



# INDUSTRIAL/OFFICE FOR LEASE

109 OTTAWA STREET SOUTH  
UNIT #A, KITCHENER, ON.

LESTER TOBIN

Sales Representative

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**COLDWELL BANKER  
COMMERCIAL**

**PETER BENNINGER  
REALTY, BROKERAGE**

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## OFFERING SUMMARY

UNIT #A	3,450 SF
BASE LEASE RATE:	\$14.00/SF/YR
ADDITIONAL RENT:	\$6.00/SQ. FT.
CEILING HEIGHT:	15'
DOORS:	1 (10'x10') DRIVE DOORS
OCCUPANCY:	FLEXIBLE
ZONING:	EUF-1, SGA-2
PARKING	ONSITE

## PROPERTY DESCRIPTION

This office/industrial flex space offers exceptional visibility in a high-exposure location situated directly along the LRT route. With easy access to the Expressway and Highway 401, it provides excellent connectivity for staff, clients, and logistics. The versatile layout accommodates a wide range of uses, and the warehouse component is fully air conditioned, delivering enhanced comfort and operational efficiency.

## PROPERTY HIGHLIGHTS

- Ample on-site parking
- Zoned for a variety of industrial and commercial uses
- Signage opportunities for added visibility

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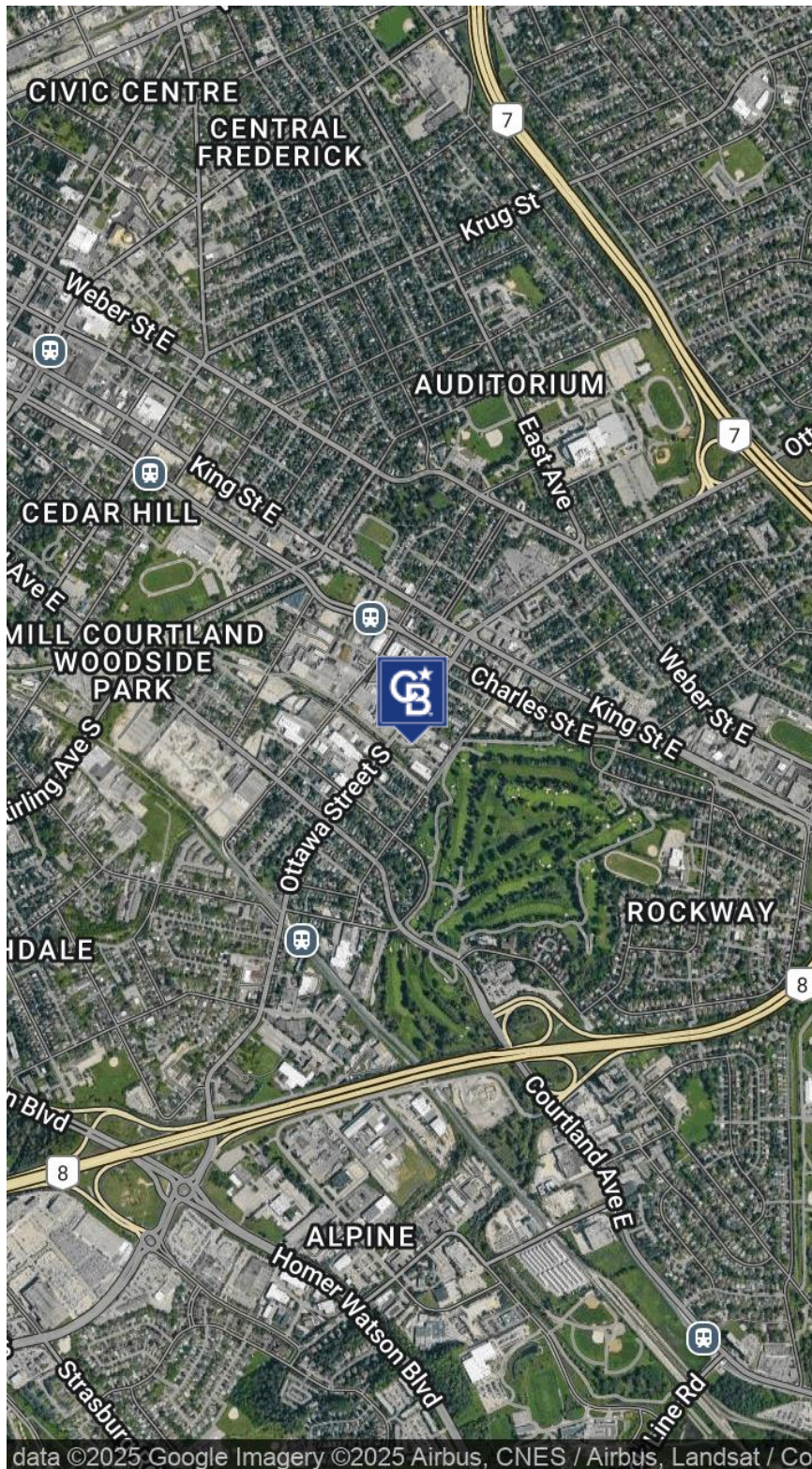


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## 109 OTTAWA STREET SOUTH, KITCHENER

Nestled in the heart of Kitchener's vibrant South-End, 109 Ottawa Street South occupies a prime position along one of the city's key arterial corridors. This location offers an ideal blend of visibility, accessibility, and community energy.

**STRATEGIC THOROUGHFARE & CONNECTIVITY :** Ottawa Street South is a major north-south route in Kitchener, designated as a regional arterial road, which ensures strong traffic flow and high exposure. The site is very well connected by transit: nearby bus stops are within a 100-170 m walk, and the Kitchener City Hall ION LRT station is approximately 560 m (around 10 minutes) away, offering rapid transit to key regional destinations. In addition, Kitchener's regional and commuter rail services (GO and VIA) are accessible: the Kitchener Station is about a 320 m (7-minute) walk from the site.

**LOCAL CONTEXT & LAND USES :** The immediate surroundings are a mix of commercial and community-oriented uses. To the north lies King Street East, which hosts a variety of businesses including banks, offices, and automotive services. Adjacent to the site, you'll also find smaller-scale local commercial properties, while further north there is a stable, low-rise residential neighbourhood.

**PEDESTRIAN & ACTIVE TRANSPORTATION :** Ottawa Street offers on-street cycling options and easy access to the popular Iron Horse Trail, providing excellent connectivity for pedestrians and cyclists and supporting a highly walkable, transit-friendly environment.

**TRANSPORTATION & FUTURE GROWTH:** The area is primed for continued growth, with Ottawa Street South designated as a key arterial route supporting strong connectivity and development potential. Planned transit expansion further enhances the site's appeal, making it an excellent opportunity for redevelopment or adaptive reuse.

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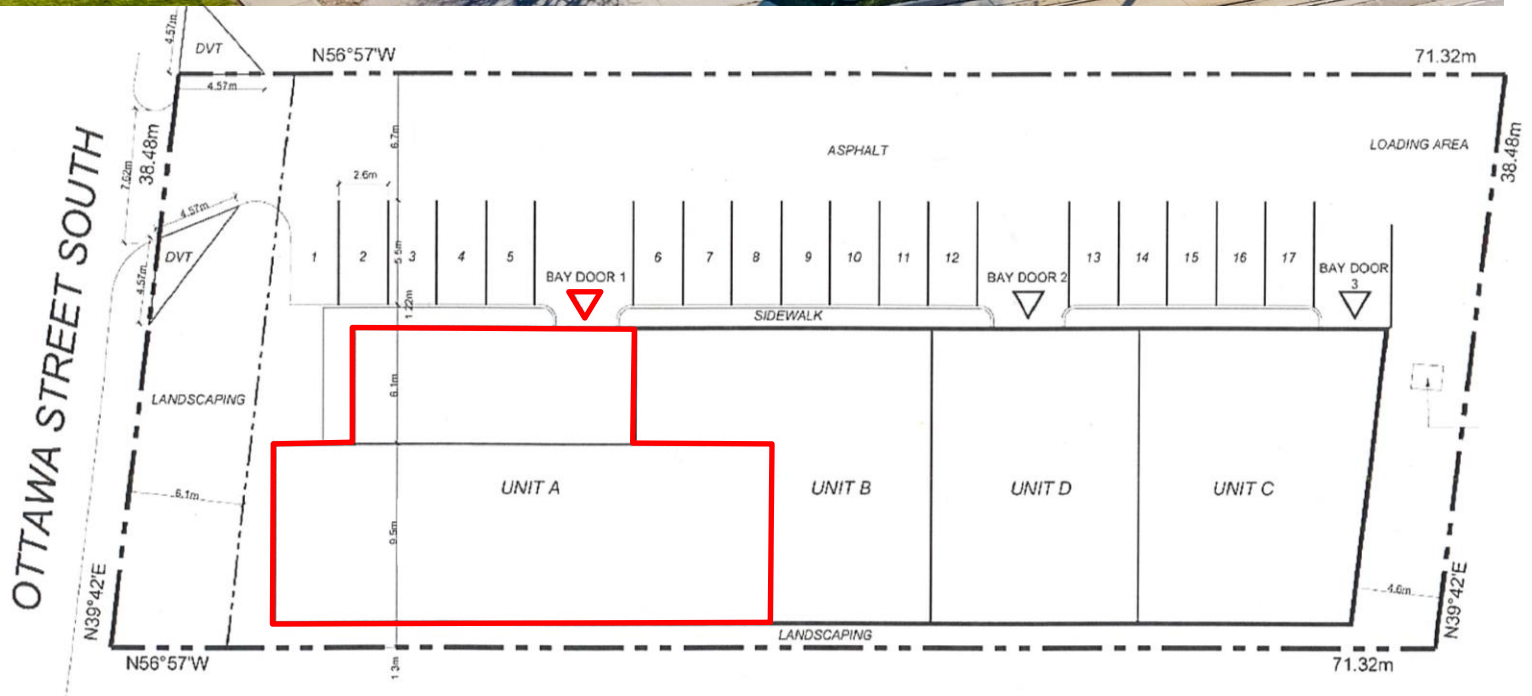


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