



AVAILABLE FOR LEASE

645 WESTMOUNT ROAD E.
KITCHENER, ON.

LESTER TOBIN

Sales Representative

O: 519.743.5211 x 3023

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**COLDWELL BANKER
COMMERCIAL**

**PETER BENNINGER
REALTY, BROKERAGE**

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OFFERING SUMMARY

UNIT 2 RETAIL	UNIT SIZE	1,354 SF
	LEASE RATE	\$30.00/SF
	TMI	\$14.75/SF

UNIT 13 OFFICE	UNIT SIZE	2,094 SF
Lower- Level Unit with Elevator	LEASE RATE	\$12.75/SF
	TMI	\$12.75/SF

ZONING	MIX-3
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PARKING	ON-SITE, DRIVE UP
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PROPERTY HIGHLIGHTS

- Prominent retail opportunity at a high-visibility corner location
- Strong exposure with excellent signage potential
- Located within a busy, well-established neighbourhood plaza
- Easily accessible by both vehicle and public transit
- Ample on-site drive-up parking
- Convenient access to Highway 7/8 and the Conestoga Parkway
- Surrounded by dense residential and established commercial amenities
- Ideal for a wide range of retail and service-based uses (no restaurant permitted)
- Office unit (13) is lower level space with elevator access
- Strong co-tenancy driving consistent customer traffic

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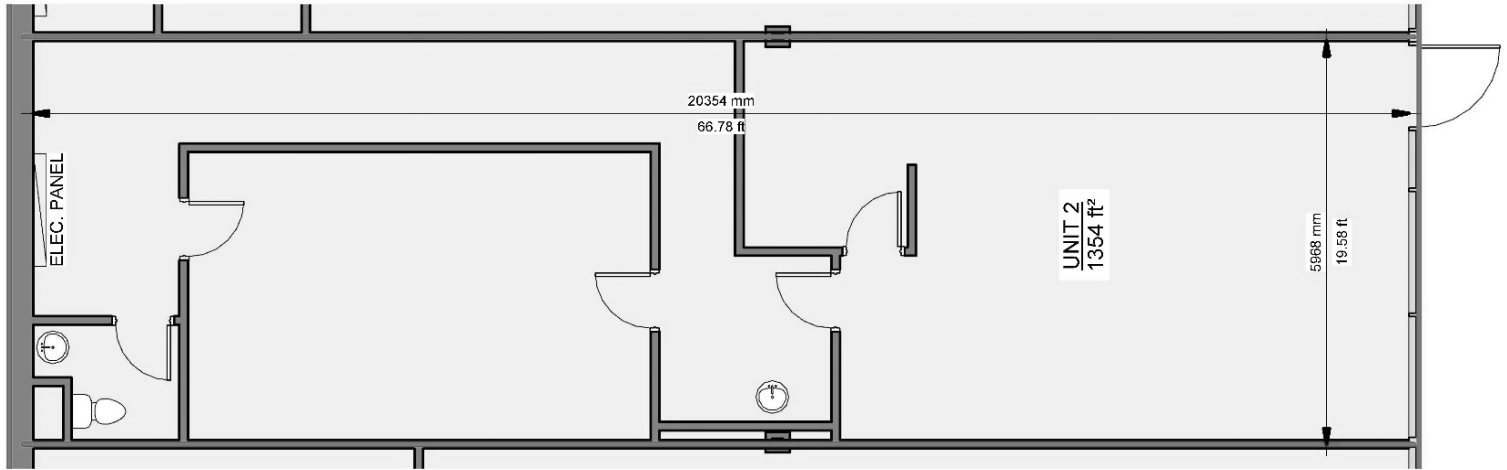


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UNIT 2 | FLOORPLAN



UNIT 13 | LOWER LEVEL FLOORPLAN



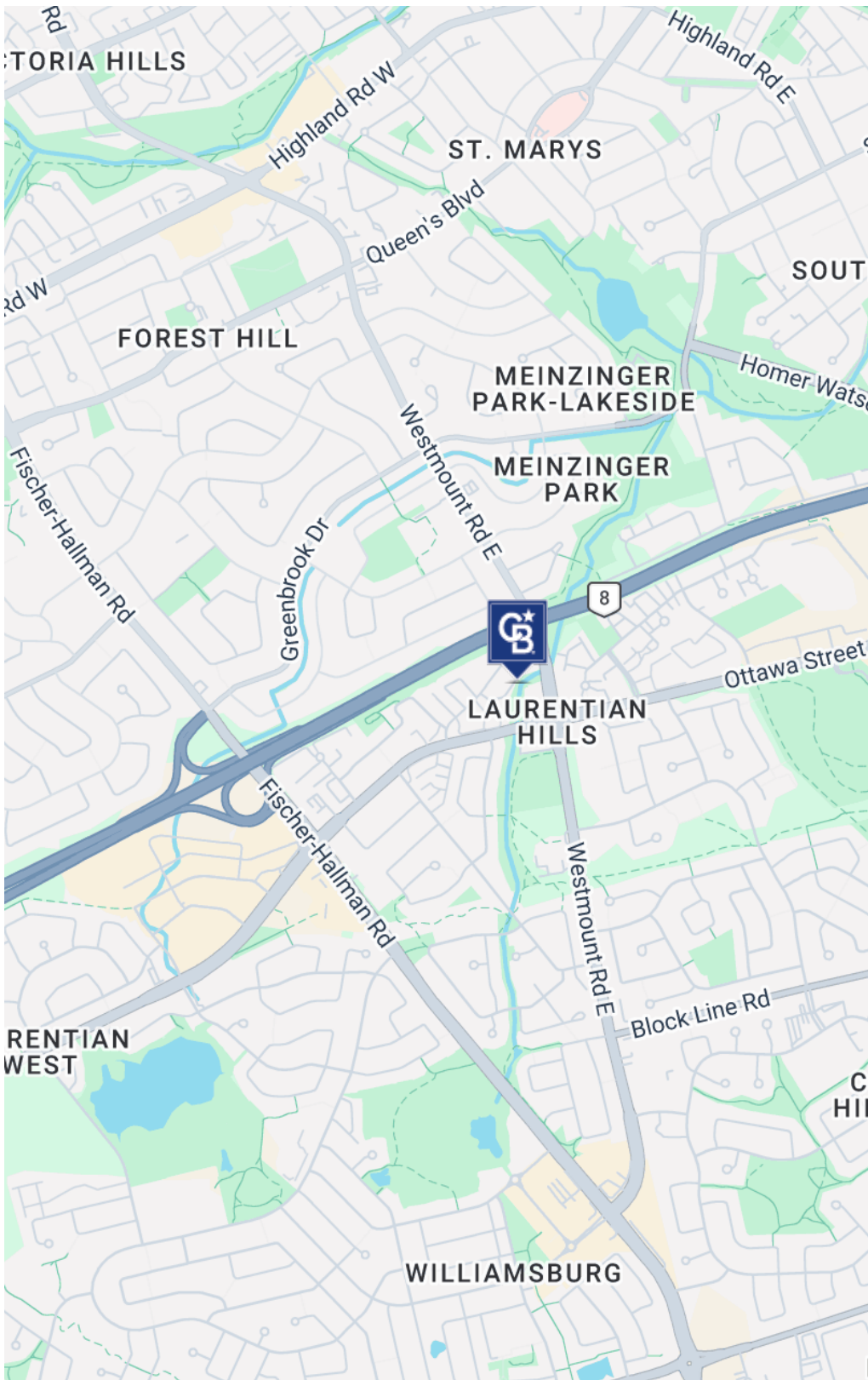
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Located at the highly trafficked intersection of Westmount Road East and Ottawa Street South, this property offers exceptional visibility in one of Kitchener's most established commercial corridors. The plaza benefits from strong daily traffic counts and is surrounded by dense residential neighbourhoods, providing a consistent and reliable customer base.

The plaza offers convenient access to Highway 7/8 and the Conestoga Parkway, allowing for efficient connectivity across Kitchener-Waterloo and the broader region. Public transit routes run along both Westmount Road and Ottawa Street, further enhancing accessibility for customers and employees.

Positioned within a well-anchored neighbourhood plaza, the location is supported by a complementary mix of retail and service-oriented tenants, contributing to steady foot traffic throughout the day. Ample on-site parking and easy ingress/egress make this an attractive and convenient destination for a wide range of commercial users (excluding restaurant uses).

HURONMap data ©2026 Google

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