

678-692

BELMONT AVENUE WEST, KITCHENER

BELMONT VILLAGE OFFICE SPACE

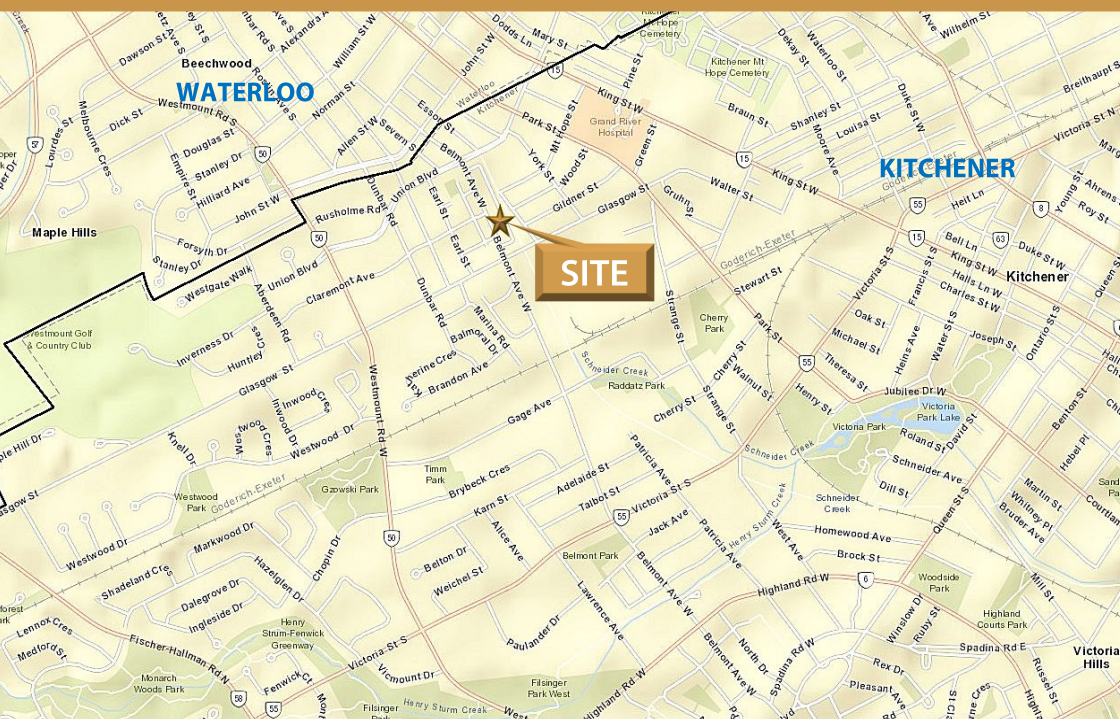
FOR LEASE

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FOR LEASE



MICHAEL CONRAD
SALES REPRESENTATIVE
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519-742-7000 x 105

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COUPAL MARKOU COMMERCIAL REAL ESTATE INC
150 KING STREET SOUTH
WATERLOO, ONTARIO N2J 1P6
OFFICE 519-742-7000
FAX 519-742-7070



Unit	Size	Lease Rate	Additional Rent	Possession
684 - #202	1,157 sq ft	\$18.00/sq ft net	\$12.59/sq ft Utils Inc.	Immediate
690 - #302	1,205 sq ft	\$19.50/sq ft net	\$12.59/sq ft Utils Inc.	Negotiable

Comments:

- * Located in the heart of Belmont Village
- * This extensively renovated 26,000 sq ft retail/office building sits on Belmont between Claremont and Rock Ave
- * Signage opportunities/Great visibility
- * Exceptional location near amenities, multiple GRT Routes and LRT line
- * High foot traffic and great side street parking
- * Fully air conditioned and sprinklered
- * Mix-2 zoning

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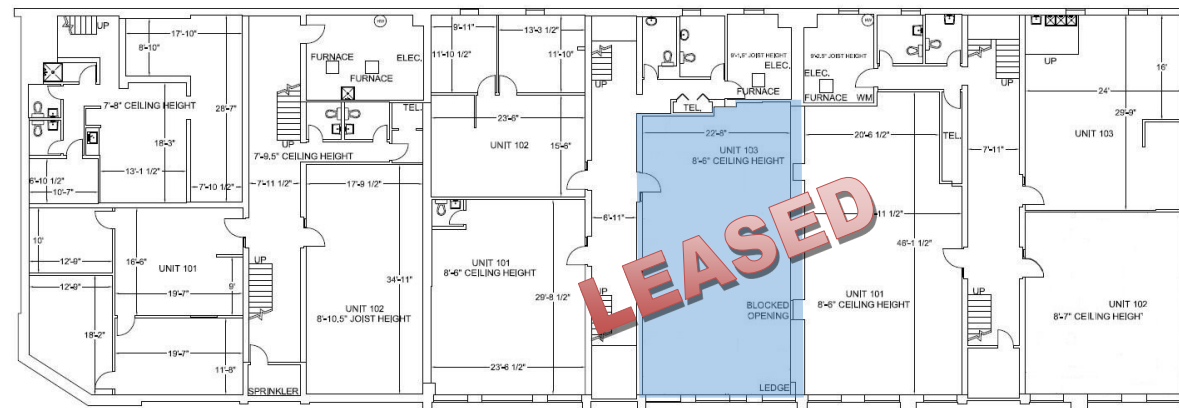
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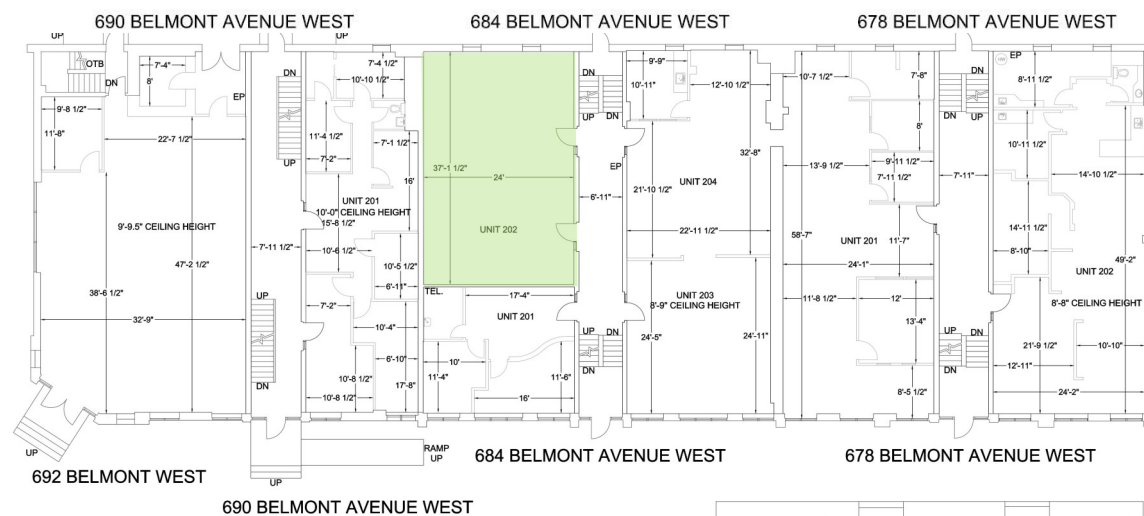
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Lower Level

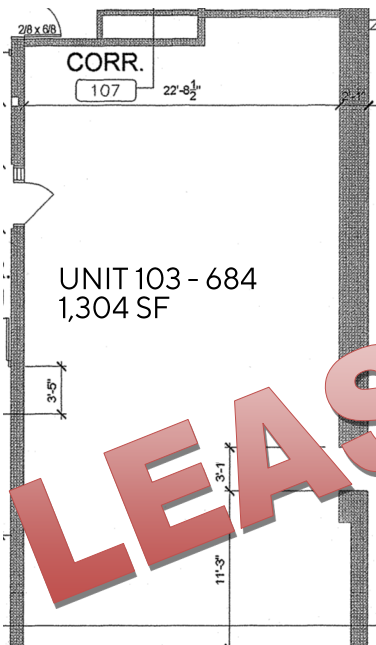


Second/Main Level

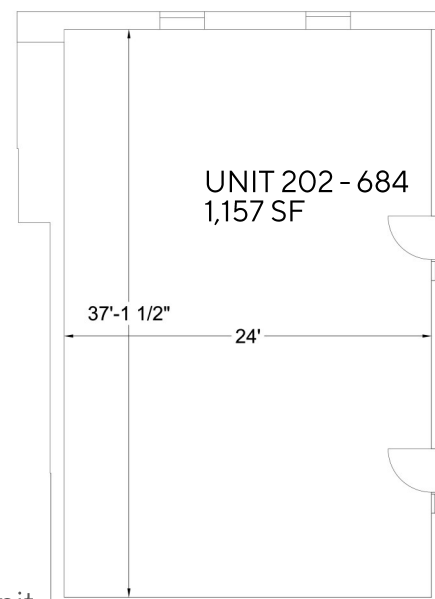
Available space:
684, #202 - 1,157 sq ft



684/Unit 103 is a 1,304 sq ft Lower Level office unit, recently renovated. Move-in ready and common washrooms steps away.

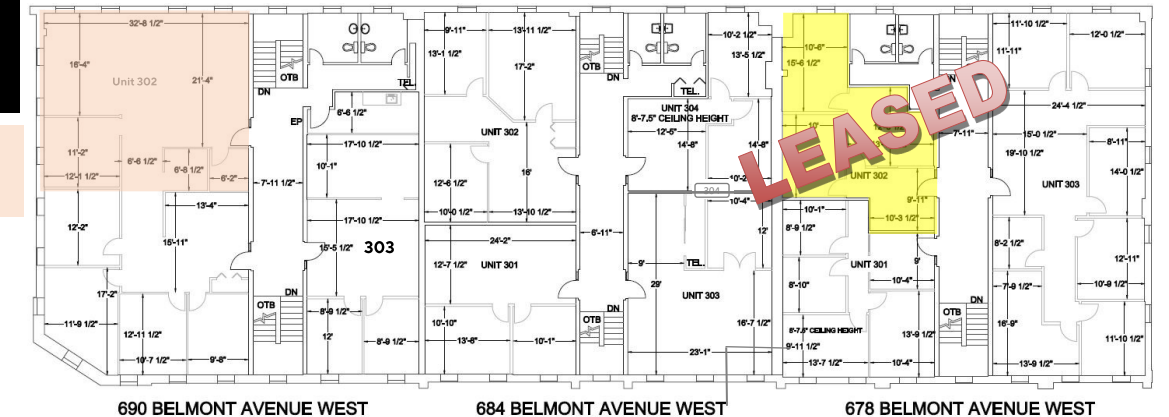


684/Unit 202 is a 1,157 sq ft Second/Main Level office unit, Unit equipped with washroom and kitchenette. Move-in ready.



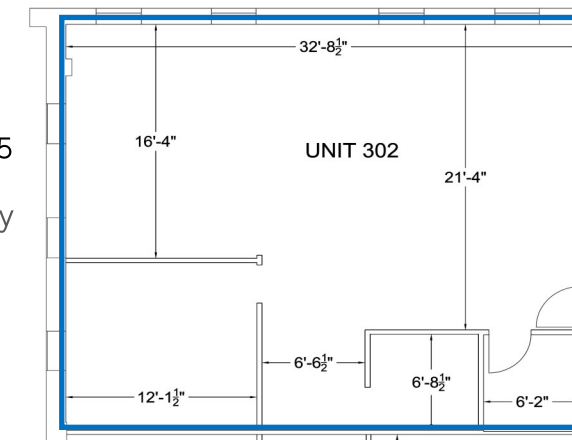
Third Floor

Available space:
690, #302 - 1,205 sq ft



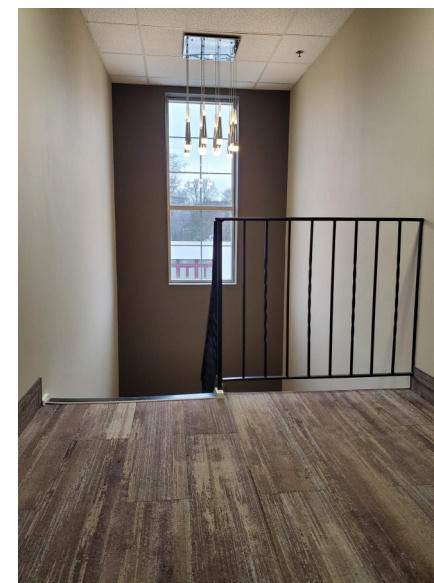
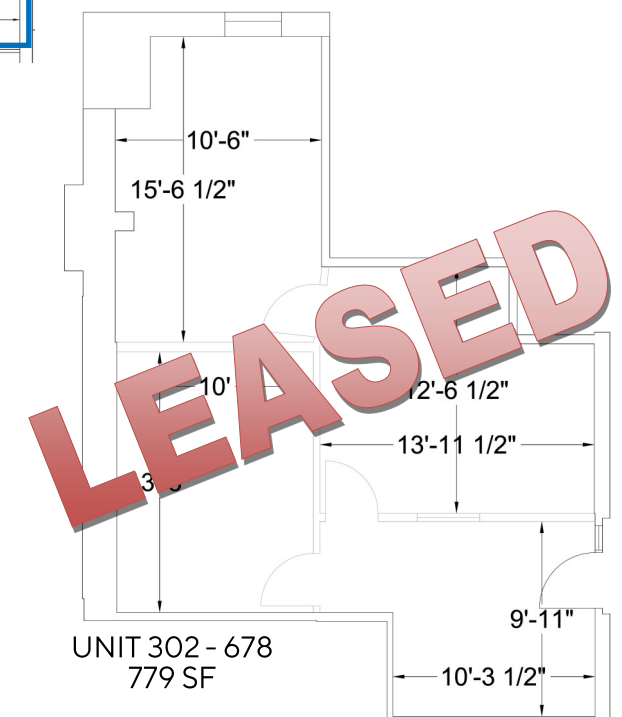
690/Unit 302 is a 1,205 sq ft Upper level office space, rear facing, ready for tenant.

Common washrooms just outside of the unit



678/Unit 302 is a 779 sq ft Upper level office space, rear facing, built out ready for tenant.

Common washrooms just outside of the unit



Note* Building has stair access to all floors