

300

FOR LEASE FLEX OFFICE/RETAIL SPACE

VICTORIA STREET NORTH, KITCHENER



AVAILABLE SUITES

SUITE 13&14 (RETAIL) 1,670 SF

NET LEASE RATE:

\$19.95

PER SQUARE FOOT

SUITE 13,14&15 (RETAIL) 7,434 SF

NET LEASE RATE:

\$15.95

PER SQUARE FOOT

SUITE 15 (OFFICE) 5,764 SF

NET LEASE RATE:

\$14.95

PER SQUARE FOOT

ADDITIONAL RENT

\$7.75/sq ft (est. 2024)

Plus Utilities

ZONING

MIX-2

POSSESSION

NOV 2024

KEY FEATURES

- * Located on busy Victoria Street N, near Lancaster Street with frontage on Victoria St N
- * Main floor retail/office/commercial space at 1,670 sq ft
- * Upper level Office space at 5,764 sq ft with an outdoor patio
- * Abundance of on-site parking
- * MIX-2 zoning allows many uses
- * Proximity to Downtown Kitchener / Hwy #85 interchange to Hwy #401 to Cambridge / Hwy #7 to Guelph

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150 KING STREET SOUTH
WATERLOO, ON N2J 1P6
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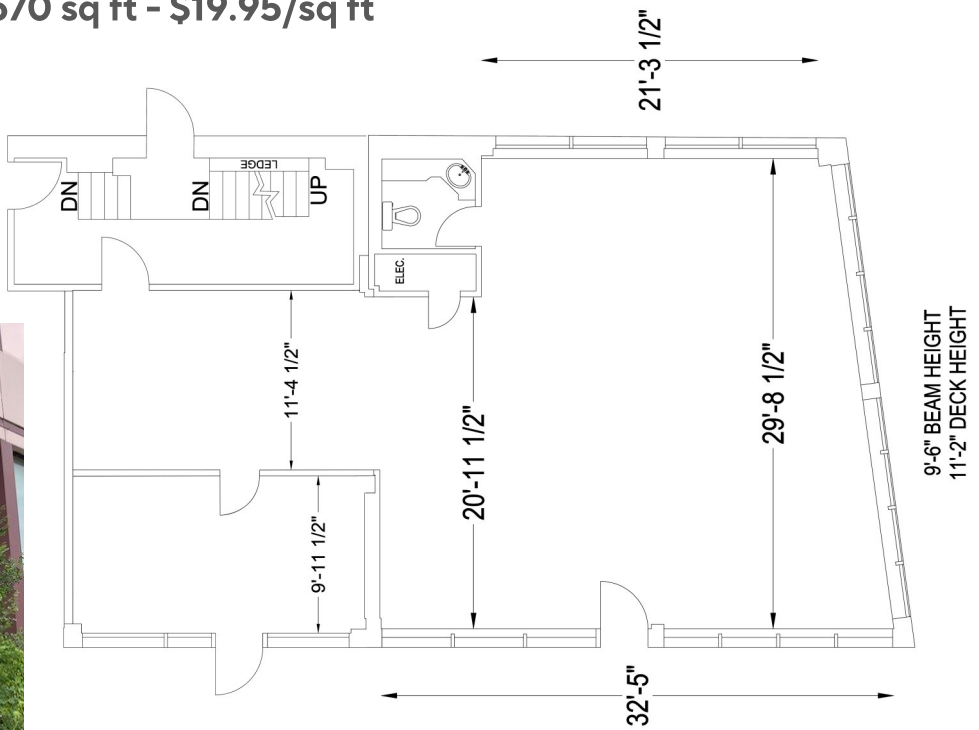
Coupal Markou
www.coupalmarkou.com

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Unit 13/14 - 1,670 sq ft - \$19.95/sq ft

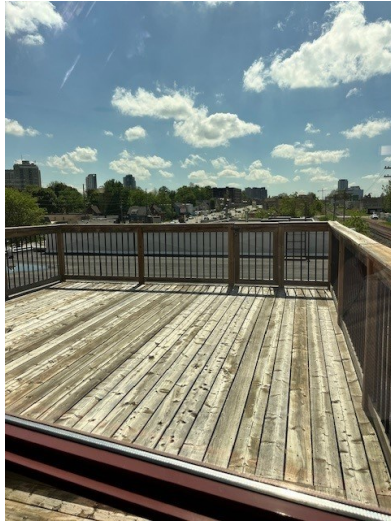


Windows on 3 sides

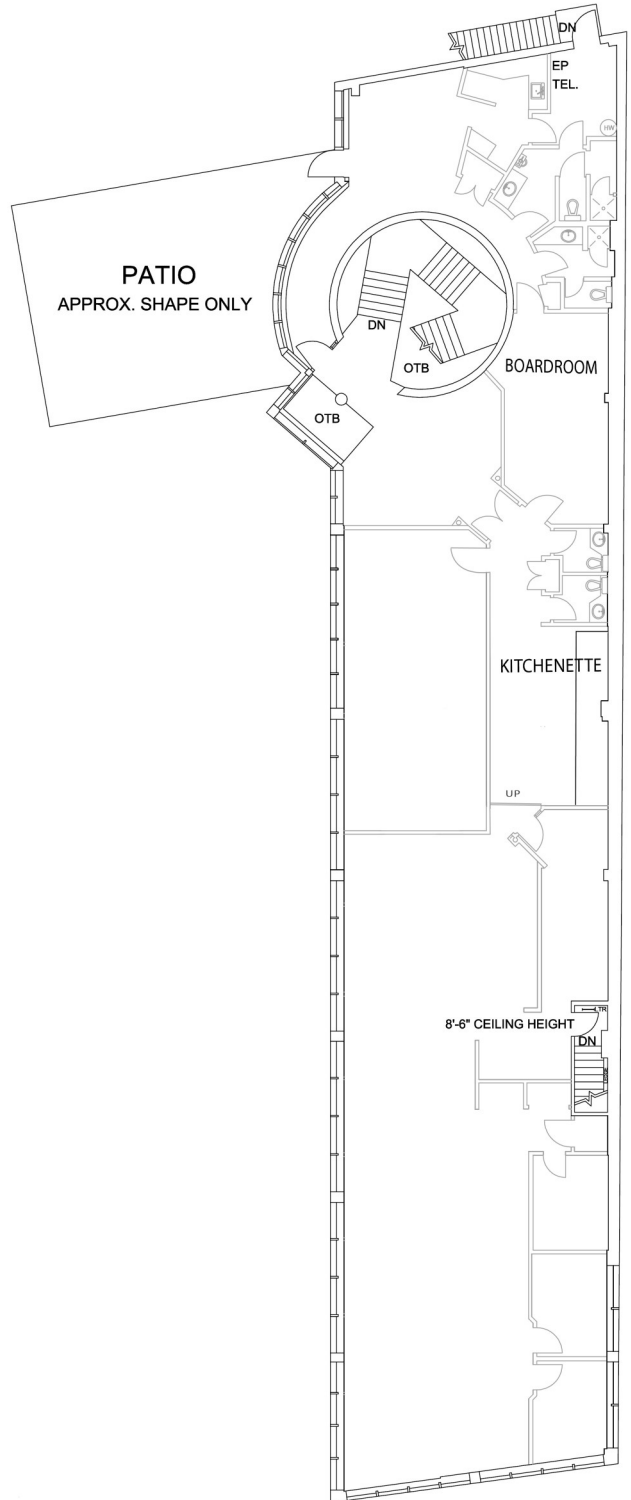


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Unit 15 - 5,764 sq ft - \$14.95

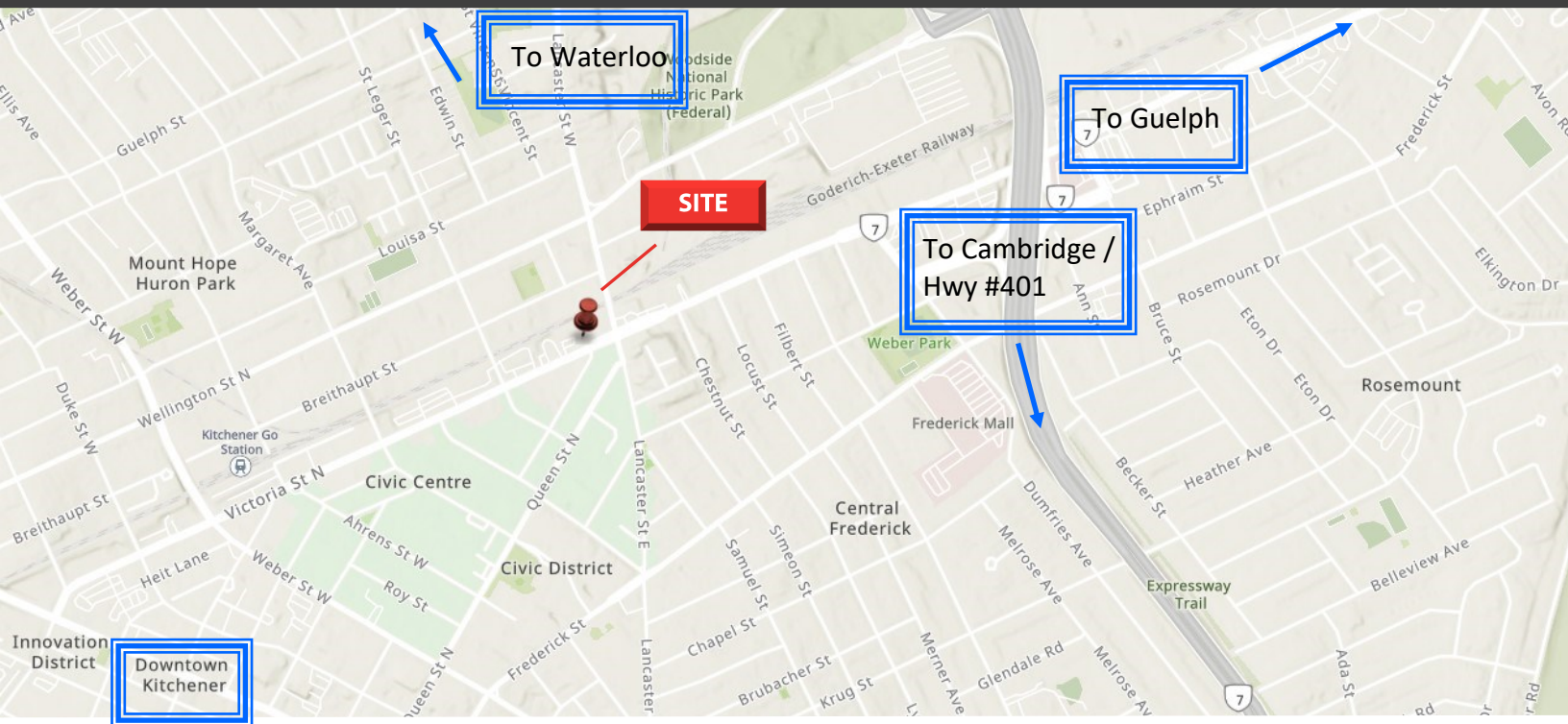


*Unit 13-15 - 7,434 sq ft - \$15.95/sq ft

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Ample on-site Parking



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