

COMMERCIAL OFFICE SPACE FOR LEASE

851 FISCHER-HALLMAN RD #206, KITCHENER



Coupal Markou

COMMERCIAL OFFICE SPACE FOR LEASE

PROPERTY DESCRIPTION

NUMBER OF FLOORS 2 STOREYS

BUILDING SIZE 74,255 SF

SIGNAGE PYLON AND FACADE

ZONING COM -2

PARKING APPROX. 247 STALLS

GLASGOW HEIGHTS IS A BUSY NEIGHBOURHOOD PLAZA PROMINENTLY LOCATED AT THE SIGNALIZED CORNER OF FISCHER-HALLMAN ROAD AND UNIVERSITY AVENUE IN KITCHENER.

ANCHORED BY FOOD BASICS AND DOLLARAMA, THIS WELL-ESTABLISHED CENTRE OFFERS A MIX OF RETAIL, MEDICAL, AND PROFESSIONAL OFFICE USES, DRAWING STEADY DAILY TRAFFIC FROM THE SURROUNDING RESIDENTIAL COMMUNITIES, SCHOOLS, AND TRANSIT ROUTES.

TENANTS BENEFIT FROM EXCELLENT VISIBILITY ALONG HIGH-TRAFFIC FISCHER-HALLMAN ROAD, ABUNDANT ON-SITE SURFACE PARKING, AND CONVENIENT ACCESS FOR BOTH VEHICLES AND PEDESTRIANS, MAKING GLASGOW HEIGHTS AN IDEAL LOCATION FOR SERVICE-ORIENTED, PROFESSIONAL, AND DESTINATION USERS SEEKING A STRONG WEST-KITCHENER PRESENCE



**FITTED WITH
MODERN
FINISHES**



**TRAFFIC COUNT OF
34,081 VEHICLES
DAILY **AADT
VOLUME REPORT
2024**



**ABUNDANT
FREE SURFACE
PARKING**

UNIT 206

SIZE: 1,447 SQFT

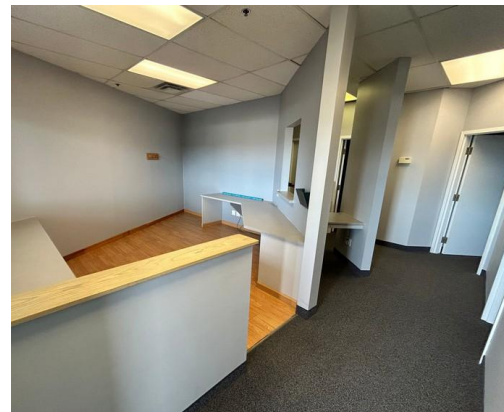
ASKING RENTS: \$20.00/ANNUAL SQFT NET

ADDITIONAL RENTS: \$23.05/SQFT
INCLUDES UTILITIES

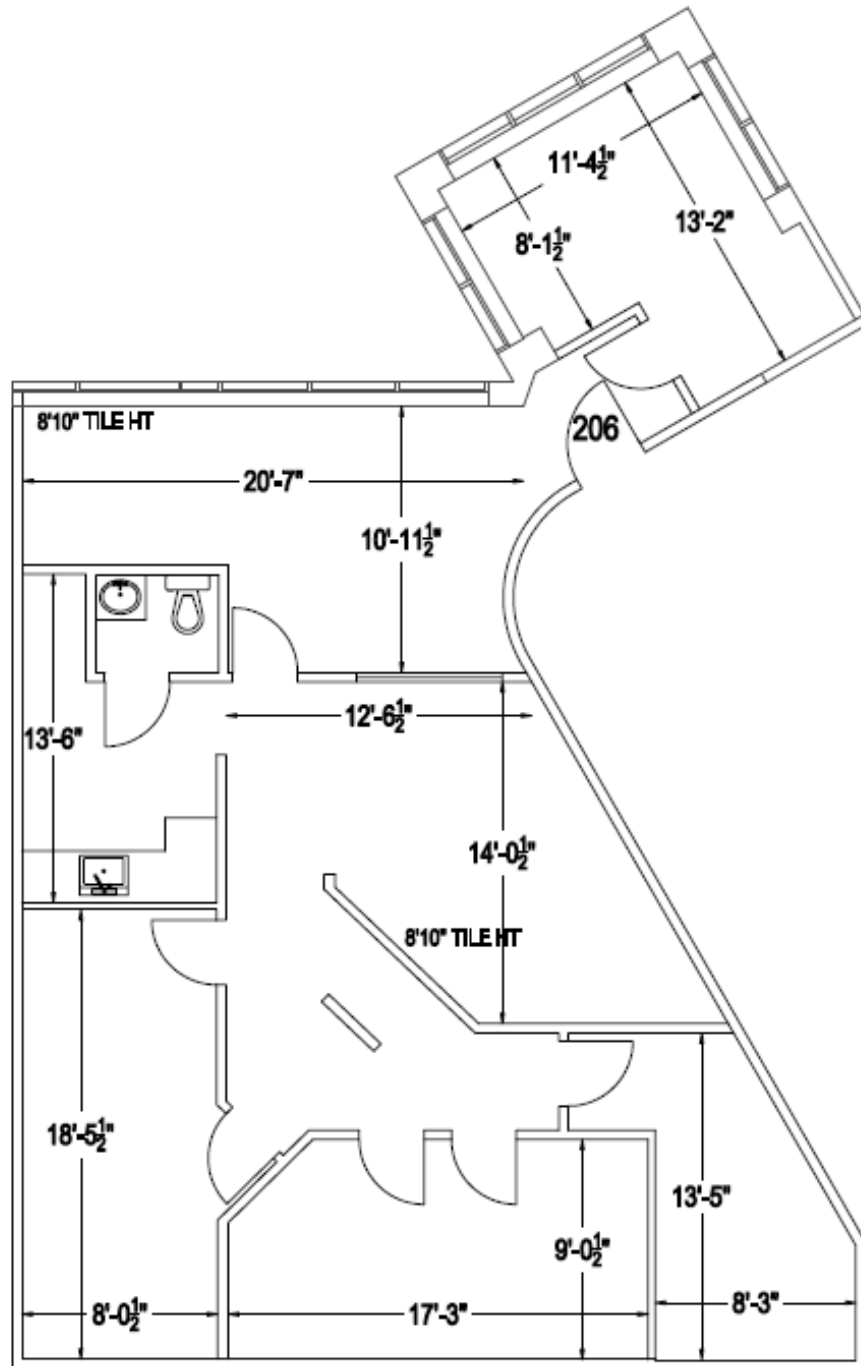
OCCUPANCY: IMMEDIATE

UNIT FEATURES

- ◆ 2ND FLOOR OFFICE SPACE
- ◆ ELEVATOR FOR ACCESIBILITY
- ◆ AMPLE WINDOWS FOR LOTS OF NATURAL LIGHT
- ◆ INCLUDES FOUR PRIVATE OFFICE/TREATMENT ROOMS, A KITCHENETTE, RECEPTION/WAITING AREA, AND AN IN-SUITE WASHROOM.



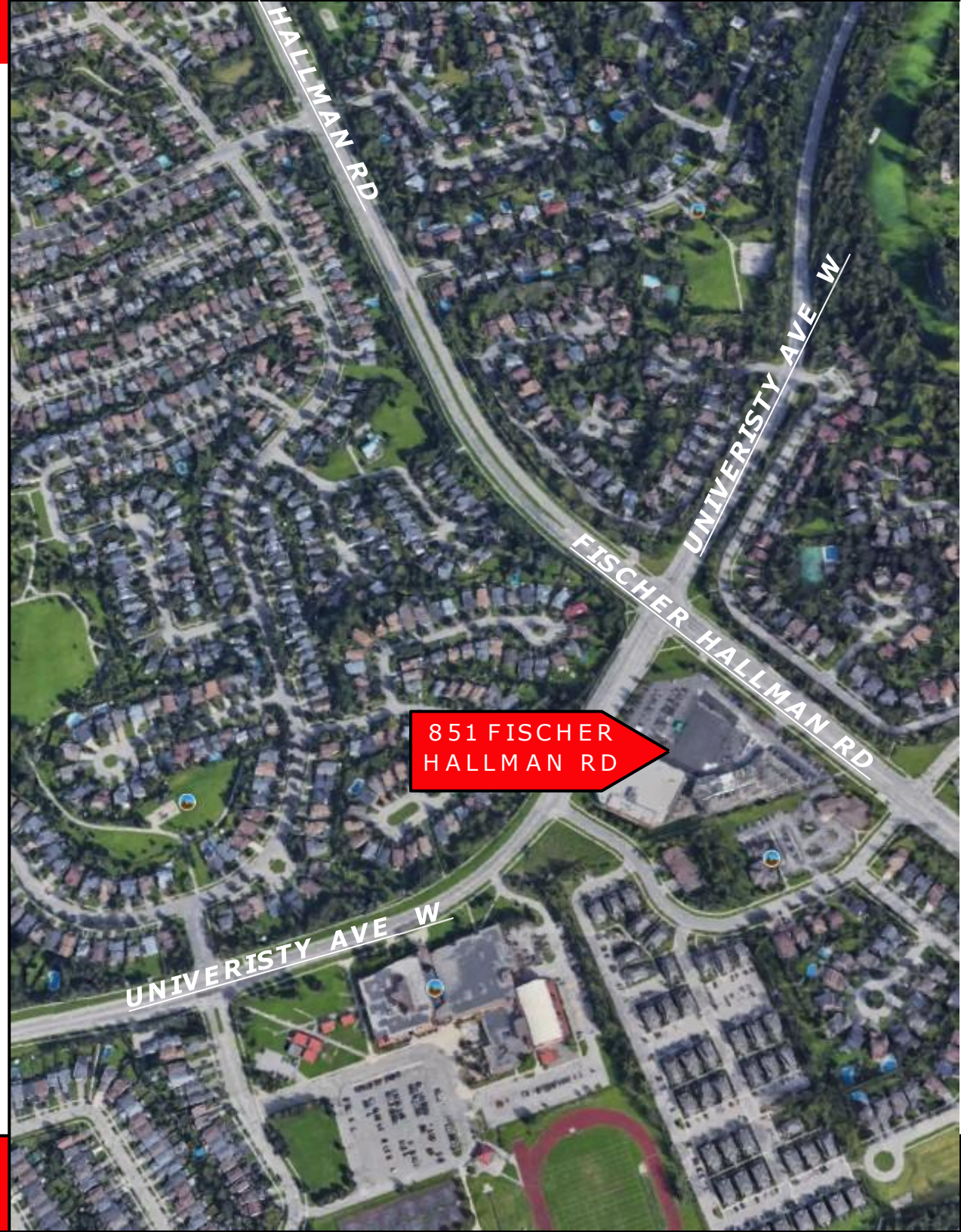
UNIT 206 FLOOR PLAN



A LOCATION THAT WORKS FOR YOU

LOCATED IN WEST KITCHENER AT THE BUSY INTERSECTION OF FISCHER-HALLMAN ROAD AND UNIVERSITY AVENUE, GLASGOW HEIGHTS OFFERS EXCEPTIONAL VISIBILITY AND CONVENIENCE FOR CUSTOMERS AND STAFF.

THE CENTRE IS SURROUNDED BY ESTABLISHED RESIDENTIAL NEIGHBOURHOODS, SCHOOLS, AND EVERYDAY AMENITIES, WITH DIRECT ACCESS TO LOCAL TRANSIT AND MAJOR ARTERIALS. WITH AN IMPRESSIVE TRAFFIC COUNT OF APPROXIMATELY 34,081 VEHICLES PER DAY.






851 FISCHER-HALLMAN RD #206, KITCHENER

THEO PAPADOPOULOS
SALES REPRESENTATIVE

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