677 sq. ft.	\$33.00/sq. ft.
Unit 003-1	933 sq. ft.	\$37.00/sq. ft.
Unit 003-2	896 sq. ft.	\$37.00/sq. ft.
Unit 003-3	805 sq. ft.	\$37.00/sq. ft.
Units 002 & 003	1,701 sq. ft.	\$35.00/sq. ft.

TMI
\$15.00/sq. ft.*

*TMI is estimated only and will be adjusted once property taxes are assessed.

ZONING
SGA-4

CEILING HEIGHT
18' Clear

PARKING
14 Spaces

Unique leasing opportunity at Eureka! Highly visible retail units at King Street E and Ottawa Street N.

Total of up to 2,677 sq. ft. available.

Expected possession is November 2026 with exact timing to be confirmed closer to completion.

29 storey mixed-use project - 500+ residential suites on site

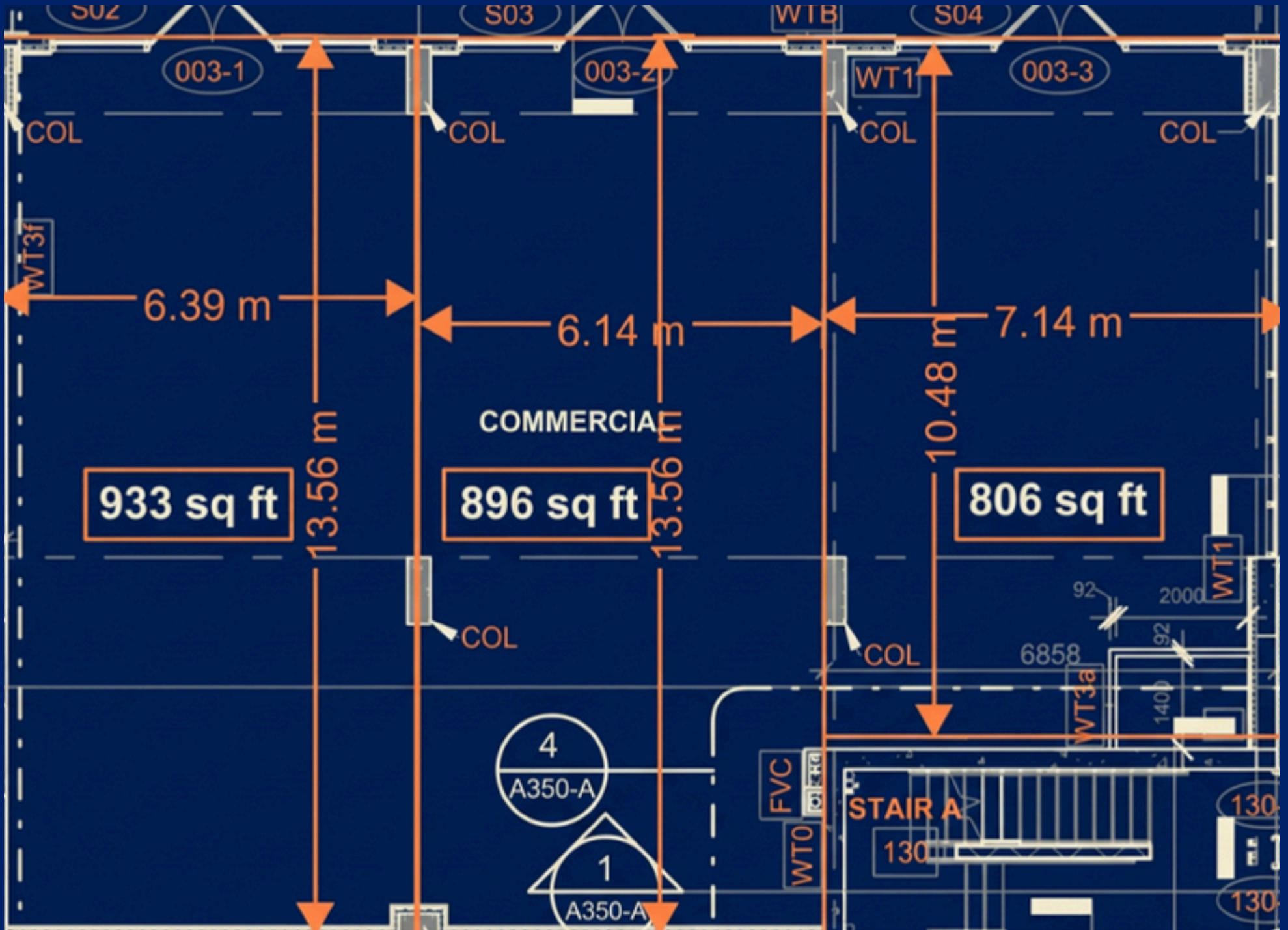
\$10.00 per sq. ft. tenant improvement allowance included in asking rents

High visibility intersection

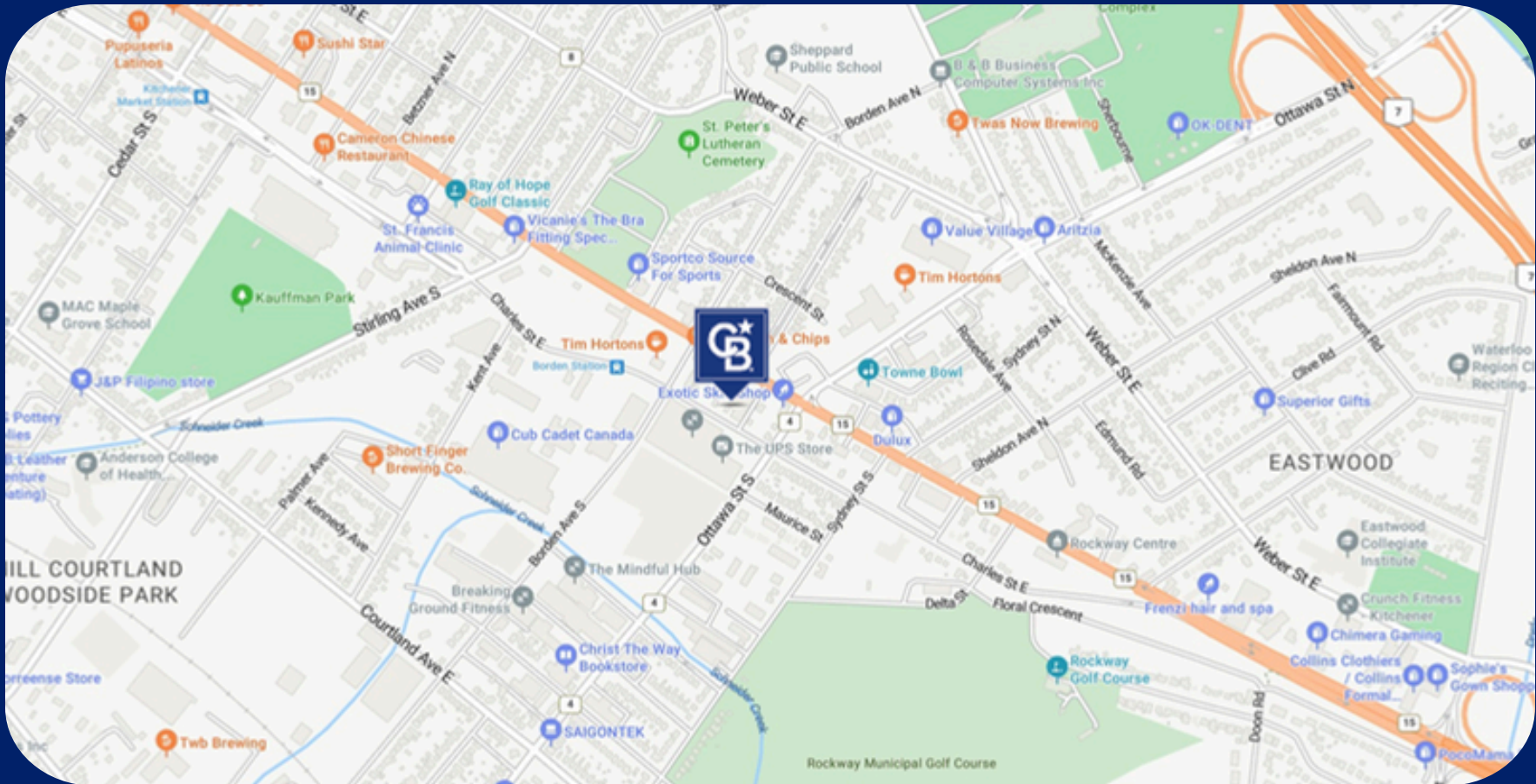


FLOOR PLAN

Available Unit Sizes



MAP & LOCATION



LOCATION DETAILS

- King Street E & Ottawa Street N, Kitchener, ON
- High-traffic intersection with 21,199 vehicles per day
- Steps from ION LRT transit stop
- Surrounded by 500+ residential suites on site

AADT

- Ottawa Street at King Street: 21,199 vehicles per day
- Ottawa Street South (Charles to King): 11,498 vehicles per day
- Ottawa Street North (Brick to King): 15,675 vehicles per day

AREA DEMOGRAPHICS

- Population within 1 km: 12,000+
- Average household income: \$75,000+
- Growing tech corridor with major employers nearby
- University of Waterloo & Wilfrid Laurier within 7 km

ZONING

SGA-4 Permitted Uses

- Brewpub
- Catering services establishment
- Commercial entertainment
- Commercial school
- Financial establishment
- Fitness centre
- Health clinic
- Light repair operation
- Office
- Payday loan establishment
- Personal services
- Pet services establishment
- Print shop
- Restaurant
- Retail
- Veterinary services
- Creative industry uses
- Creative products manufacturing

