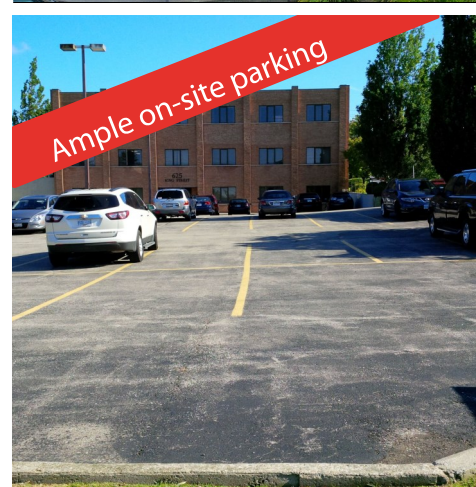


LEASE OPPORTUNITY DOWNTOWN OFFICE SPACE

625 KING STREET EAST, KITCHENER



AVAILABILITY

UNIT 2D - 1,394

LEASE RATE

\$13.00/SQ FT

ADDITIONAL RENT

\$13.30/SQ FT

ZONING

MU-3; 544R

POSSESSION

60 DAYS

- * Located at the corner of King Street East and Pandora Avenue South
- * Mix of private offices, kitchen, washroom and large board/meeting room
- * **OPERABLE OPENING WINDOWS** for lots of fresh air and natural light
- * Building security system in place, fully wheelchair accessible, on-site common area cleaning daily and excellent signage opportunity
- * CAM includes utilities
- * Picnic area, bike storage area and on-site storage lockers
- * Landlord on site
- * Located on main bus line and near LRT stop
- * Unit available fully furnished - price negotiable

PETER KRUSCHEN
SALES REPRESENTATIVE
PETER@COUPALMARKOU.COM
519-742-7000 x 106

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

Coupal Markou

Commercial Real Estate Inc., Brokerage

www.coupalmarkou.com

[illegible]

A professional podcast recording studio. The room features a large, curved, reddish-brown table surrounded by grey upholstered chairs. Several microphones on boom arms are positioned over the table. On the table, there is a small bowl of snacks and a water bottle. The walls are dark grey and decorated with various framed posters, including one that says "PODCAST" and another that says "Call 1-800-POD". A yellow door is visible on the left side of the room.



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