One Hundred Victoria Street South, Kitchener

STUNNING MODERN DESIGN BUILDING

Commute to **Downtown Kitchener**

1 min | 4 min | 1 min | 6 min

Walk Score 92

Walker's Paradise

Daily errands do not require a car.

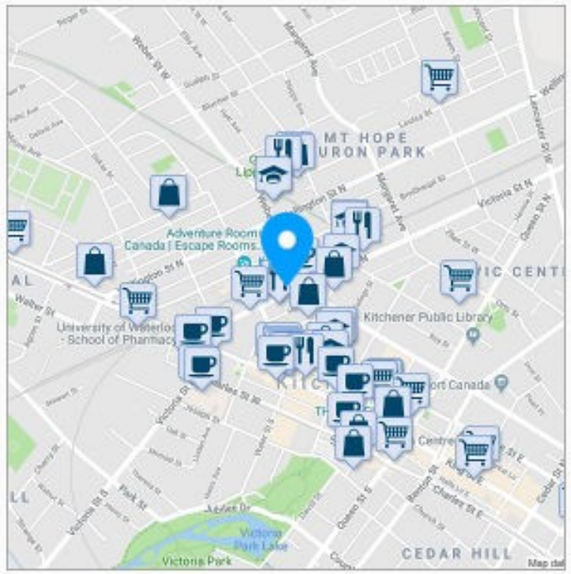
Transit Score 65

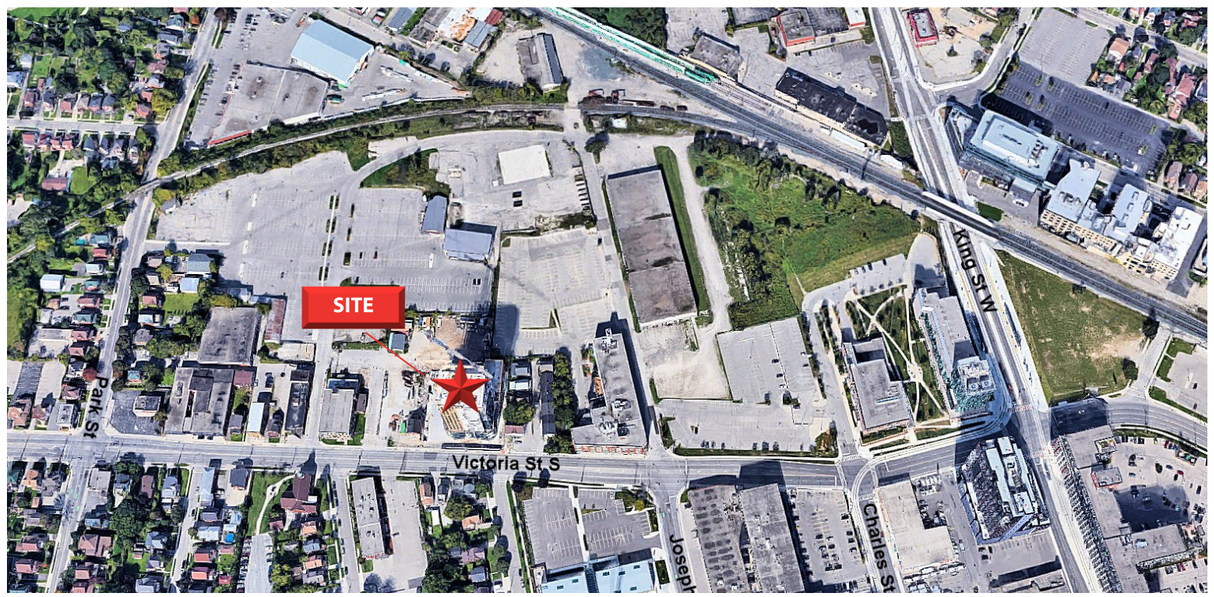
Good Transit

Many nearby public transportation options.

Bike Score 75

Very Bikeable





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Coupal Markou
www.coupalmarkou.com

COMMERCIAL/RETAIL SPACE FOR LEASE

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KEY FEATURES

* Located on Victoria Street South, between King Street West and Park Street
* Main floor commercial/retail
* Ideal for retail/office/ restaurant in the heart of downtown Kitchener
* Phase One of Four phases is now complete with occupancy in the residential tower - 700+ residential units and 140,000 sq ft of office
* Commercial units include underground floating parking - *Negotiable*
* Units finished to shell state with Sprinklers/ Power and HVAC
* CAM's include HVAC and water - *Electricity separately metered*
* D-6 zoning allows many uses, including:
  - ~ Convenience Retail
  - ~ Office
  - ~ Educational Establishment
  - ~ Financial Establishment
  - ~ Health Clinic
  - ~ Personal Services

AVAILABILITY	ZONING	ADDITIONAL RENT	LEASE RATE
UNIT A 2,508 SQ FT	D-6	UNIT A $10.00/SQ FT	$28.00/SQ FT

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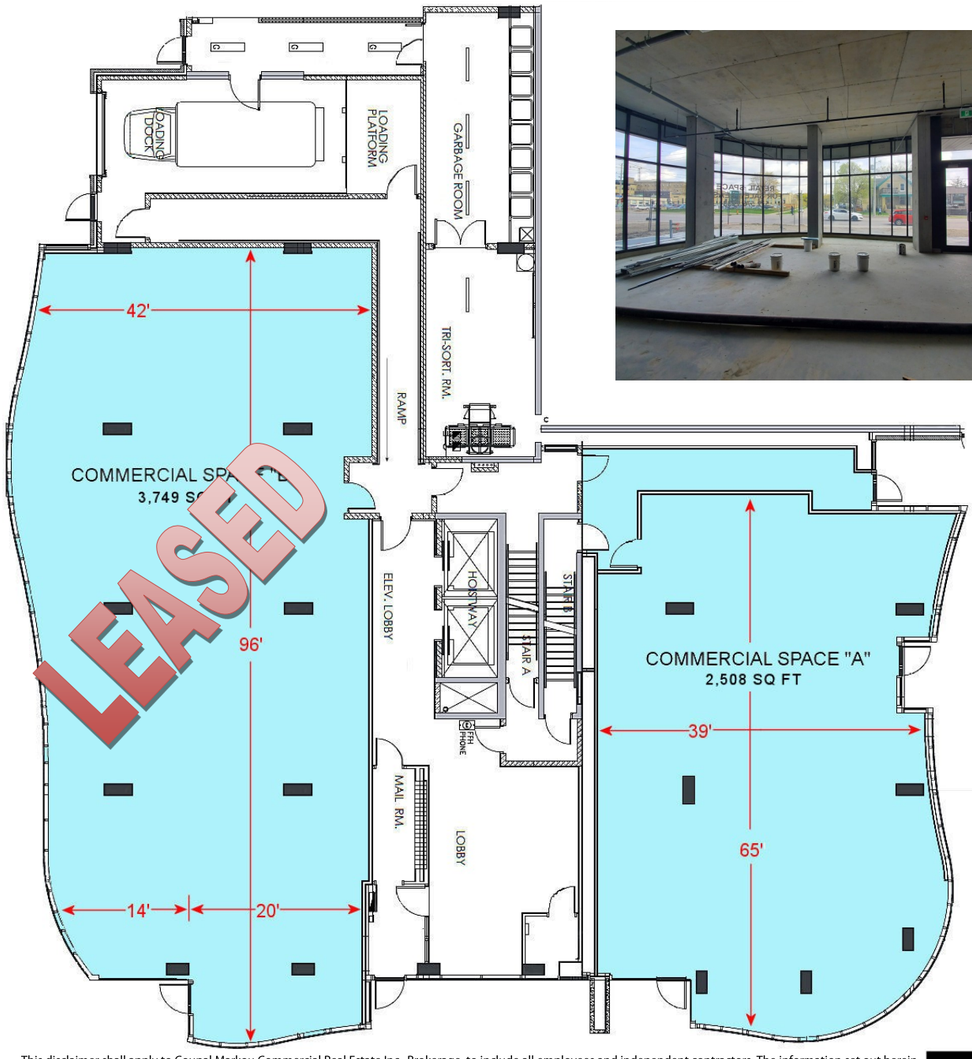

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