

FOR LEASE

5,897 SF

8 QUEEN STREET N | UNIT 1A | KITCHENER | ONTARIO

TURNKEY OPPORTUNITY IN DOWNTOWN KITCHENER





FOR LEASE

WHITNEY
Commercial Real Estate Services

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TOTAL AREA | 5,897 SF

LEASE RATE | \$22.00 / SF

ADDITIONAL RENT | \$10.95 / SF

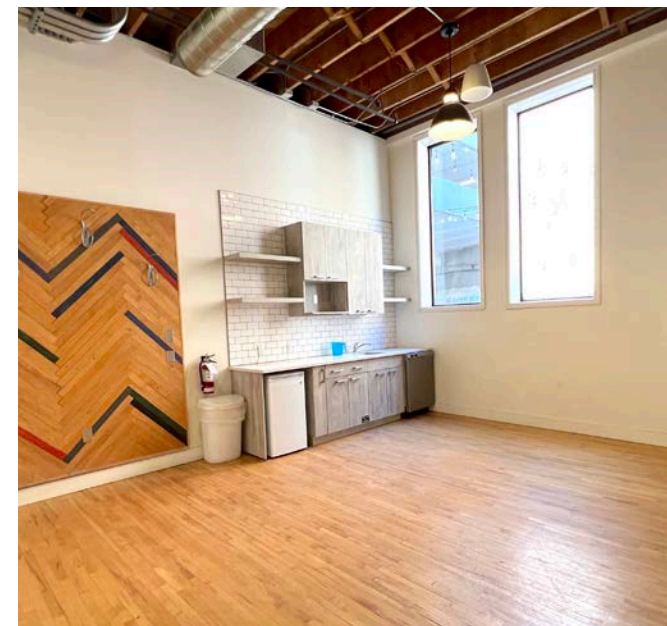
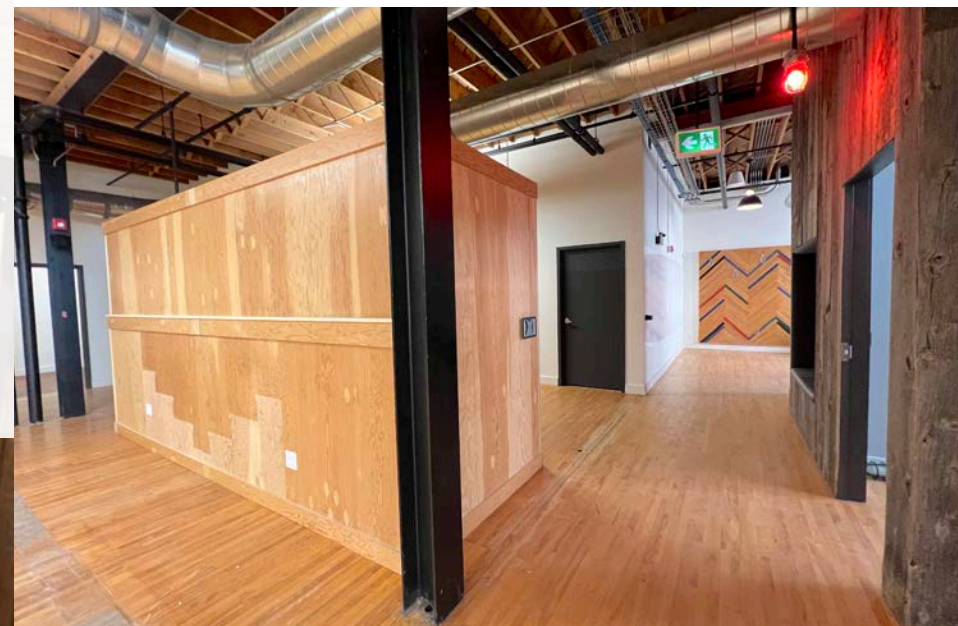
LRT STOP | 1 minute walk

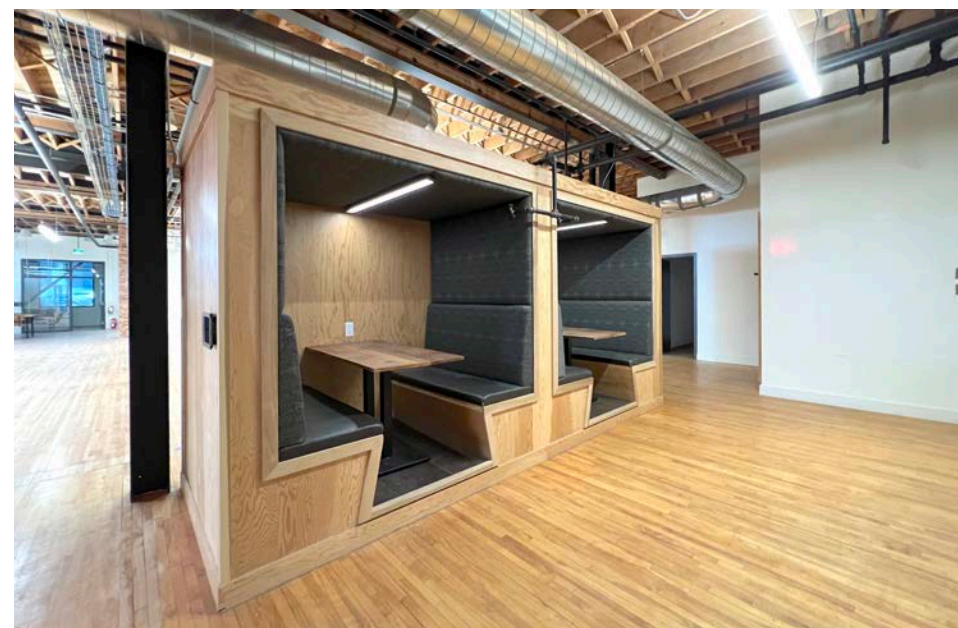
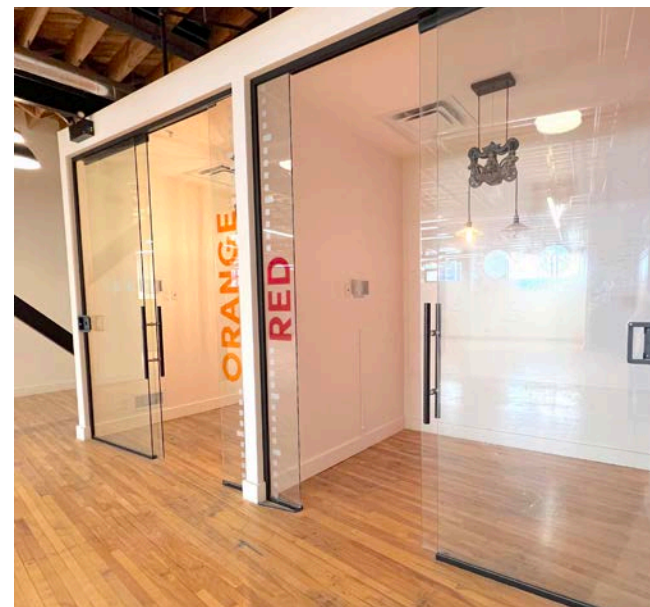
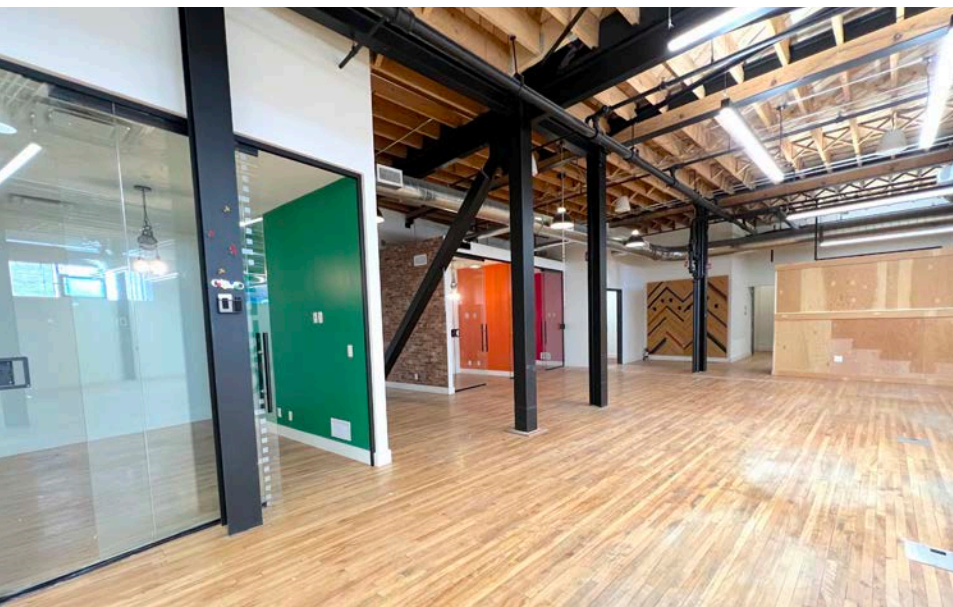
Prime brick & beam office space in the heart of Downtown Kitchener containing an open concept floor plate, soaring ceilings, and ample natural light. Completely built out space with offices, meeting rooms, in-suite washrooms and kitchen. City-run events through the summer in the pedestrian-only Goudies' Lane.

8 Queen is completely barrier-free and within 300 meters of four LRT stops, and is connected via internal walkway to the Duke and Ontario parkade with more than 450 vehicle parking spaces and indoor bicycle parking. Located in the heart of the highest concentration of office space and the most amenity- rich neighbourhood of Waterloo Region, 8 Queen is steps from the best our region has to offer. Within short walking distance tenants and visitors will enjoy dozens of restaurants and nightlife as well as access to amenities such as the Centre in the Square, the Kitchener Market, THEMUSEUM, and City Hall. Iconic building in DTK with remarkable street presence.

FEATURES

- In-suite washrooms
- Kitchen
- 4 LRT stops within 300m
- Secure storage area in basement available
- Fibre Optics and cable available
- Prime location at King & Queen Street N in the heart of Downtown Kitchener
- Possession: immediate
- Parking structure attached

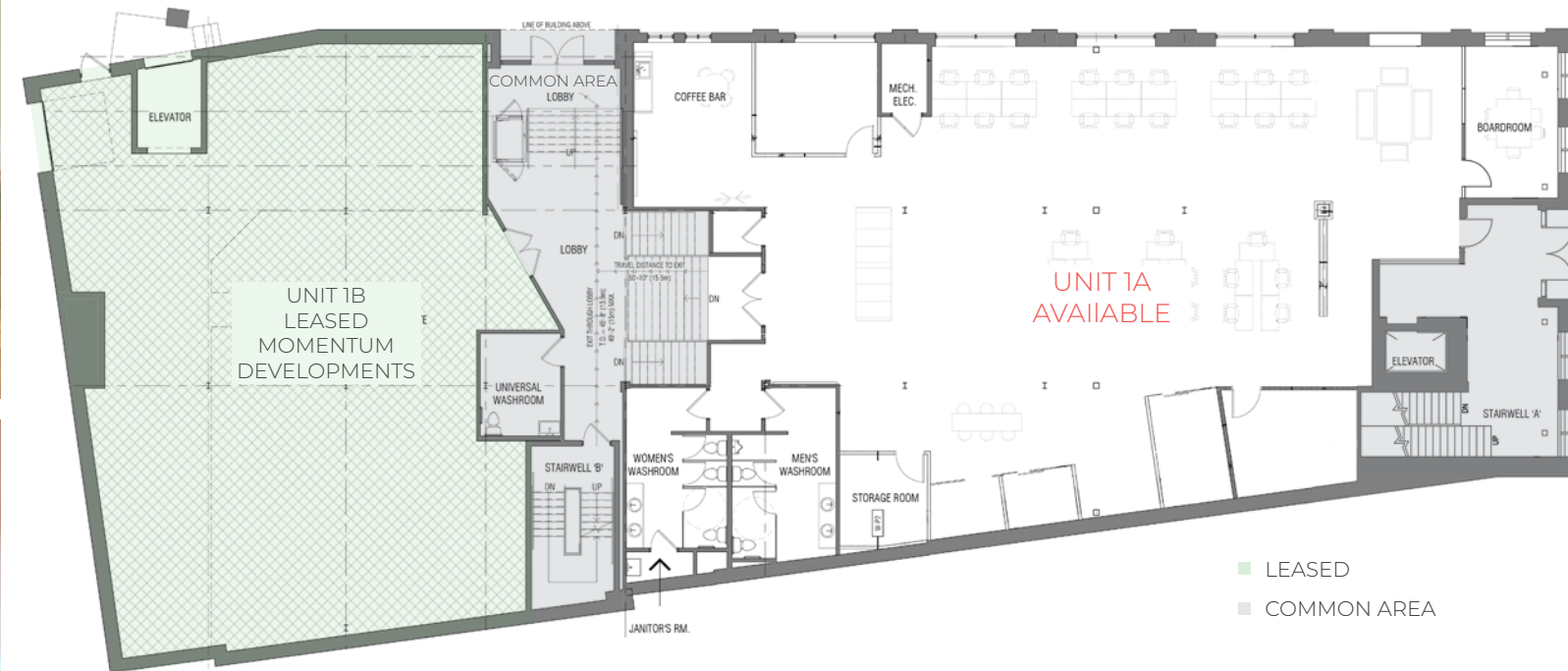




FLOOR PLANS

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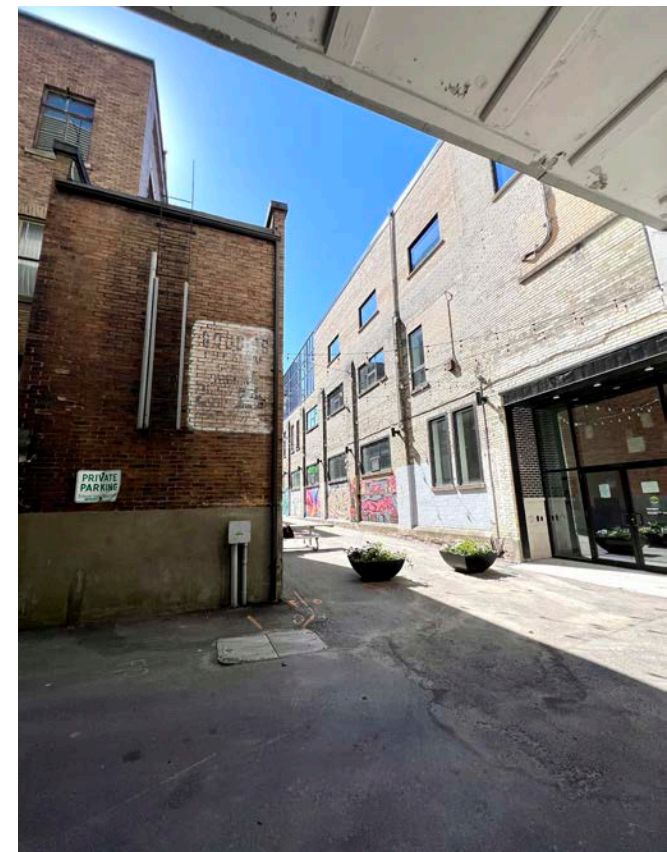
Unit 1A - 5,897 SF Available



Co-Tenants include Momentum Developments and Skywatch.
Previously occupied by Vidyad

FEATURES

- Street presence
- Amenities nearby eg. Show & Tell cafe
- Exposed wood ceilings and floors
- Glass meeting rooms
- Boardrooms
- Seating booths
- Goudies lane - events, art
- Front and rear entrances - conveniences
- Interior bike and skate board storage
- Built in speakers
- Fob access
- Property manager
- Local landlord
- Video security system
- Short term visitor parking directly across the street



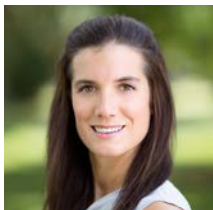
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Being centrally located, there are many amenities and transit options nearby with the walk score at 95. Nearby amenities include – The Rich Uncle, Matter of Taste, Legacy Greens, TWH Social, Walper Hotel, Grand Trunk Saloon, Marche Leo's, AOK and near Communitech and close proximity to Victoria Park.

Contact Listing Agents for More Information.



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