

Platinum Certified/ LEED Building

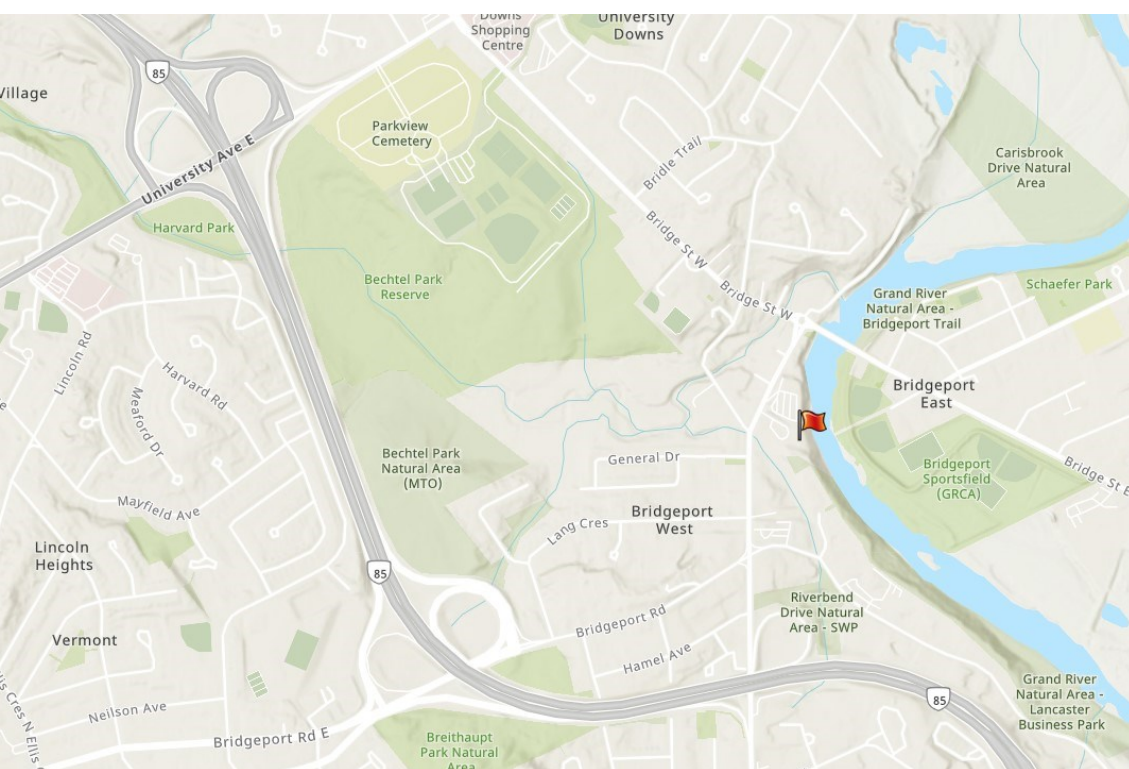
582 LANCASTER STREET WEST, KITCHENER

OFFICE SPACE
FOR LEASE

Platinum Certified/ LEED Building

582 LANCASTER STREET WEST, KITCHENER

OFFICE SPACE
FOR LEASE



PETER KRUSCHEN
SALES REPRESENTATIVE
PETER@COUPALMARKOU.COM
519-742-7000 x 106

CHRISTOPHER COUPAL
BROKER OF RECORD
CHRISTOPHER@COUPALMARKOU.COM
519-742-7000 x 101

COUPAL MARKOU COMMERCIAL REAL ESTATE INC.
150 KING STREET SOUTH
WATERLOO, ONTARIO N2J 1P6
OFFICE 519-742-7000
FAX 519-742-7070

Coupal Markou
Commercial Real Estate Inc., Brokerage
www.coupalmarkou.com

AVAILABILITY
3,636 TO 17,667 SQ FT
OVER 2 FLOORS

LEASE RATE
\$15.95/SQ FT NET
UTILITIES INC.

ZONING
MIX - 2

POSSESSION
OCTOBER 2024

- * Located on Lancaster St W, between Bridge Street East and Riverbend Drive, Kitchener
- * **Platinum certified, signature LEED building**, located next to the Bridgeport Business Park
- * 3,636 to 17,667 square foot over 2 floors; availability on the 2nd and 3rd floors
- * Good on-site parking (+/- 3 spaces per 1,000 sf)
- * Lots of windows, elevator, spacious 3 story open concept front lobby, spectacular view of Grand River, next to walking path, natural setting
- * Public transit nearby, close to lots of amenities and easy access to the Conestoga Parkway
- * Wonderful ecofriendly work environment

PETER KRUSCHEN
SALES REPRESENTATIVE
PETER@COUPALMARKOU.COM
519-742-7000 x 106

CHRISTOPHER COUPAL
BROKER OF RECORD
CHRISTOPHER@COUPALMARKOU.COM
519-742-7000 x 101

COUPAL MARKOU COMMERCIAL REAL ESTATE INC.
150 KING STREET SOUTH
WATERLOO, ONTARIO N2J 1P6
OFFICE 519-742-7000
FAX 519-742-7070

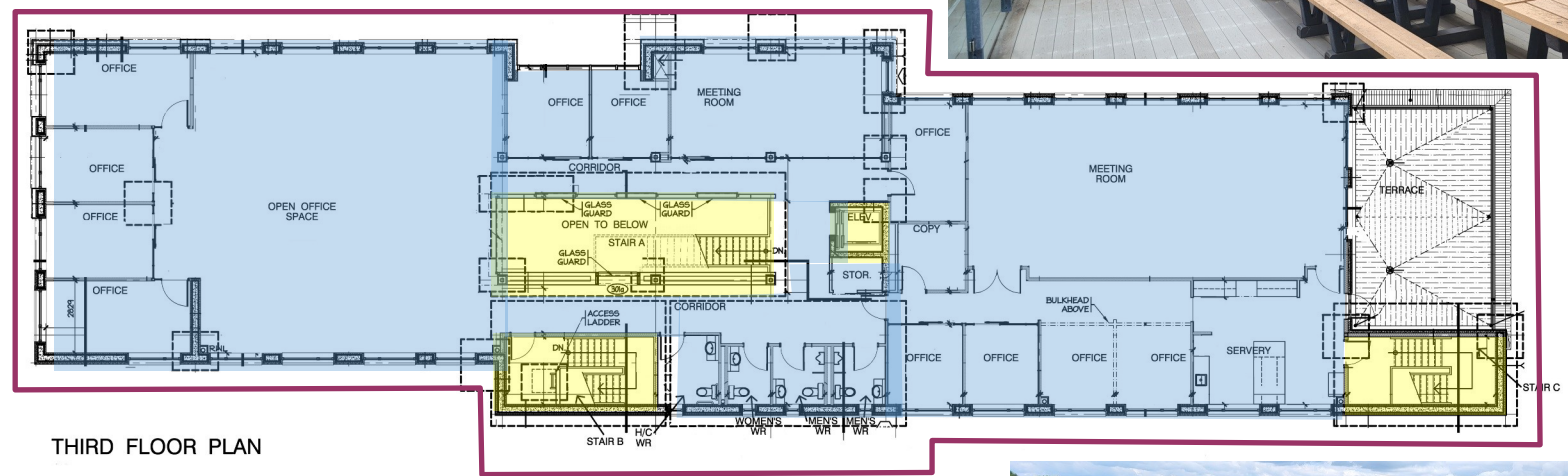
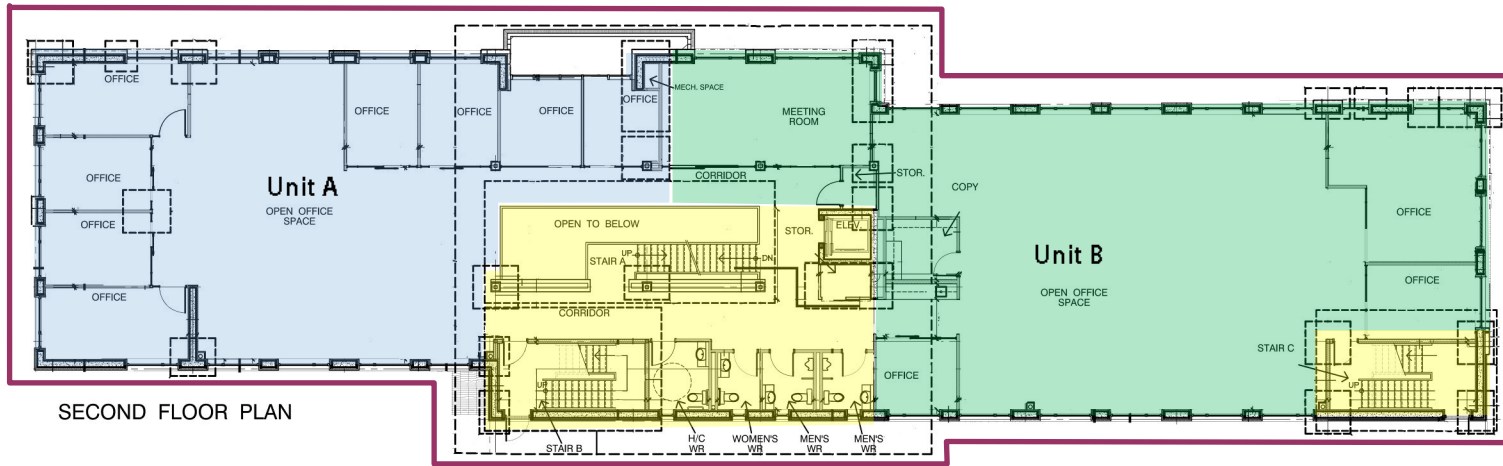
Coupal Markou
Commercial Real Estate Inc., Brokerage
www.coupalmarkou.com

This disclaimer shall apply to Coupal Markou Commercial Real Estate Inc., Brokerage, to include all employees and independent contractors. The information set out herein is for advertising purposes, and any images, assumptions, estimates and property details have been obtained from sources deemed to be reliable. No warranty or representation is made as to its accuracy, correctness and completeness of the information, being subject to errors, omissions, conditions, prior sale / lease, withdrawal or other changes without notice. The recipient of the information should conduct its own inquiries and investigations prior to placing any reliance upon the information. MLS

PLATINUM CERTIFIED / LEED OFFICE BUILDING

582 LANCASTER STREET WEST, KITCHENER

FOR LEASE



Rentable Area	8,325 sq ft
Common Area	
2nd and 3rd Flr combined	17,667 sq ft

