

FOR LEASE



Main Floor Office Space with Highway 85 Exposure

1060

**GUELPH STREET
KITCHENER, ONTARIO**

WHITNEY
Commercial Real Estate Services

Main Floor Office Space with HWY 85 Exposure

Central location with great access to and from the Expressway. Fully built-out office space with an open floor plate, kitchenette and two in suite washrooms. Benefit from large windows, ample drive up parking and a professionally managed property.

- Open office layout
- Ample natural light
- Private kitchen & washrooms
- Video & monitored security
- Individual HVAC
- Ample on-site parking
- Fronting Hwy 85

AVAILABLE AREA | 2,688 SF

LEASE RATE | \$14.50 / SF NET

ADDITIONAL RENT | \$13.62 / SF (includes heat & hydro)

ZONING | EMP-5

AVAILABLE AREA | 5,032 SF

LEASE RATE | \$15.50 / SF NET

ADDITIONAL RENT | \$13.62 / SF (includes heat & hydro)

ZONING | EMP-5



PERMITTED USES

- Automotive Detailing and Repair Operation
- Biotechnological Establishment
- Building Material and Decorating Supply Establishment
- Bulk Fuel and Oil Storage Establishment
- Commercial Vehicle Wash Facility
- Craftsperson Shop
- Day Care Facility
- Drive-Through Facility
- Fitness Centre
- Manufacturing
- Printing or Publishing Establishment
- Restaurant
- Restoration, Janitorial, or Security Services
- Warehouse



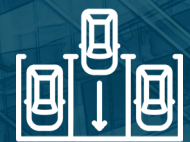
Fully Built-out Office Space



Private Washrooms



Highway 85 Access

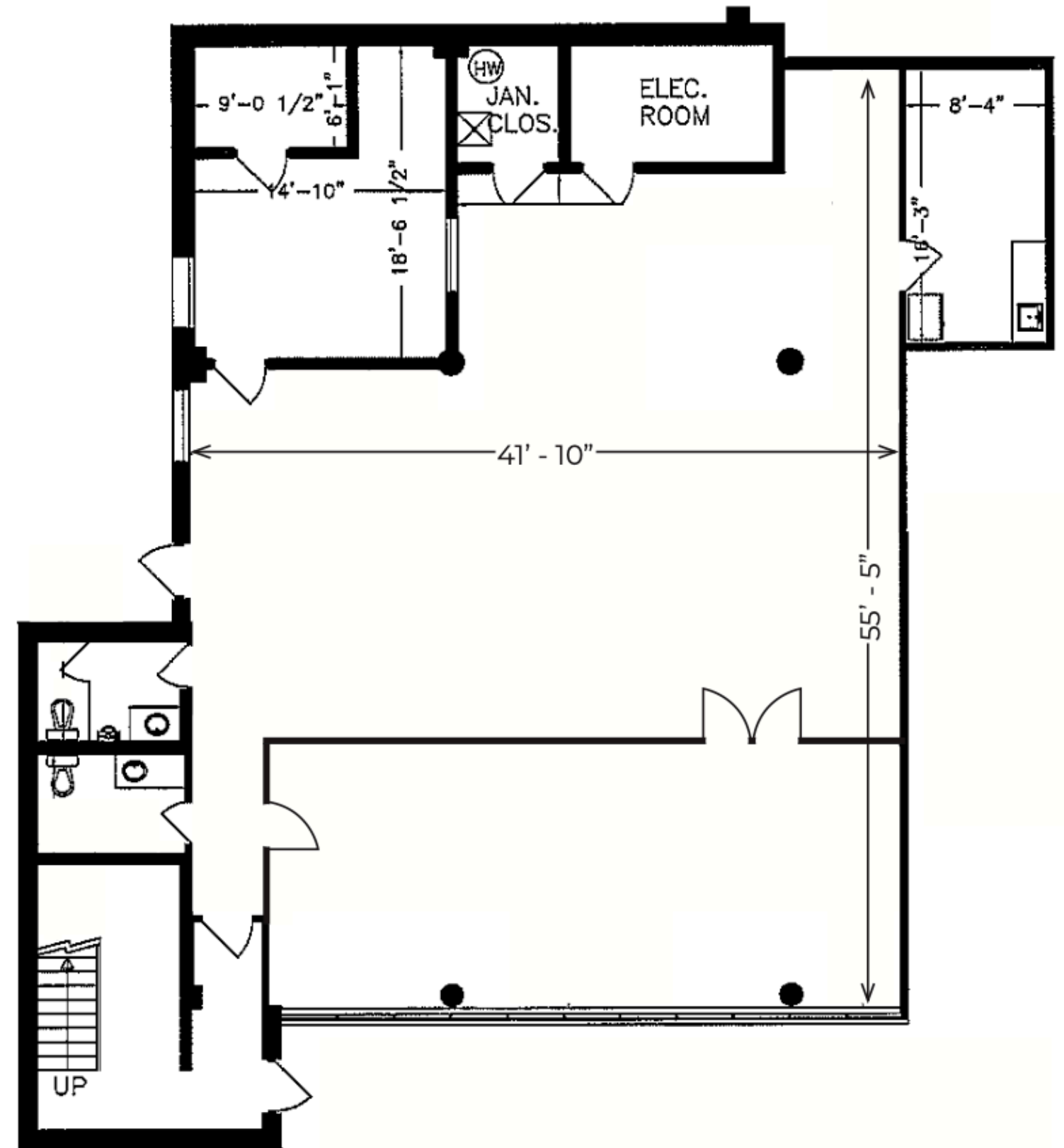


Drive-up Parking



AVAILABLE SPACE

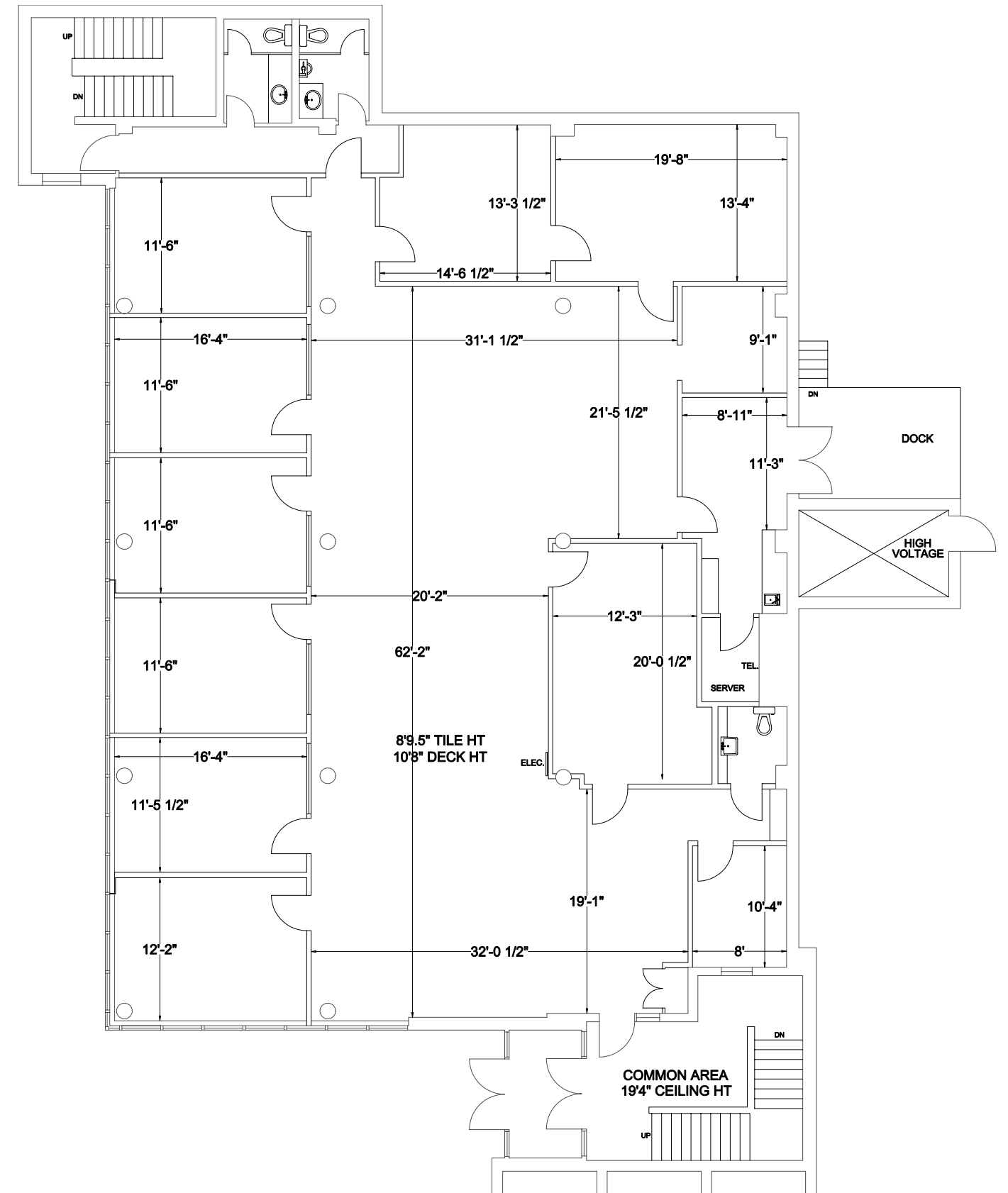
2,688 SF of Main Floor Office Space.

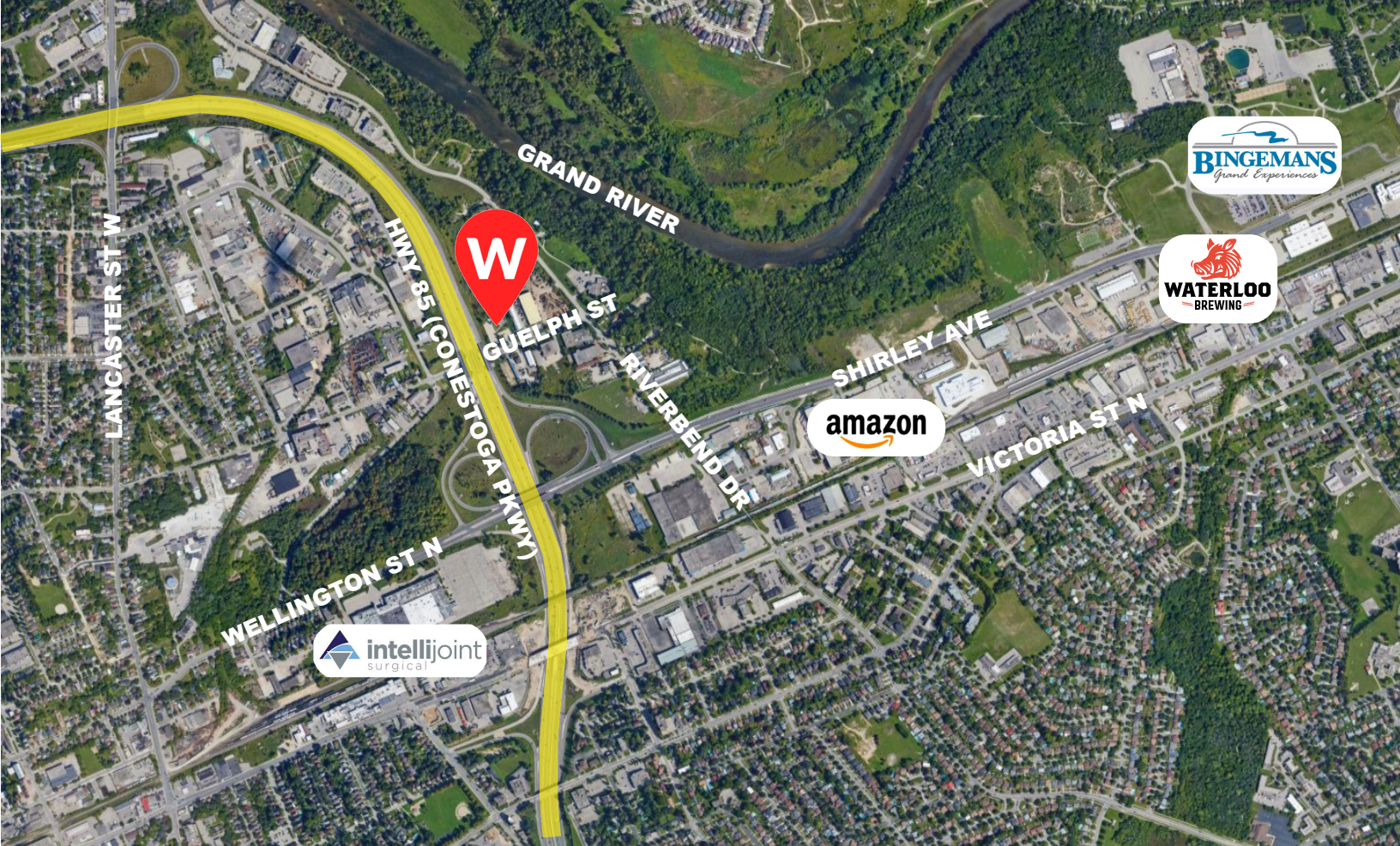




AVAILABLE SPACE

5,032 SF of Main Floor Office Space.





Contact listing agents for more information.



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**Broker *Sales Representative