

283

FOR LEASE

MIXED USE COMMERCIAL BUILDING

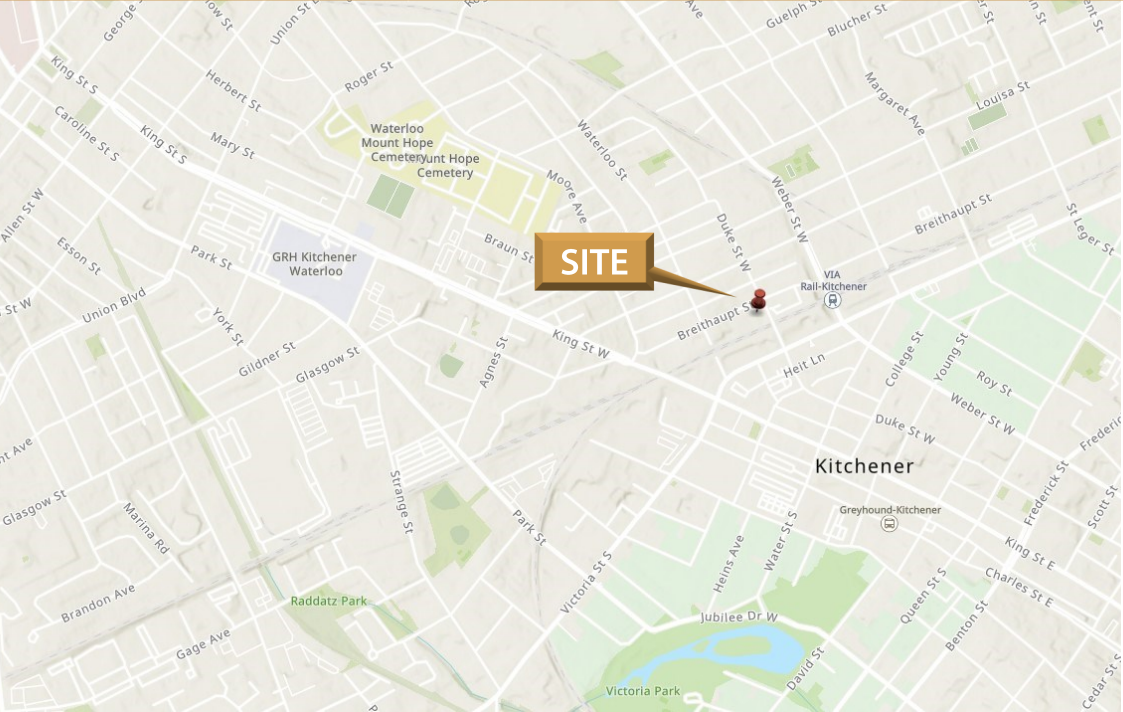
DUKE STREET WEST, KITCHENER

283

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MIXED USE COMMERCIAL BUILDING

DUKE STREET WEST, KITCHENER



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Coupal

Markou

Commercial Real Estate Inc., Brokerage

www.coupalmarkou.com

Unit	Size	Use	Gross Lease Rate	Possession
121	2,640 sq ft	Comm Rec./Ind.	\$16.00/SF Gross	Immediate
206B	2,244 sq ft	Office	\$18.00/SF Gross	Immediate
219-222	4,763 sq ft	Office* Furniture Inc.	\$24.00/SF Gross	30-60 days
301	1,627 sq ft	Office	\$18.00/SF Gross	Immediate
304	5,170 sq ft	Office	\$18.00/SF Gross	Immediate
306	1,681 sq ft	Office	\$18.00/SF Gross	Immediate
340	3,025 sq ft	Office	LEASED	Immediate

Comments:

- * Located on Duke Street W, between Breithaupt and Victoria Steet
- * Long standing Kitchener Staple- Brick and Beam Building
- * Shared loading docks available
- * M-2 zoning allows for various uses
- * Directly beside GOOGLE Canada headquarters, close and all VIA/GO/LRT transportation
- * Ample on-site parking

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First Floor



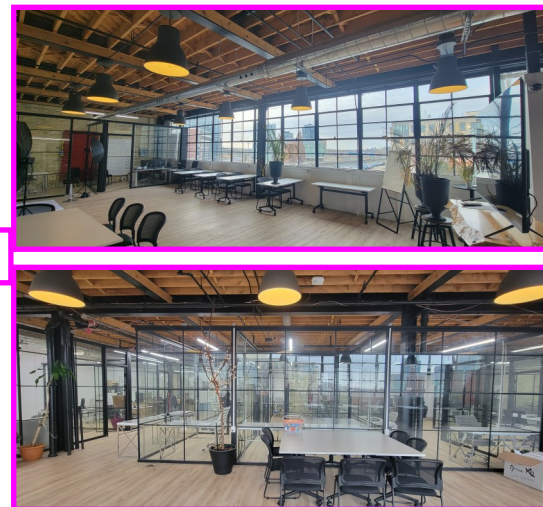
Second Floor	Unit 206B - 2,244 Sq Ft	Unit 219-222 - 4,763 Sq Ft
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Unit 206 - Interior



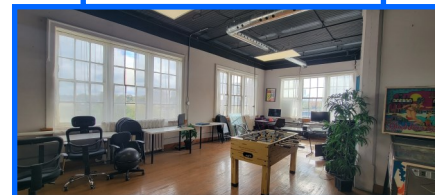
Unit 219-222 - Interior



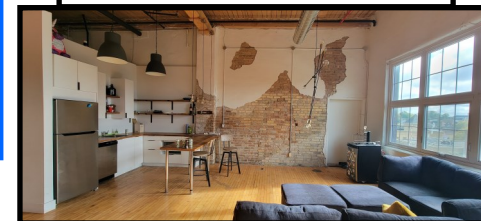
Third Floor	Unit 301 - 1,627 Sq Ft	Unit 304 - 5,170 Sq Ft	Unit 306 - 1,681 Sq Ft	Unit 340 - 3,025 Sq Ft
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Unit 301 - Interior



Unit 304- Interior



340 - Interior



Unit 306

Interior

