

WELCOME YOUR BUSINESS TO THE BRAND NEW:

# HOMER WATSON MEDICAL CENTRE



MEDICAL RETAIL/OFFICE OPTIONS AVAILABLE

Coupal | Markou

15 Pearson Street, Kitchener  
**FOR LEASE**

# HOMER WATSON MEDICAL CENTRE

**AN OPPORTUNITY TO CREATE YOUR OWN UNIQUE ENVIRONMENT!!**

### Available Suite Sizes

Main Floor Retail -  
Suites from 1,855-3,000sq ft

Second & Third Floor Office -  
Suites from 1,500-10,369sq ft

### Additional Rent

\$15.00/sq ft (est. 2024)

Plus Utilities

\*CAMs subject to change following assessment

### Zoning

U1-16

### Possession

Q4 2024

RETAIL  
NET LEASE RATES FROM:

**\$25.00**

PER SQUARE FOOT

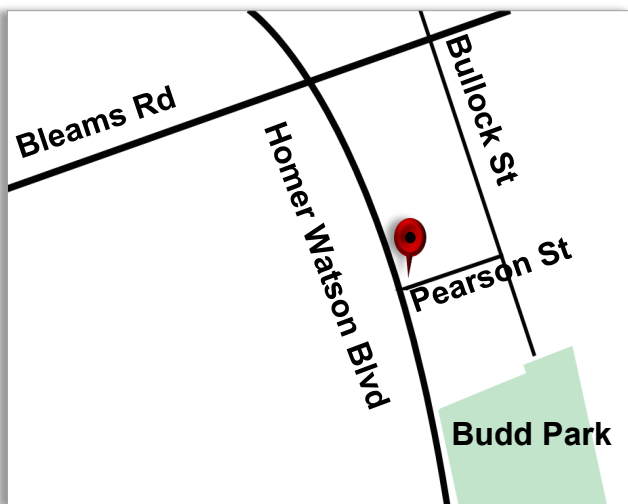
OFFICE  
NET LEASE RATES FROM:

**\$18.95**

PER SQUARE FOOT

### Features

- Retail/Medical/Office space available at the Homer Watson Medical Centre
- Brand new construction with attractive exterior
- Construction well underway with occupancy estimated for Q4 2024
- Abundance of onsite parking
- Utilities are in addition to Rental rates
- Located on the corner of Homer Watson Blvd and Pearson St, near Bleams Rd in Kitchener



Construction almost complete

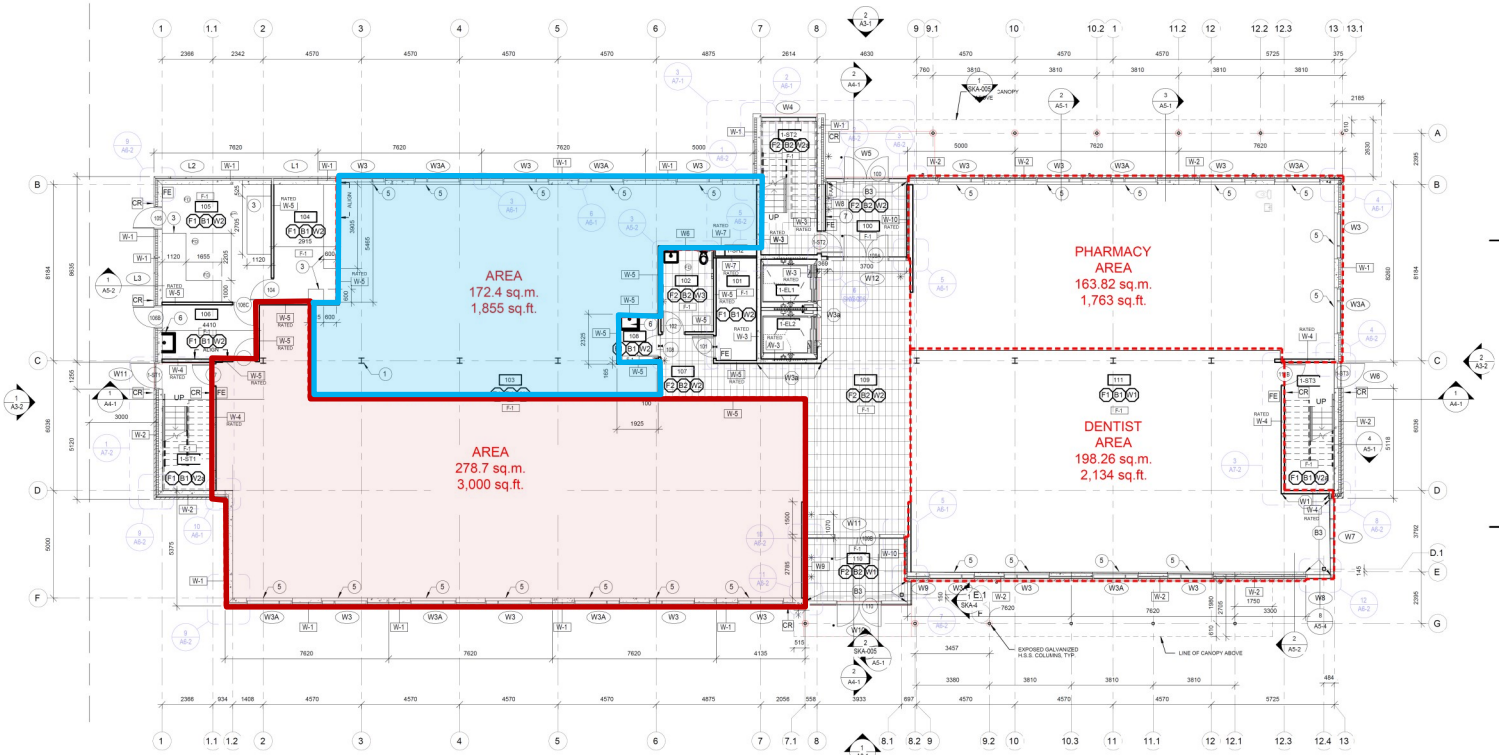


Property adjacent to **Homer Watson Business Park**; strategically located in the most sought-after location in Waterloo Region. With quick access to arterial highways, close proximity to numerous retail amenities, public transportation and access to a talented labour pool this is the ultimate location for your thriving business.

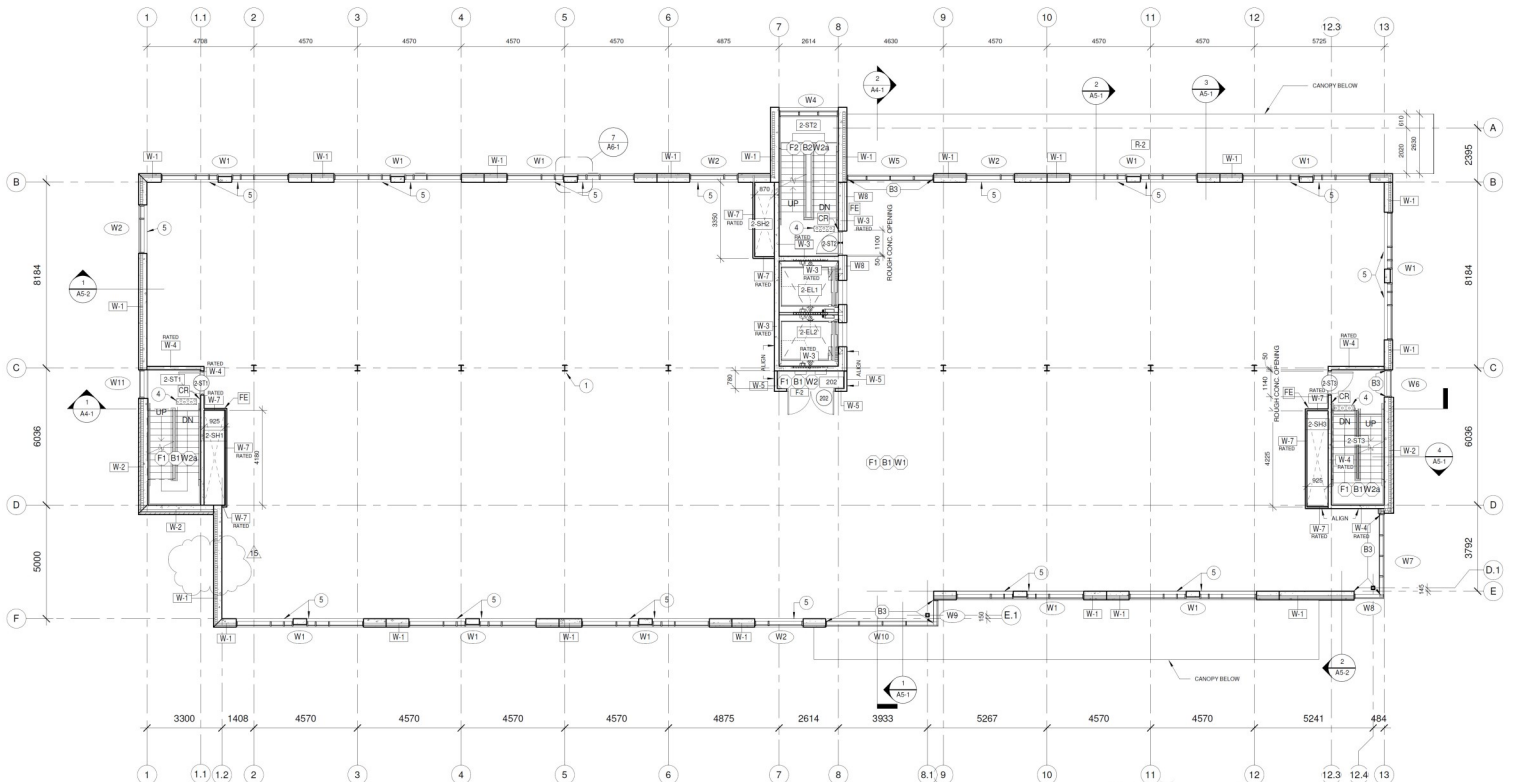


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Main Floor: Suitable for medical **RETAIL USES** (excluding pharmacy and dental clinic).



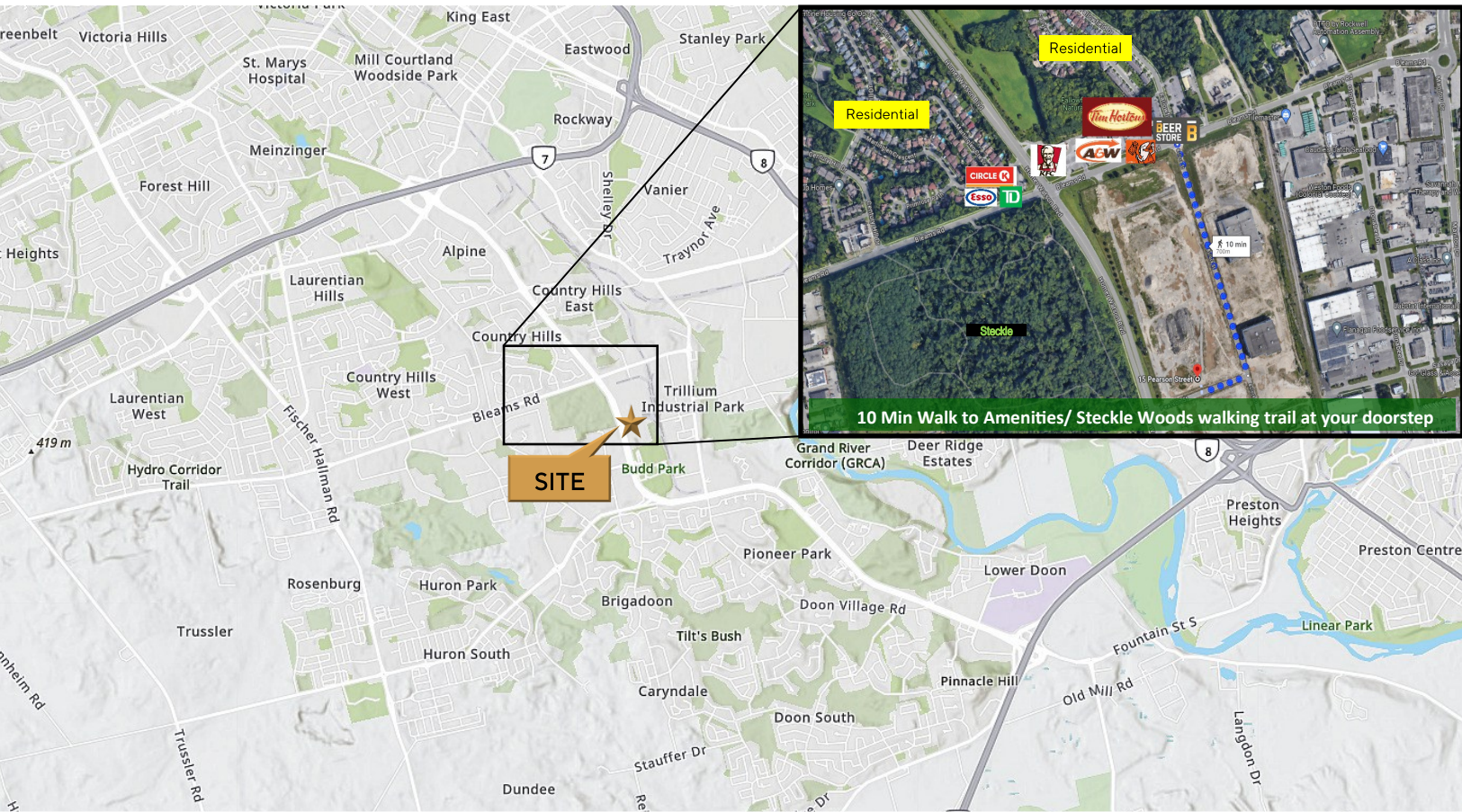
Second & Third floor: **OFFICE SPACE** Suitable for General Practitioners / Medical clinics / specialists / therapists etc .... Varying suite sizes available.





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