

Coupal Markou

Commercial Real Estate Inc., Brokerage

# OFFICE BUILDING FOR SALE

87%  
Leased!

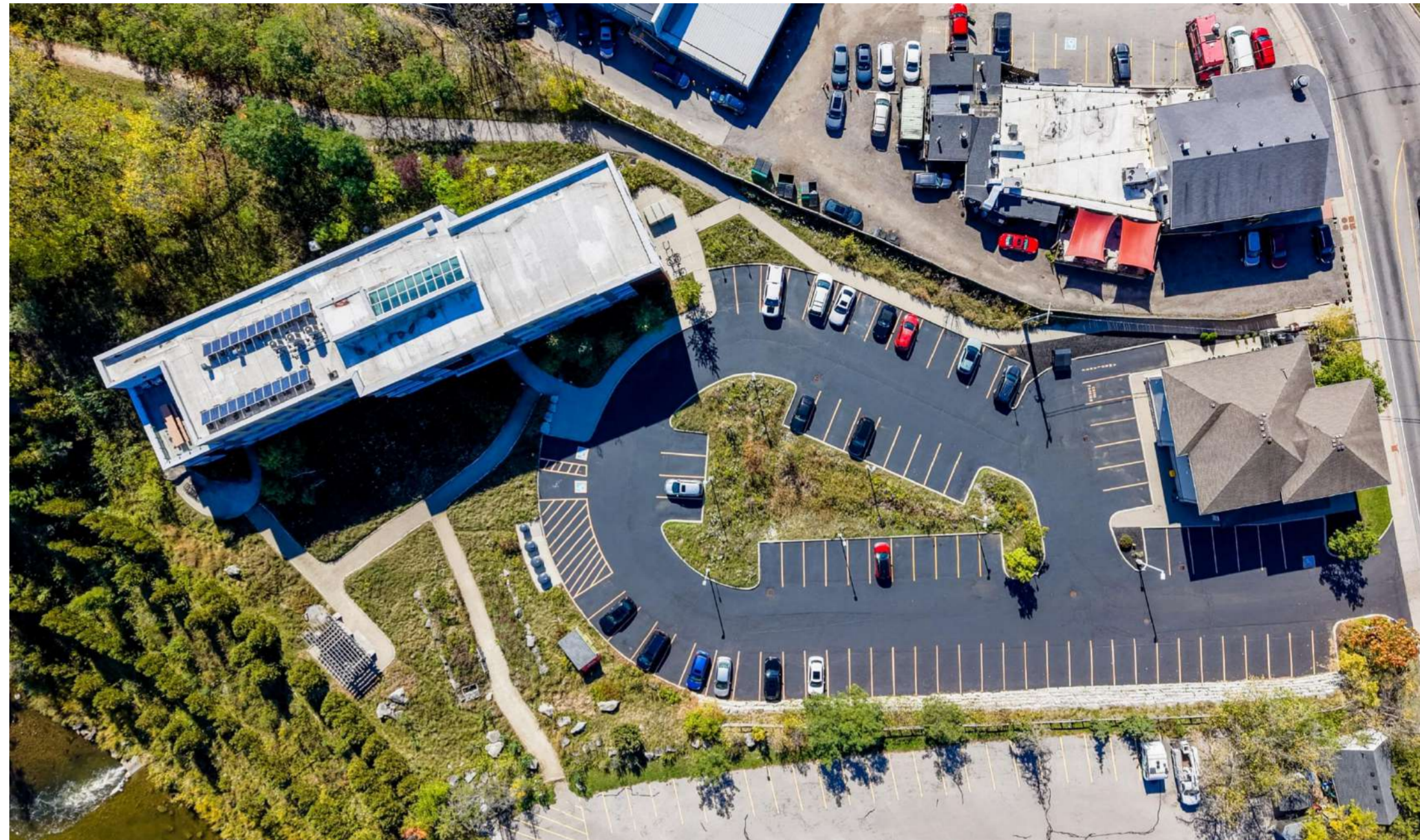
582 LANCASTER ST W, KITCHENER



# OFFICE BUILDING FOR SALE

## PROPERTY HIGHLIGHTS

NUMBER OF FLOORS	3 STOREYS
LEASABLE AREA	22,131 SQFT
ZONING	MIX-2 (49)&(61)
PARKING	72 SURFACE SPACES
PRICE	<b>\$6,800,000</b>



One of Canada's first Platinum certified, Signature LEED office building located next to the Grand River and the Kitchener Bridgeport Industrial Park. Over 22,131 sq. ft. over 3 floors fronting on to a spectacular 3 story open concept skylight entrance lobby, lots of windows and private 3rd floor terrace with spectacular views of the Grand River. Excellent onsite parking with 72 spaces, next to the Walter Bean Walking Trail, close to all amenities, public transit and easy access to the Conestoga Parkway. This is a wonderful ecofriendly work environment.



# Leed Station Highlights

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## THE LOBBY

- Showers to encourage cycling to work
- Clerestory windows open automatically for natural humidity and temperature optimization
- Waste heat from the computer server room heats domestic hot water by way of an air-to-water heat pump

## THE RESTROOMS

- 30 m2 cistern & recaptured condensate from condensing boiler supplies all non-potable water

## THE MECHANICAL ROOM

- Incoming outdoor air enters the building through an earth tube that warms winter air and cools summer air using the ambient temperature of the ground
- An energy recovery ventilation system (ERV) recovers heat and moisture from exhausting air during the winter to precondition incoming air; this process is reversed during the summer
- Heating / cooling is provided by 3 rooftop condensers; they are connected to over 60 fan coil units throughout the building to allow the system to operate at low and variable flow rates, whereas typical building systems operate at full-on or full-off

## THE OFFICES

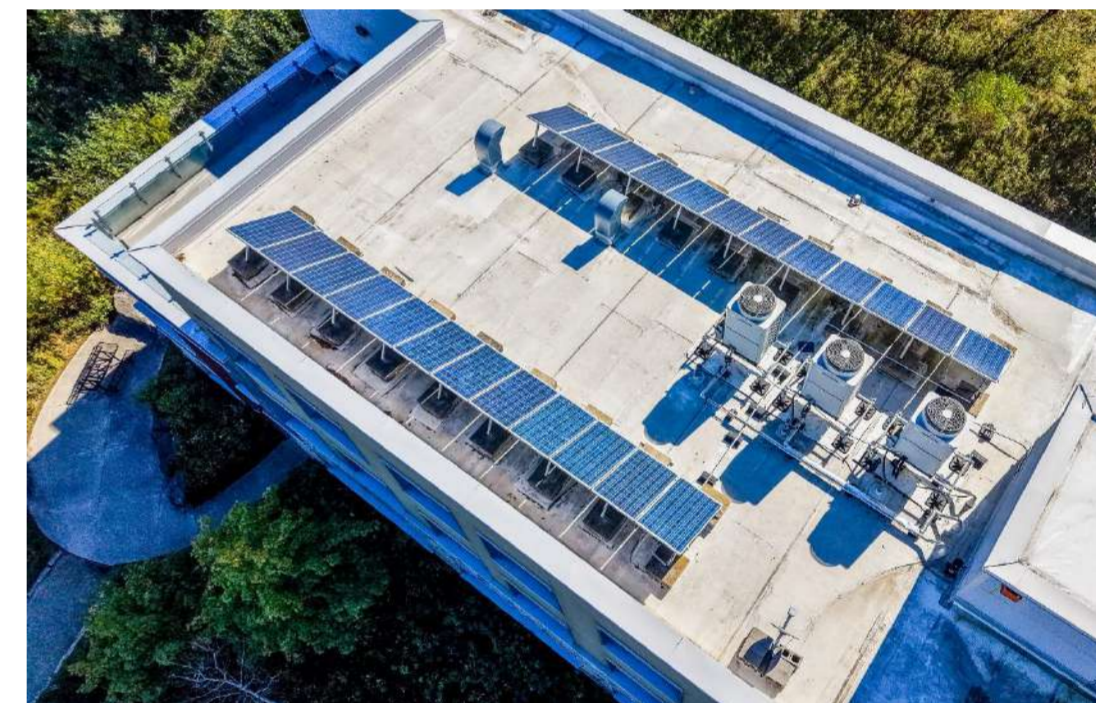
- Automated exterior shades on all windows facing south, east and west to decrease solar heat gain and glare
- Operable windows for natural cooling
- Adjustable daylighting sensors on all veiling lights
- Every employee has access to daylighting and views to the outdoors

## THE KITCHEN

- Low-flow showerheads, rain barrels and composters

## THE LANDSCAPING

- Only native, drought-resistant plant species requiring no pesticides
- Stormwater treated to remove 80% of toxins and debris
- Parking spots designated for carpool and hybrid vehicles

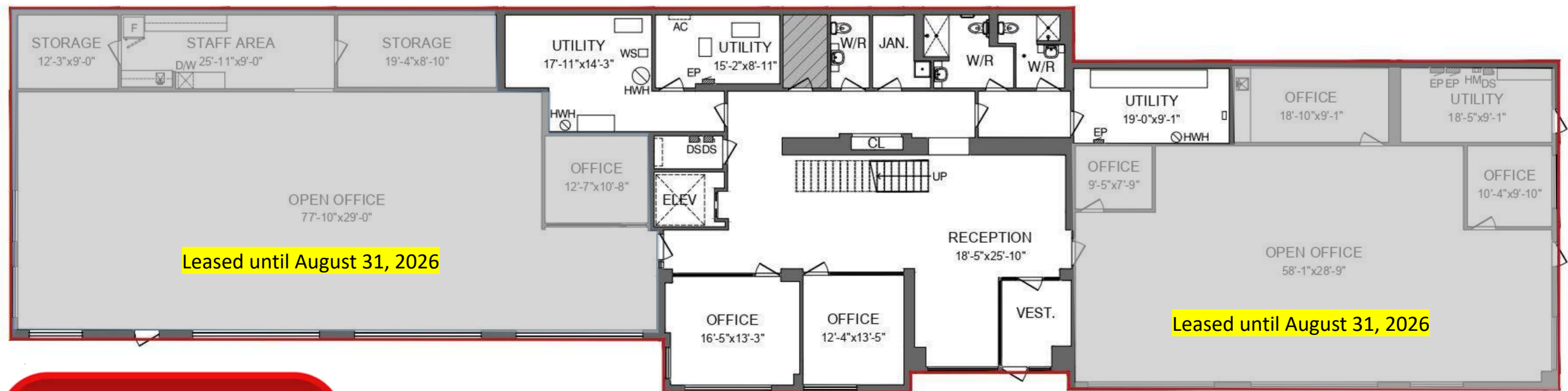


# FLOOR 1

LEASABLE AREA: 7,850 SQFT

## FEATURES

- Main building lobby into 3 story atrium
- 6 Private offices
- 2 Large open office areas
- Washrooms with showers
- Utility rooms
- Leased until August 31, 2026



CLICK TO TOUR 

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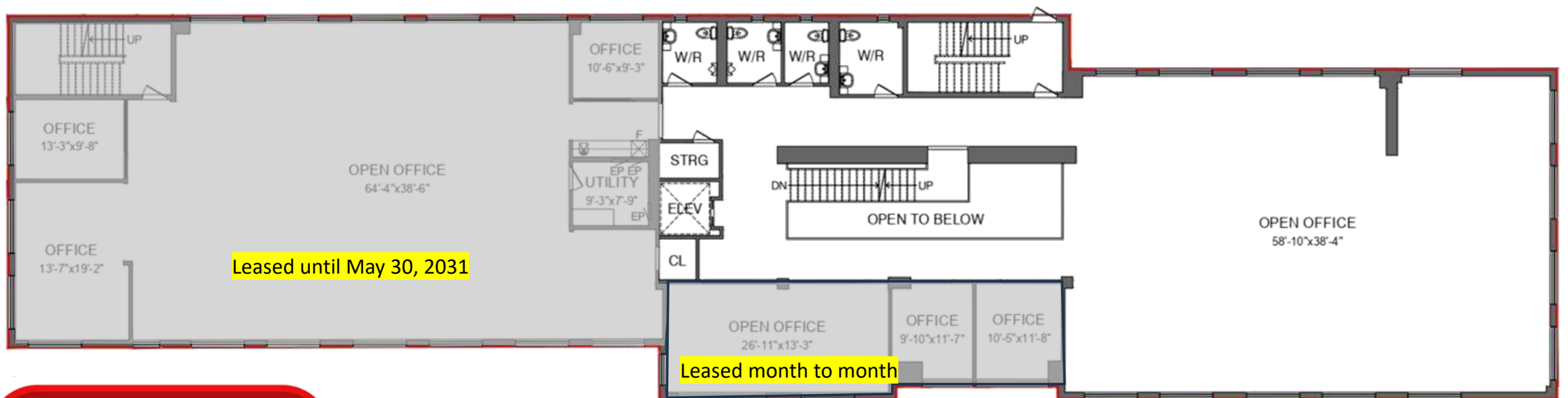
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# FLOOR 2

LEASABLE AREA: 7,810 SQFT

## FEATURES

- 4 Private offices
- Large boardroom
- 2 Large open office areas
- Washrooms
- Leases in place



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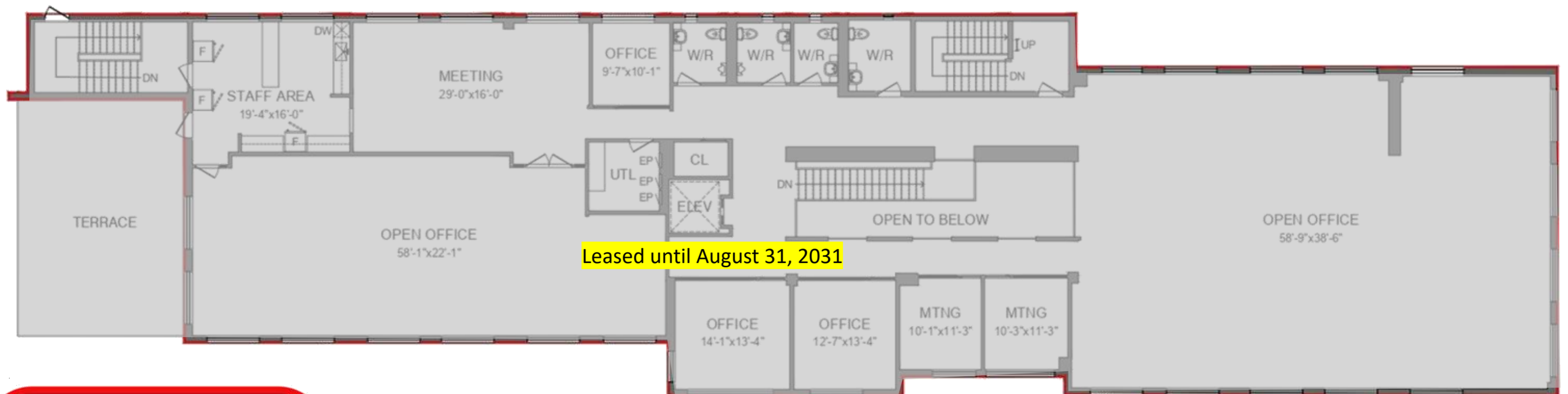
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# FLOOR 3

LEASABLE AREA: 7,263 SQFT

## FEATURES

- 5 Private offices
- Large meeting room
- 2 Large open office areas
- Staff kitchen
- Rooftop terrace overlooking the Grand River
- Washrooms
- **Leased until August 31, 2031**



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# WSCC446 – Condo Structure Summary

## Included in the sale:

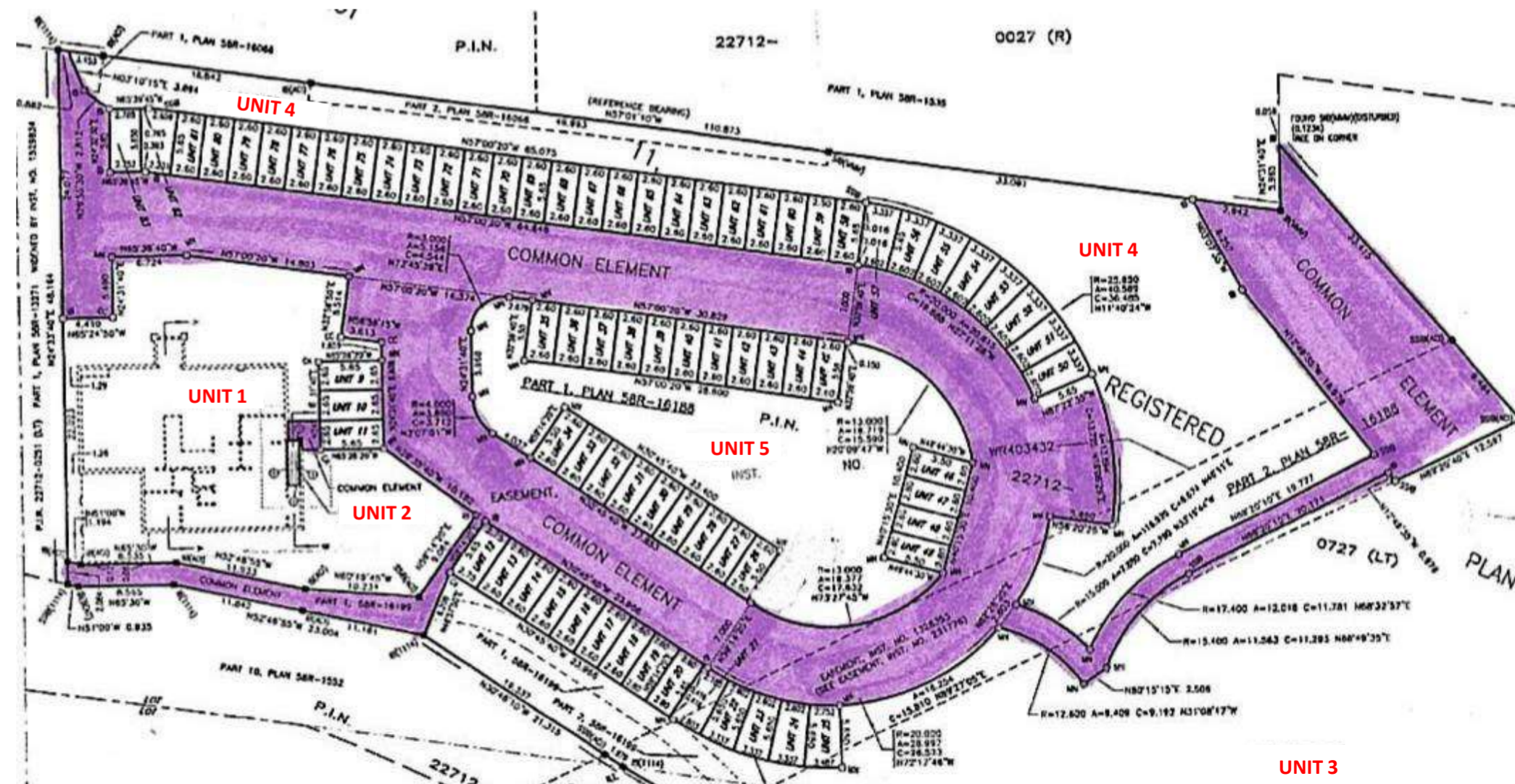
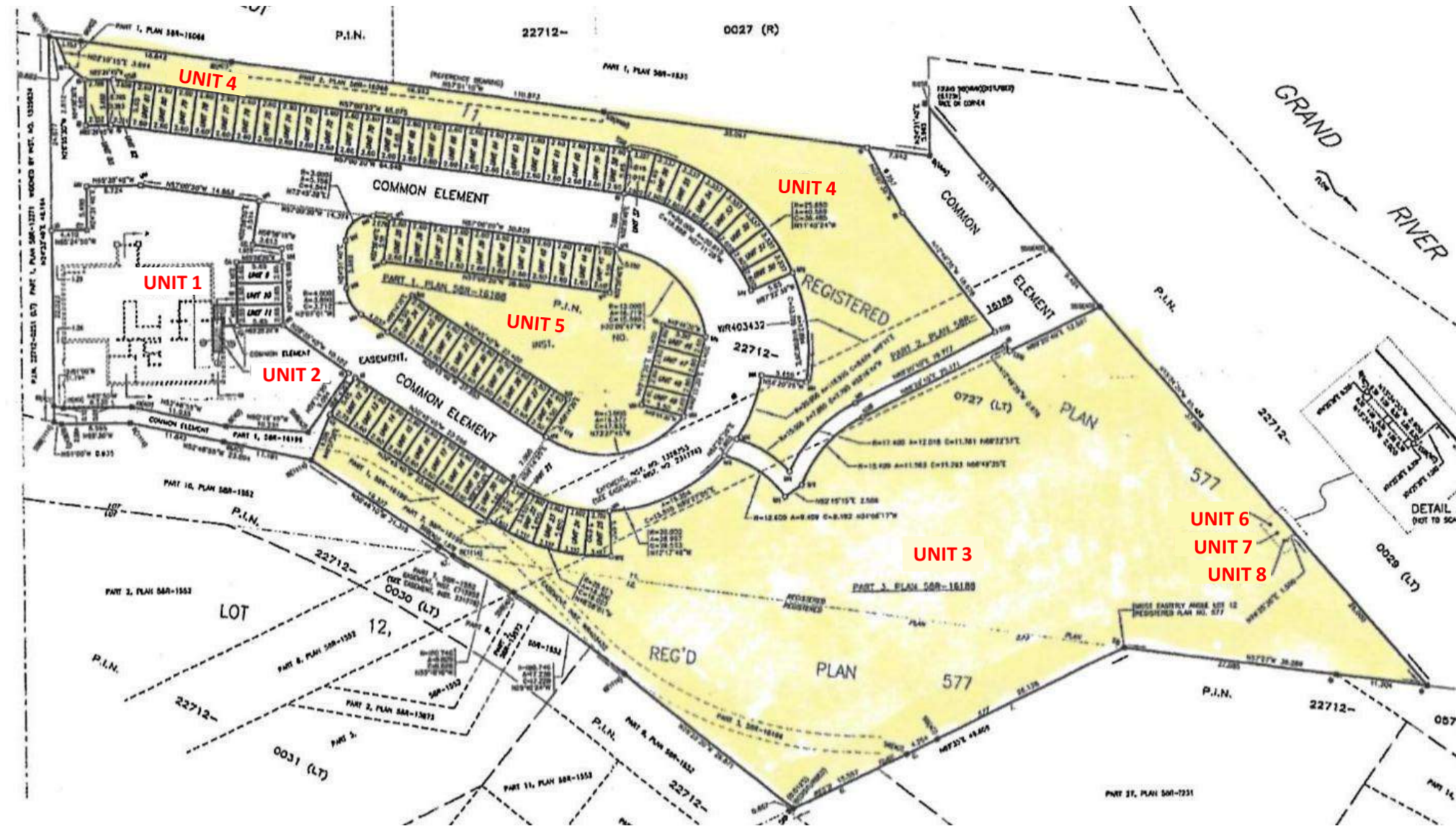
- Unit 3- Southeast land area where building is located
- Unit 4- Northwest land area with a retaining wall
- Unit 5 – Centre storm pond area
- Unit 6-8 – Voting units only
- Unit 12-83 – Parking spaces

## Not Included in the sale:

- Unit 1 -2 – Southwest land area where 580 Landcaster is built
- Units 9 – 11 – Parking spaces

## Notes

- Units are highlighted in yellow & purple highlights the common elements
- WSCC466 has 8 voting units (Units 1-8), 6 of these units are included in the sale



## A LOCATION THAT WORKS FOR YOU

Situated on a high visibility corridor in Kitchener, 582 Lancaster Street West offers excellent exposure along one of the city's busiest thoroughfares.

The property benefits from easy access to Highway 85 and the Conestoga Parkway, providing convenient connectivity throughout Kitchener-Waterloo, Cambridge, and beyond.

The surrounding area is a mix of commercial, industrial, and residential uses, making it an attractive and accessible location for a wide range of businesses. Public transit is readily available along Lancaster Street, and the property is just minutes from Downtown Kitchener and Uptown Waterloo.

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FRONTAGE ON THE GRAND RIVER WITH SCENIC VIEWS

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5 EATERIES WITHIN 0.5 KM

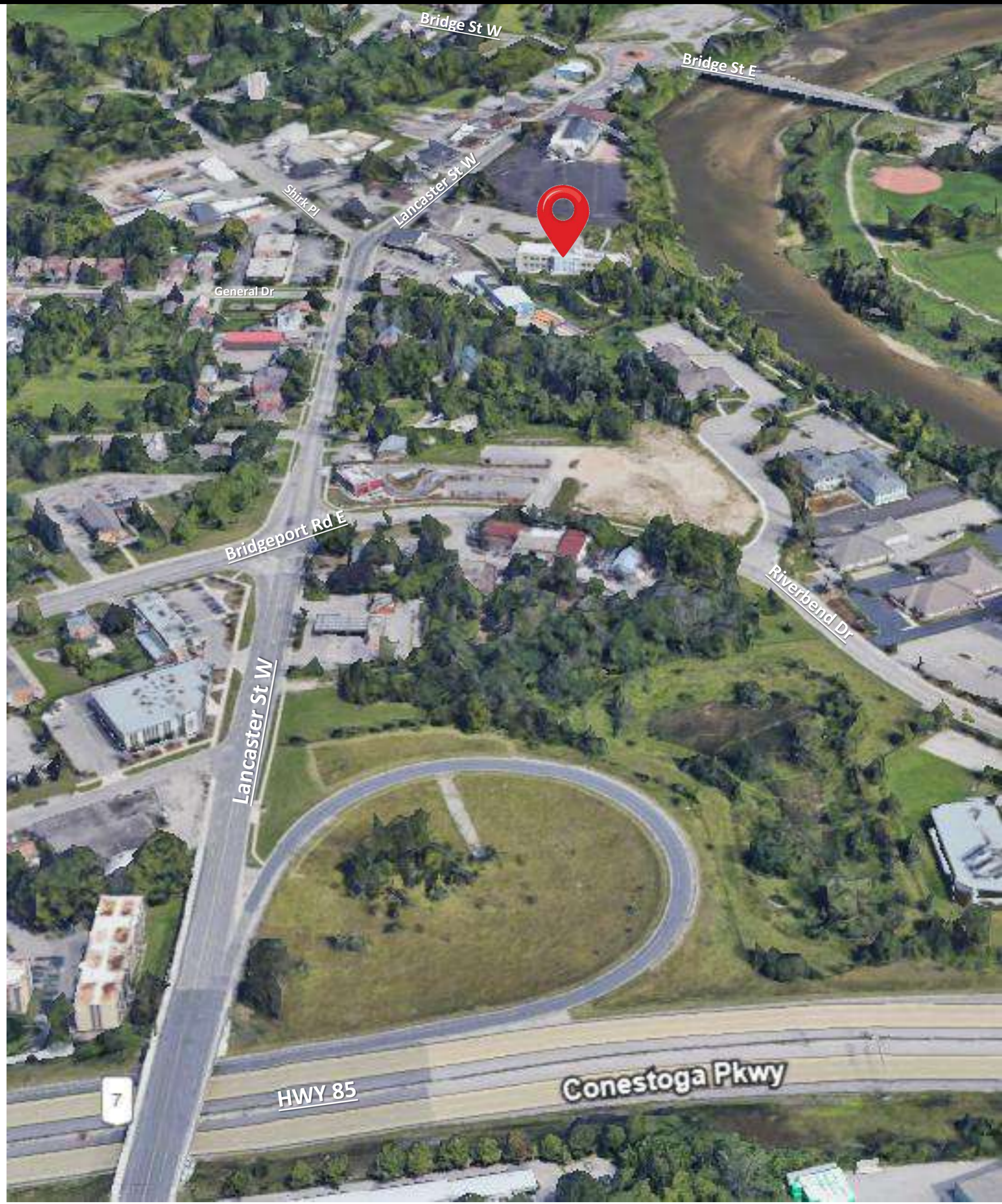
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WITHIN WALKING DISTANCE OF MULTIPLE BUS STOPS

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1 MINUTE DRIVE TO EXPRESSWAY

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**Coupal Markou**

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**582 LANCASTER ST W, KITCHENER**



**Christopher Coupal**

Broker of Record

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