

51 BREITHAUPT KITCHENER

Available for Lease

PERIMETER



COLDWELL BANKER
COMMERCIAL

PETER BENNINGER
REALTY, BROKERAGE



Originally built for rubber manufacturing in the early 1900s, and then repurposed for car part production in the 1950s, the Breithaupt Block continues to be at the epicentre of innovation and entrepreneurship in Waterloo Region. Surrounded by world-class engineering operations, startups accelerators and incubators, main street businesses, and proximity to all forms of transit and diverse housing options.

Thoughtfully transformed for the modern workplace, 51 Breithaupt carries its history forward—offering distinctive office space rooted in the character of the past and positioned at the centre of one of Canada's most innovative communities.





PROPERTY
INFORMATION

51 Breithaupt offers a turnkey office space with brick & beam features and existing leasehold improvements. This space is located in the highly sought-after Breithaupt Block and offers a distinctive blend of vintage charm and modern functionality, making it a truly one-of-a-kind workspace.



AVAILABLE
SUITES

Suite	Possession	SQ. FT.
200	Immediate	1,306
300	Immediate	4,599

Additional Rent:	\$17.62 /SF
Net Rent:	\$20.00 /SF

KEY LOCATION HIGHLIGHTS

- 

Steps away from public transit stops.
- 

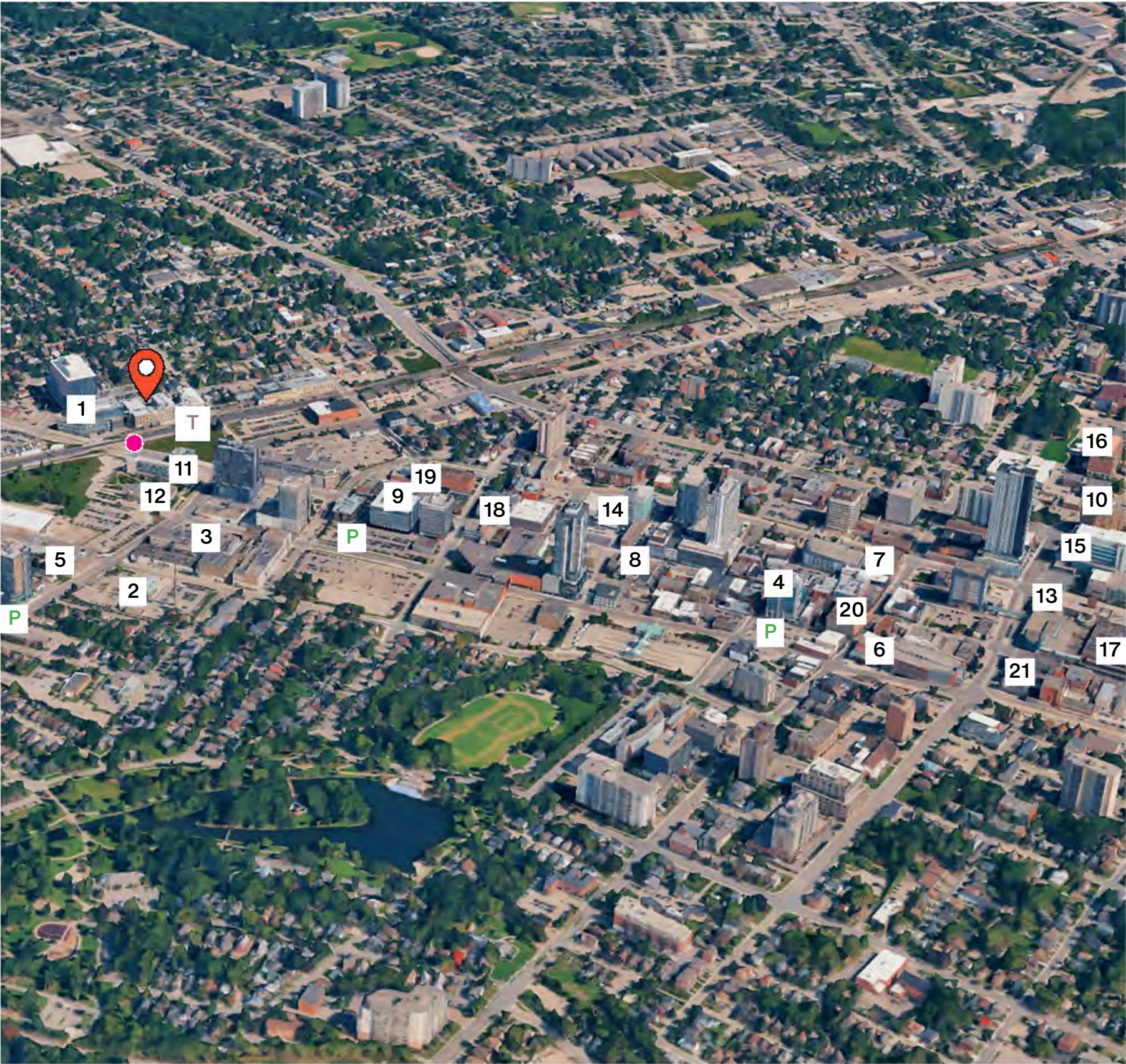
Numerous nearby restaurants
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Surface parking available
- 

Nearby parks & green space



NEARBY AMENTITIES



At 51 Breithaupt, location is more than a point on a map, it's at the heart of Kitchener's Innovation District. Surrounded by world-class engineering, technology, startups and established businesses, and steps from the ION LRT, GO and VIA Rail, the address connects historic character with the people, ideas and industries driving Waterloo Region forward.

CORPORATE			
1	Google	6	Nicoya
2	Deloitte	7	Vidyard
3	Communitech	8	Route This
4	Oracle	9	Gowling WLG
5	Peergroup	10	ApplyBoard Inc.
INSTITUTIONAL			
11	University of Waterloo - School of Pharmacy		
12	University of Waterloo - Health Science Campus		
13	Conestoga College		
GOVERNMENT			
14	Kitchener City Hall		
15	Waterloo Region Courthouse		
16	Region of Waterloo Administration Headquarters		
SHOPPING AND RETAIL			
17	Kitchener Market		
18	Marché Leo's Market		
19	LCBO		
HOTEL			
20	The Walper Hotel	21	Crowne Plaza Kitchener

T

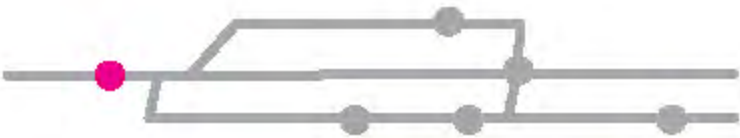
Future Transit Hub (GO, VIA, LRT)

P

Parking Lot

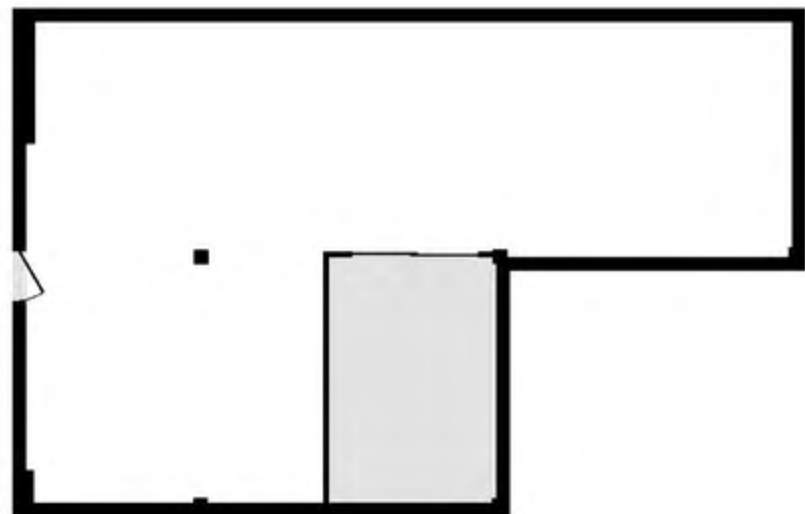
LRT Stop

LRT Line



WELCOME
TO THE
INNOVATION
DISTRICT





SUITE 200
SECOND FLOOR

Suite 200 offers a more intimate take on 51 Breithaupt's signature brick-and-beam workspace. Warm timber columns, exposed ceilings and industrial detailing give the space an unmistakable sense of character, while its efficient 1,081-square-foot footprint makes it an ideal home for a smaller team looking for something distinctly different from the conventional office.



Click here to take a
[Virtual Tour of Suite 200](#)

1,306 SQ. FT.





SUITE 300
THIRD FLOOR

Bright, open and full of character, Suite 300 brings together the scale of a larger workplace with the authenticity of 51 Breithaupt’s industrial past. Expansive windows, exposed brick and timber, and a flexible mix of open workspace and enclosed rooms create an environment that feels established yet adaptable—ready for a team to make entirely its own.



Click here to take a
[Virtual Tour of Suite 300](#)

4,599 SQ. FT.





Based in the heart of Kitchener-Waterloo, Perimeter Development Corporation is a premier real estate developer known for transforming underutilized urban spaces into vibrant, award-winning hubs of innovation. They specialize in “adaptive reuse”—the art of taking historic brick-and-beam structures and infusing them with modern, sustainable design.

PERIMETER

THE PERIMETER PHILOSOPHY

Perimeter doesn't just build offices; they curate ecosystems. Their approach combines a deep respect for local history with a forward-thinking “Class A” standard of development. By focusing on the “untapped potential” of properties, they create spaces where high-growth tech companies and community staples coexist.

FOR MORE INFORMATION
PLEASE CONTACT:

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