

87 KING STREET WEST

KITCHENER, ON

PREMIUM COMMERCIAL SPACE IN
KITCHENER'S VIBRANT DOWNTOWN CORE

FOR LEASE





PRIME LOCATION, ENDLESS POSSIBILITIES

87 King Street West, is a prime commercial property offering flexible office and retail spaces in the heart of Downtown Kitchener. This well-positioned building provides businesses with high visibility, modern amenities, and seamless accessibility.

Located on King Street West, one of the city's most vibrant commercial corridors, this property is surrounded by retail, dining, and business hubs. It features secure FOB access, high-speed fiber optic internet, and newly upgraded HVAC, plumbing, and electrical systems.

With direct access to ION LRT and major bus routes, 87 King Street West ensures convenient commuting options for employees and visitors. The building's modern infrastructure and prime location make it an ideal choice for businesses looking to grow, innovate, and thrive in Kitchener's evolving downtown core.

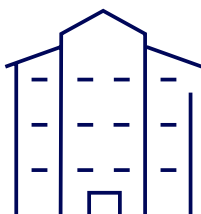
Property Overview



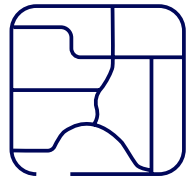
**PRIME
DOWNTOWN
LOCATION**



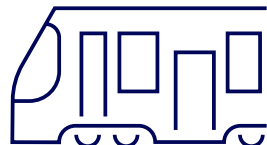
**CLOSE
TO MANY
AMENITIES**



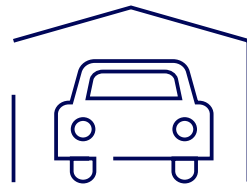
**SECURE
ACCESS**



**FLEXIBLE ZONING
FOR OFFICE &
RETAIL**



**STEPS FROM
ION LRT & BUS
ROUTES**



**CONVENIENT
PARKING
NEARBY**



**NATURAL
LIGHT & OPEN
LAYOUT**

Availabilities

SUITE	TYPE	SIZE	AVAILABLE	GROSS RENT
200	Office	2,600 SF	Immediately	\$5,685 month

87 KING STREET WEST



Location Overview



87 King Street West

1	Scotiabank
2	Shoppers Drug Mart
3	Starbucks
4	Kitchener City Hall
5	271West Restaurant
6	Pizza Pizza
7	The Guanaquita Restaurant
8	Legacy Greens
9	Marché Leo's
10	Apollo Cinema
11	THEMUSEUM
12	ServiceOntario
13	Kitchener Service Canada Centre
14	The Crazy Canuck Kitchener

87 KING STREET WEST



GRAND TRUNK

87 | 93

COCKTAIL BAR

RESTAURANT

THOMAS TAYLOR

Sales Representative
+1 226 203 1206
thomasj.taylor@colliers.com

WILL KISSICK

Sales Representative
+1 519 993 3421
will.kissick@colliers.com

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Waterloo Region
FOR LEASE
519 585 2200
cushmanwakefield.com

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