



**CUSHMAN &
WAKEFIELD**
Waterloo Region

OFFICE SPACE FOR LEASE



4275 KING STREET E

SUITE 135, KITCHENER, ON

PROPERTY FEATURES

- Class A office space in the prestigious Deer Ridge Centre at the heart of Waterloo Region.
- Easy access to HWY 401 and HWY 85.
- 25 minute drive to anywhere in the Region.
- Central location provides excellent access for customers and employees.
- Existing modern open concept build-out in place already. Space has lots of natural light.
- On site retailers include a Tim Hortons, several restaurants, a pharmacy, dry cleaners, and two dentists.
- Surface parking included at a ratio of 4:1000 SF leased.
- Opportunity for prospective tenant to have building signage privileges/branding rights.



Lease Price
\$18.00 PSF Net



TMI
\$12.46 PSF
(2024)



Waterloo International Airport
10 minute drive



Parks & Green Space



Pearson International Airport
77 km drive



Dining
25+ restaurants within walking distance



Post Secondary Institutions
University of Waterloo, Wilfrid Laurier University, Conestoga College, and The University of Guelph are all within 25 minutes



Downtown Toronto
95 km to Canada's Financial Core



Space Available
2227 SF

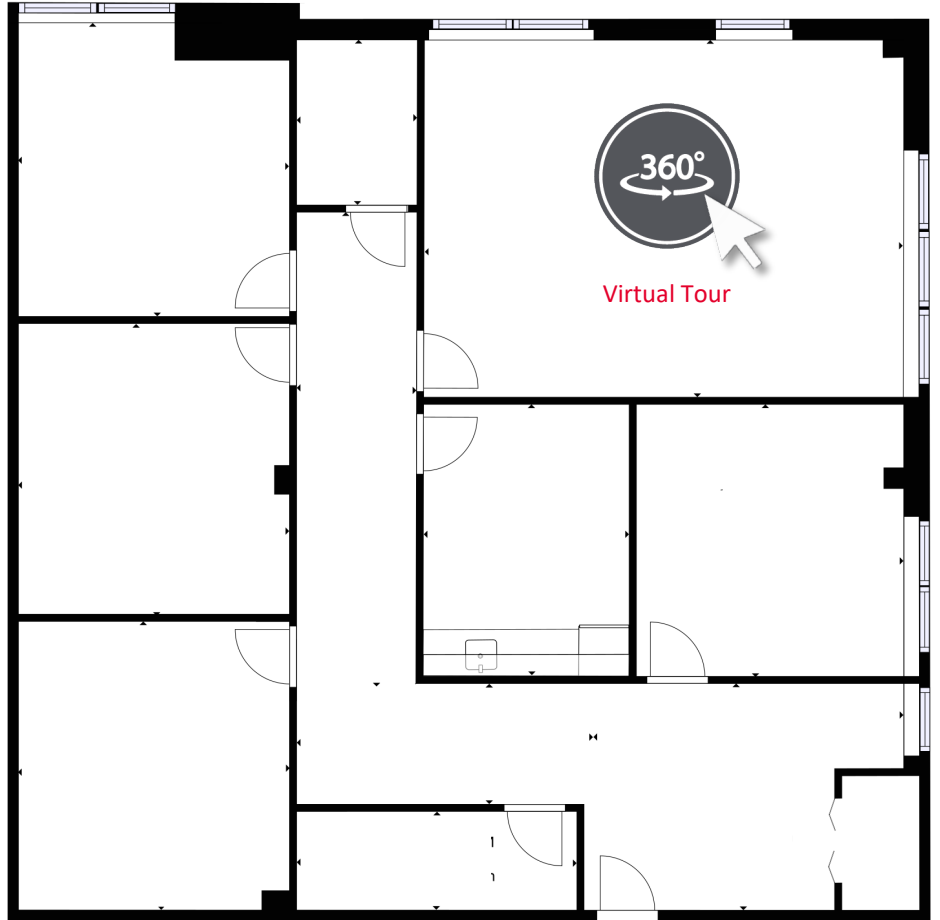


ZONING
C-8



Property Video





RETAIL LANDSCAPE (*WITHIN 5 KM RADIUS)



- Restaurants
- Banks
- Coffee Shops
- Clothing Retailers
- Grocery Stores

**TOTAL
POPULATION**

80,092*

**DAYTIME
POPULATION**

69,567*

**TRAFFIC
COUNT**

25,196+
VEHICLES/DAY



**Cross Streets: King St E
and Deer Ridge Dr**

For more information, please contact:

Benjamin Bach
Sales Representative, Vice President
+1 519 804 4341
Benjamin.bach@cushwakewr.com

Bob Vrenjak
Sales Representative, Senior Vice President
+1 647 588 3450
Bob.Vrenjak@cushwakewr.com

Fraser Vrenjak
Sales Representative, Senior Vice President
+1 519 804 4355
Fraser.Vrenjak@cushwakewr.com

Connor Ward
Sales Representative
+1 519 804 43494
Connor.Ward@cushwakewr.com

Cushman & Wakefield Waterloo Region Ltd., Brokerage
4295 King Street East, Suite 401
Kitchener, ON N2P 0C6
Phone: 519-585-2200 | Fax: 519-650-5250
cushwakewr.com

Cushman & Wakefield Waterloo Region Ltd. copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.