

COMMERCIAL OFFICE SPACE FOR SUBLEASE

50 QUEEN ST N, KITCHENER

Coupal Markou

COMMERCIAL OFFICE SPACE FOR LEASE

PROPERTY DESCRIPTION

NUMBER OF FLOORS 11 STOREYS

BUILDING SIZE 170,000 SQFT

CEILING HEIGHT 8.5'

SIGNAGE PYLON

ZONING SGA-3

PARKING UNDERGROUND PARKING
AVAILABLE

WELCOME TO 50Q. THIS PRIME KITCHENER TOWER FEATURES ELEVEN STOREYS AND OVER 170,000 SF OF FLEXIBLE, MODERN OFFICE SPACE.

50Q IS A CONTEMPORARY, ENERGY EFFICIENT WORKPLACE FOR ANY BUSINESS WHETHER YOU'RE A START-UP WITH FIVE EMPLOYEES OR A FINANCIAL POWERHOUSE WITH 100 STRONG.

LOCATED IN THE HEART OF KITCHENER AT THE CORNER OF QUEEN AND WEBER, 50Q IS JUST STEPS AWAY FROM THE LRT, LOCAL TRANSIT, SHOPS, RESTAURANTS AND ALL THE AMENITIES THE DOWNTOWN CORE HAS TO OFFER.



FRONT DESK



FITTED WITH
MODERN
FINISHES



FIBER
INTERNET LINE



24/7 ON-SITE
SECURITY

UNIT 820

SIZE: 3480 SQFT

ASKING RENTS: \$9.95/ANNUAL SQFT NET

ADDITIONAL RENTS: \$17.28/SQFT
INCLUDES SUITE CLEANING

OCCUPANCY: EARLY 2026

SUBLEASED UNTIL DECEMBER 31ST 2028

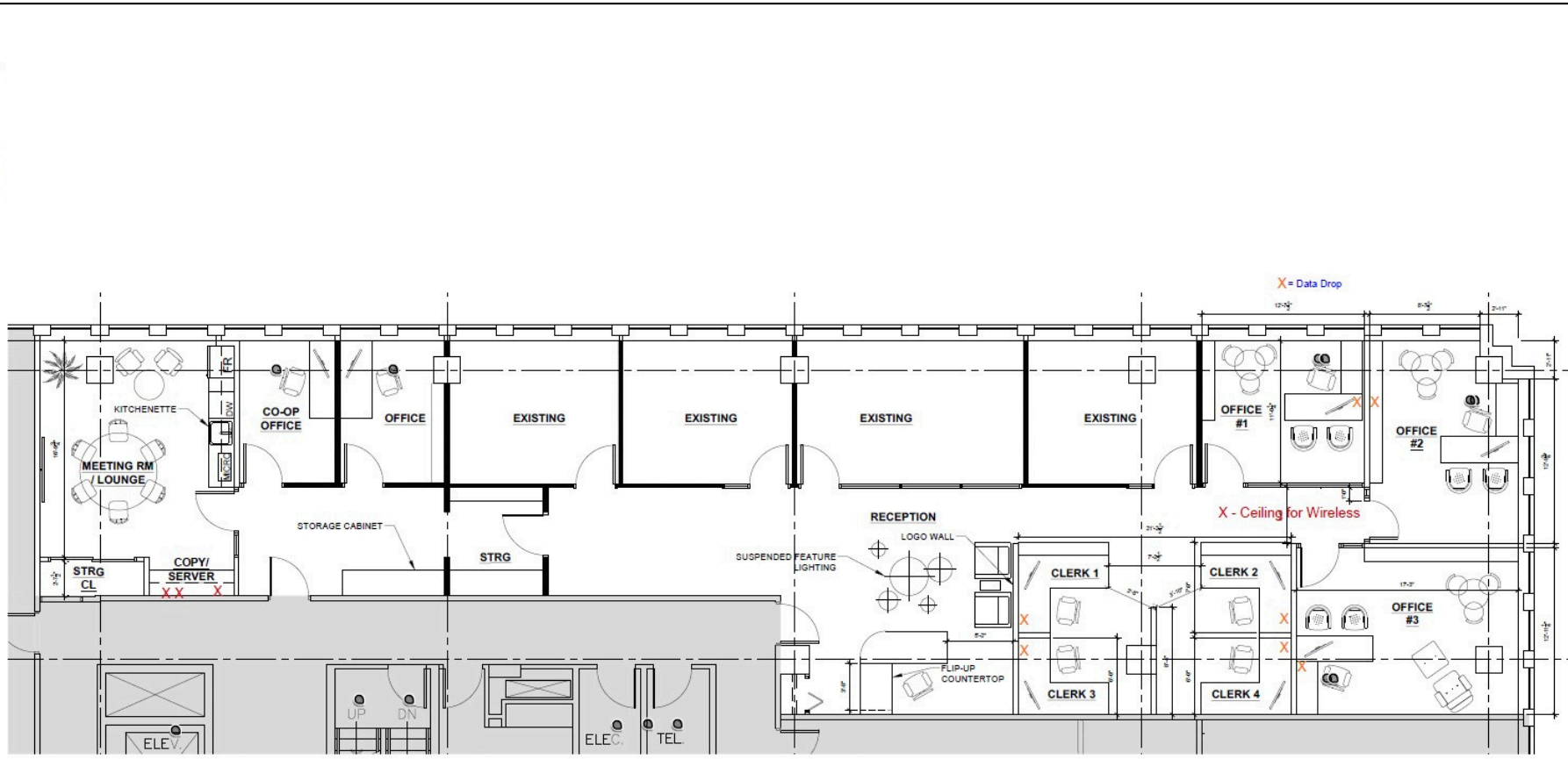
UNIT FEATURES

- 8TH FLOOR OFFICE SPACE
- SINGLE BOARDROOM INCLUDED
- MAIN RECEPTION AREA
- KITCHENETTE WITH LUNCH SEATING AREA
- AMPLE WINDOWS FOR LOTS OF NATURAL LIGHT
- PARTIALLY FURNISHED



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UNIT 820 FLOOR PLAN



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PRELIMINARY NOT FOR CONSTRUCTION - CONCEPT ONLY
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R.2	ISSUED FOR REVIEW	2023-06-01
R.1	ISSUED FOR REVIEW	2023-06-01
REV.	DESCRIPTION	DATE

TITLE NORTH PROJECT NORTH

INTERIOR DESIGN

DfY Studio

WWW.DFYSTUDIO.COM

CLIENT:

SITUSLEX

55 QUEEN ST 8TH FLOOR
KITCHENER, ON
N2H 6P4

1 SCHEMATIC PLAN - OPTION 1
SK.1 1/4" = 1'-0"

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A LOCATION THAT WORKS FOR YOU

LOCATED IN THE HEART OF KITCHENER AT THE CORNER OF QUEEN AND WEBER, 50Q IS CONVENIENTLY LOCATED STEPS AWAY FROM LRT STOPS, LOCAL TRANSIT, SHOPS, RESTAURANTS AND ALL THE AMENITIES THE DOWNTOWN CORE HAS TO OFFER. IT'S ALSO EASILY ACCESSIBLE FROM THE EXPRESSWAY, AND JUST TEN MINUTES FROM HIGHWAY 401.

HERE YOU WILL FIND UNMATCHED CONVENIENCE AND A VIBRANT NEIGHBORHOOD TO INSPIRE INNOVATION, IMAGINATION, AND SUCCESS.

A WALK SCORE OF 95

19 EATERIES

4 MAJOR BANKS

WITHIN WALKING DISTANCE OF LRT

3 MINUTE DRIVE TO EXPRESSWAY





50 QUEEN STREET NORTH KITCHENER

PETER KRUSCHEN

SALES REPRESENTATIVE



519-741-7699



PETER@COUPALMARKOU.COM

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