

WELCOME **YOUR BUSINESS** TO THE BRAND NEW:

HOMER WATSON MEDICAL CENTRE



MEDICAL **RETAIL/OFFICE** OPTIONS AVAILABLE

Coupal | Markou

15 Pearson Street, Kitchener
FOR LEASE

HOMER WATSON MEDICAL CENTRE

AN OPPORTUNITY TO CREATE YOUR OWN UNIQUE ENVIRONMENT!!

Available Suite Sizes

Main Floor Retail -
Suites from 1,855-3,000sq ft

Second & Third Floor Office -
Suites from 1,500-10,369sq ft

Additional Rent

\$15.00/sq ft (est. 2024)

Plus Utilities

*CAMs subject to change following assessment

Zoning

U1-16

Possession

Q4 2024

RETAIL
NET LEASE RATES FROM:

\$25.00

PER SQUARE FOOT

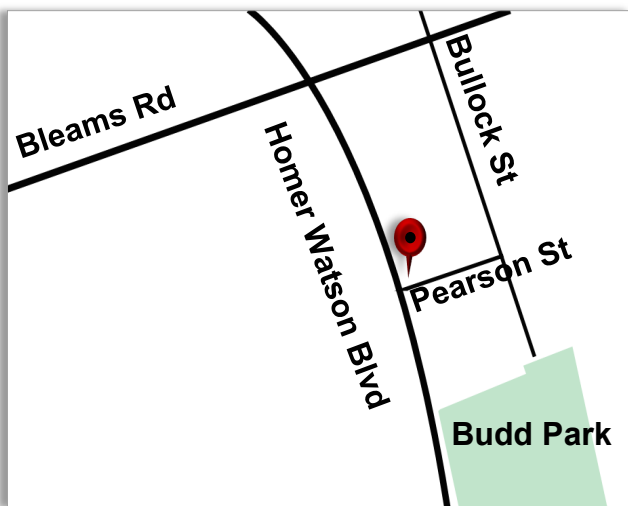
OFFICE
NET LEASE RATES FROM:

\$18.95

PER SQUARE FOOT

Features

- Retail/Medical/Office space available at the Homer Watson Medical Centre
- Brand new construction with attractive exterior
- Construction well underway with occupancy estimated for Q4 2024
- Abundance of onsite parking
- Utilities are in addition to Rental rates
- Located on the corner of Homer Watson Blvd and Pearson St, near Bleams Rd in Kitchener



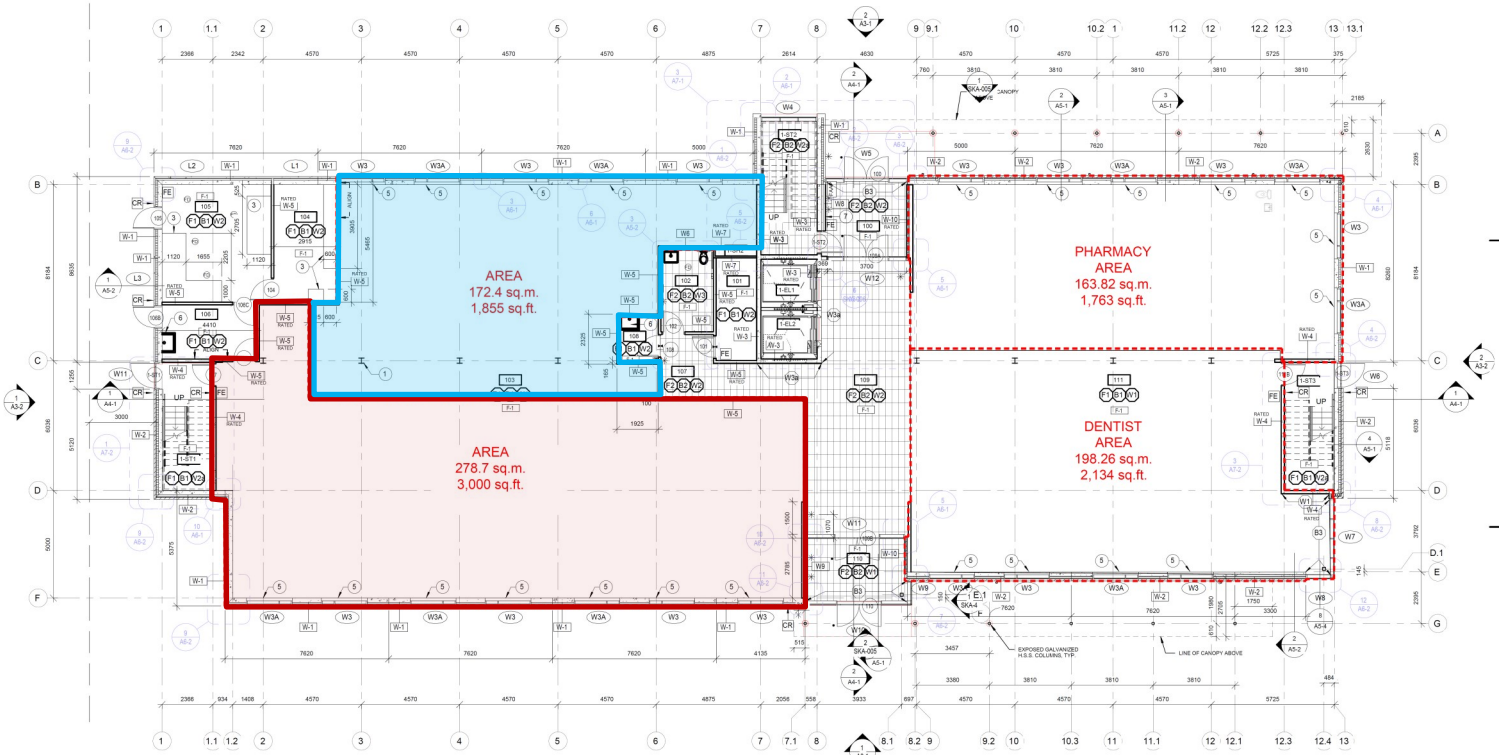
Construction almost complete



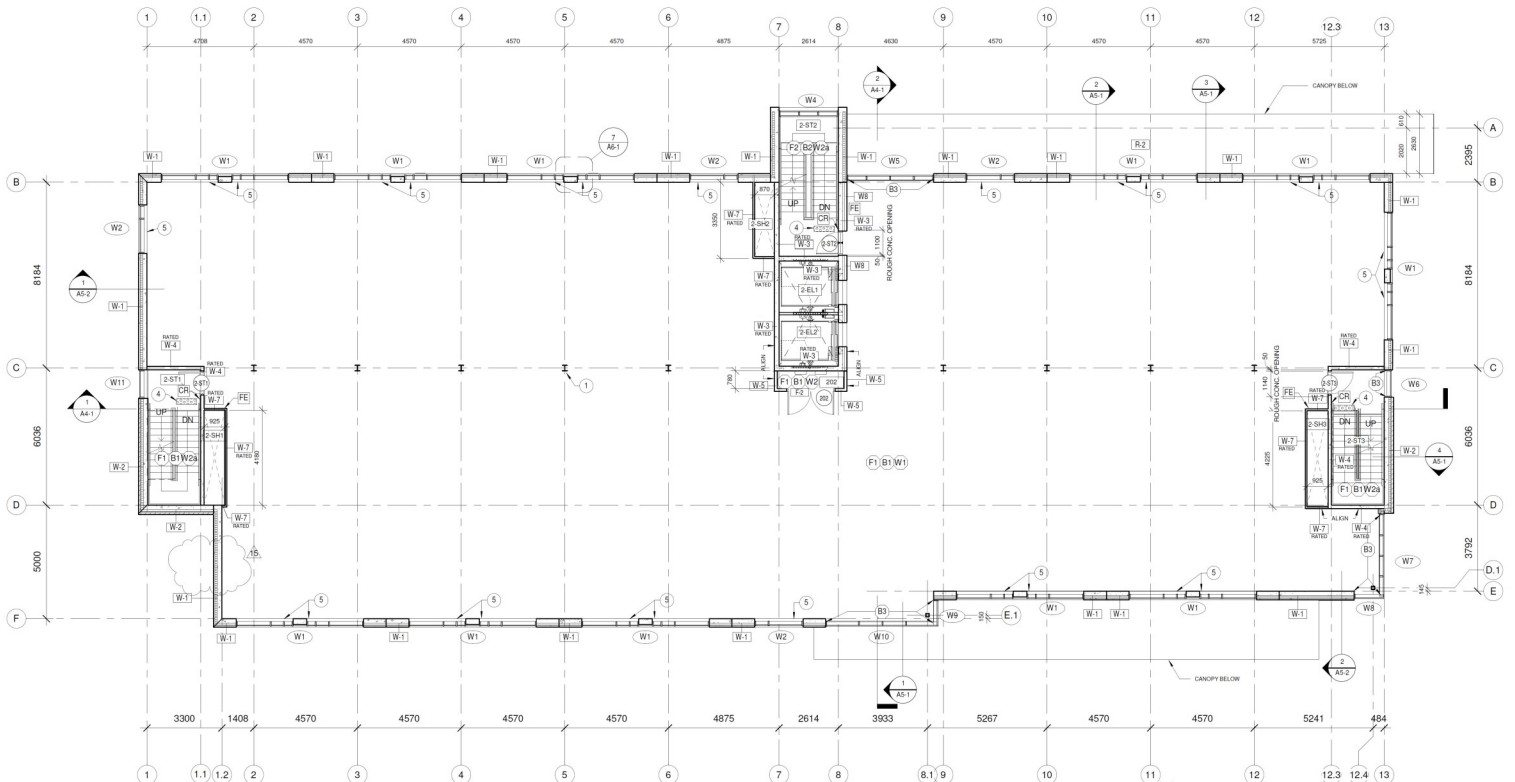
Property adjacent to **Homer Watson Business Park**; strategically located in the most sought-after location in Waterloo Region. With quick access to arterial highways, close proximity to numerous retail amenities, public transportation and access to a talented labour pool this is the ultimate location for your thriving business.

HOMER WATSON MEDICAL CENTRE

Main Floor: Suitable for medical **RETAIL USES** (excluding pharmacy and dental clinic).

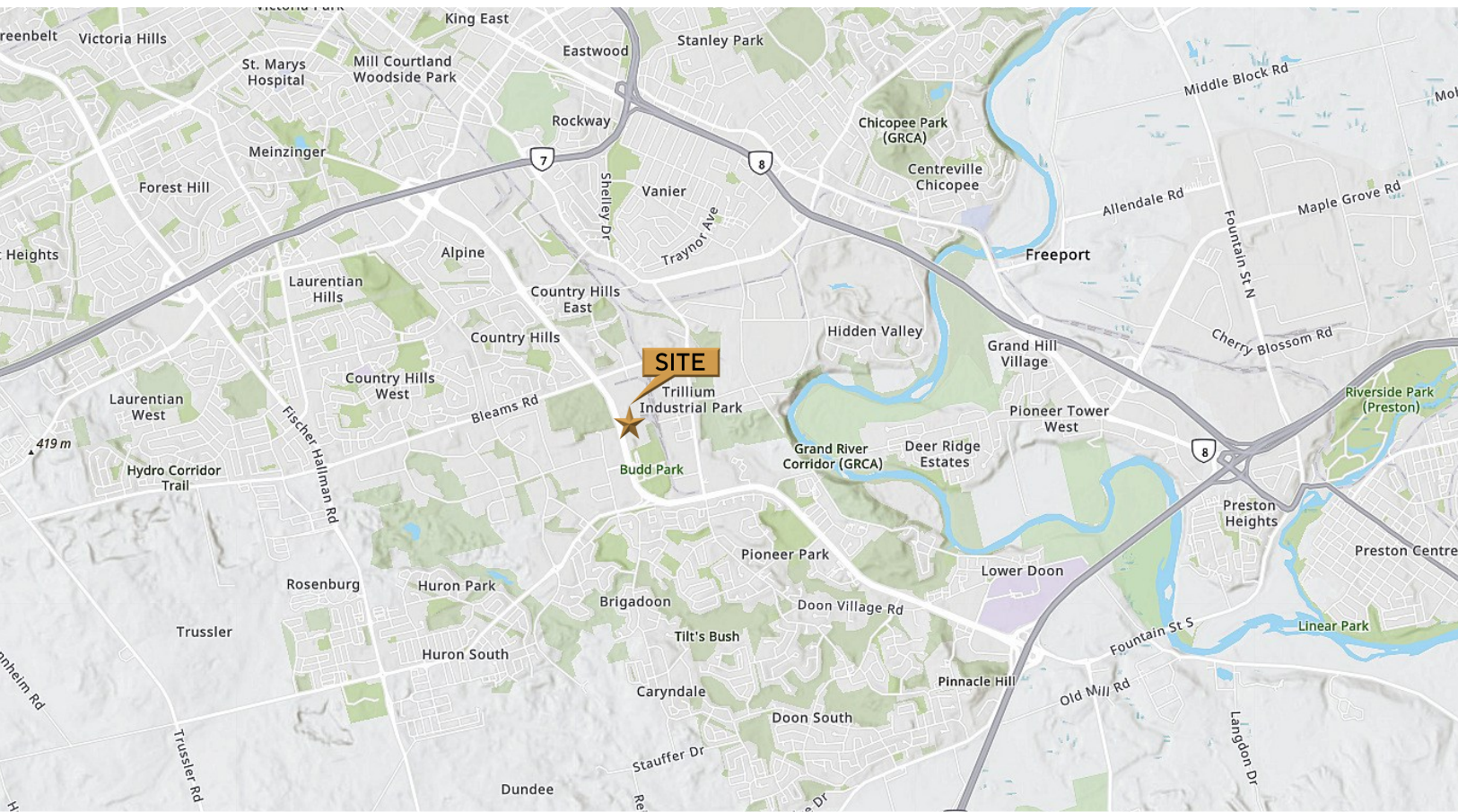


Second & Third floor: **OFFICE SPACE** Suitable for General Practitioners / Medical clinics / specialists / therapists etc Varying suite sizes available.



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HOMER WATSON MEDICAL CENTRE



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