

# 678-692

## BELMONT AVENUE WEST, KITCHENER

### BELMONT VILLAGE OFFICE SPACE

# FOR LEASE

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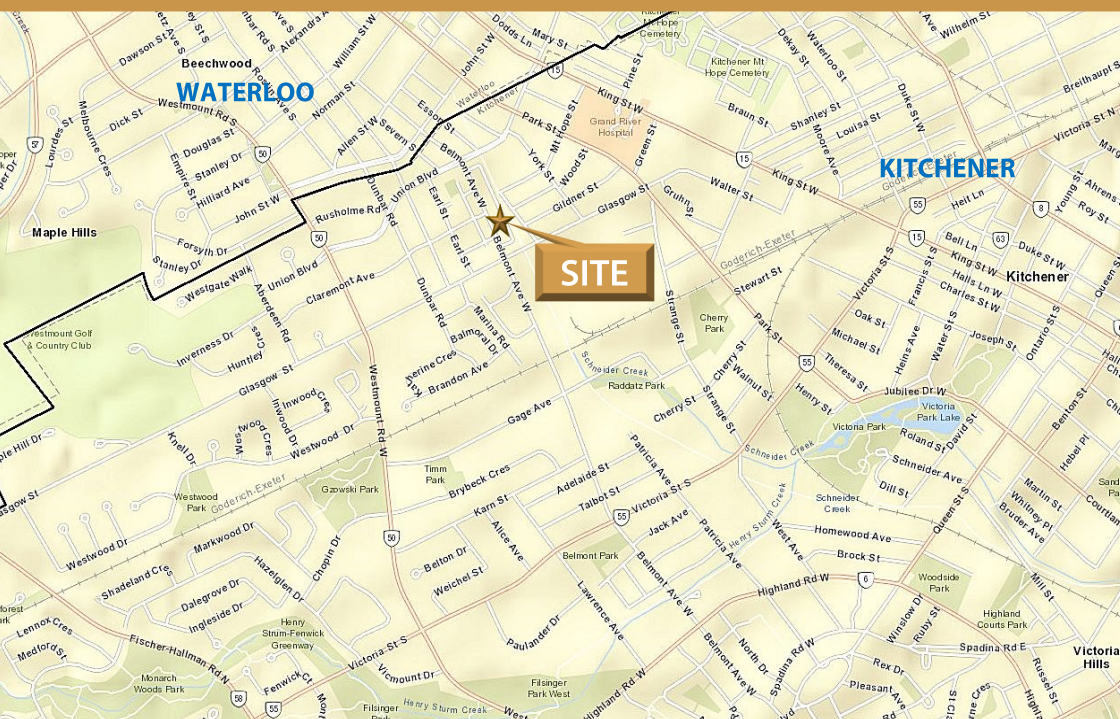
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# FOR LEASE



#### LEASING INCENTIVE :

Now offering: 1 month of gross free rent per year of lease term.



**SITE**

**MICHAEL CONRAD**  
SALES REPRESENTATIVE  
[MIKE@COUPALMARKOU.COM](mailto:MIKE@COUPALMARKOU.COM)  
519-742-7000 x 105

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



Unit	Size	Lease Rate	Additional Rent	Possession
684 - #202	1,157 sq ft	\$18.00/sq ft net	\$12.59/sq ft Utils Inc.	Immediate
690 - #302	1,205 sq ft	\$19.50/sq ft net	\$12.59/sq ft Utils Inc.	Negotiable

#### Comments:

- \* Located in the heart of Belmont Village
- \* This extensively renovated 26,000 sq ft retail/office building sits on Belmont between Claremont and Rock Ave
- \* Signage opportunities/Great visibility
- \* Exceptional location near amenities, multiple GRT Routes and LRT line
- \* High foot traffic and great side street parking
- \* Fully air conditioned and sprinklered
- \* Mix-2 zoning

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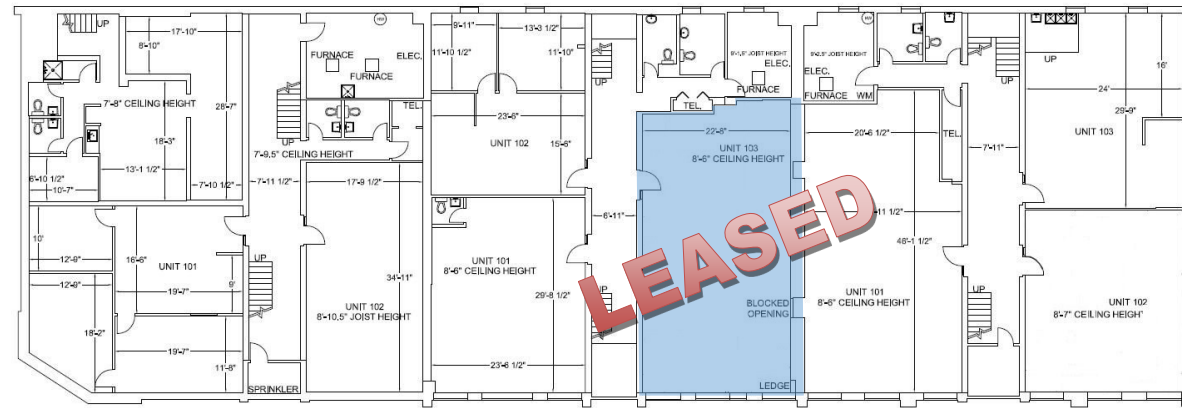
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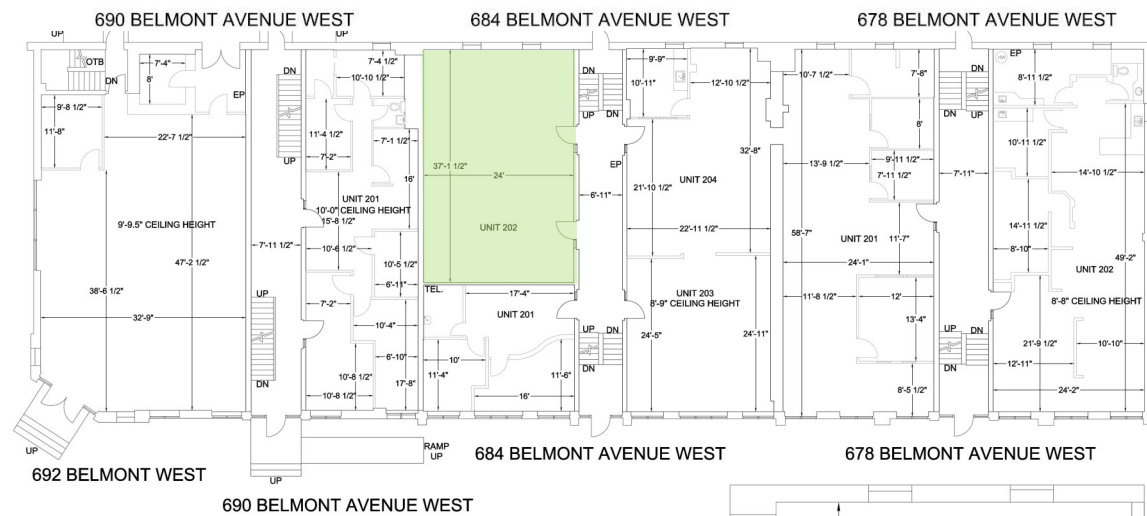
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Lower Level



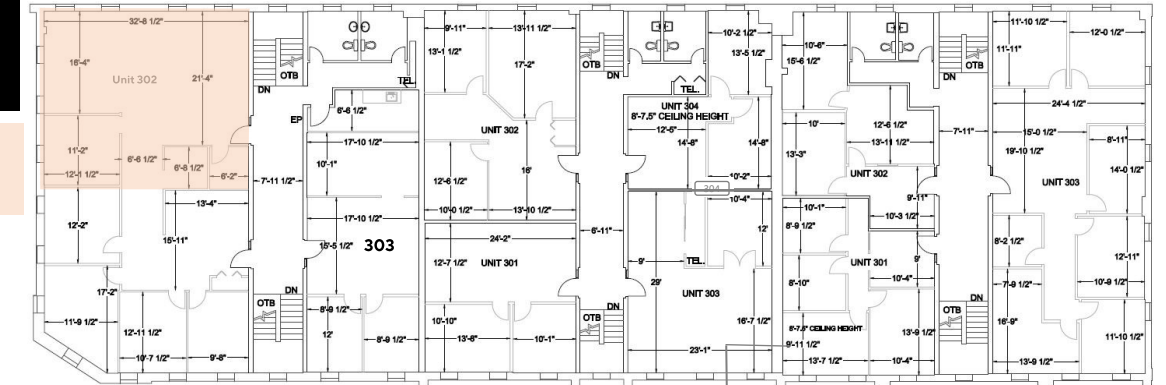
Second/Main Level

Available space:  
684, #202 - 1,157 sq ft



Third Floor

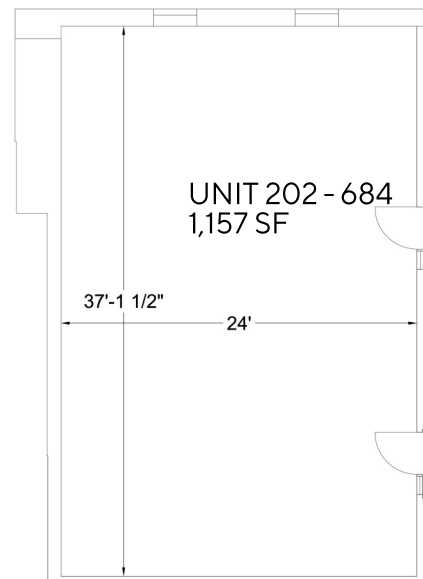
Available space:  
690, #302 - 1,205 sq ft



Note\* Building has stair access to all floors

690/Unit 302 is a 1,205 sq ft Upper level office space, rear facing, ready for tenant.

Common washrooms just outside of the unit



684/Unit 202 is a 1,157 sq ft Second/ Main Level office unit, Unit equipped with washroom and kitchenette. Move-in ready.

