

**FOR LEASE**



**SIGNAGE**

Retail / Office Space In Downtown Kitchener

**31-33**

KING ST W  
KITCHENER, ONTARIO

**WHITNEY**  
Commercial Real Estate Services

# Retail / Office Space In Downtown Kitchener

Main floor, retail / office space located in the heart of Downtown Kitchener. Open concept with great signage opportunity on King Street. Benefit from the abundance of foot traffic in the Downtown core. Landlord willing to consider different configurations.

- Prime location
- Great signage opportunities
- Located beside the Rich Uncle Tavern, Walper Hotel and many other DTK amenities
- Short distance to Communitech, The Tannery, Google, Conestoga College and the Court House
- Transit options such as the LRT, GO, bus & bike routes nearby
- Rear access from Halls Lane for deliveries
- Many parking options nearby

**AVAILABLE SPACE** | 2,450 - 6,200 SF

**LEASE RATE** | \$19.50 / SF NET

**ADDITIONAL RENT** | \$7.00 / SF + Utilities

**ZONING** | D-1



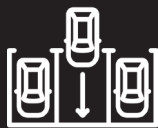
LRT/GRT  
Nearby



Nearby  
Amenities



Prime  
Downtown  
Location



Parking  
Nearby

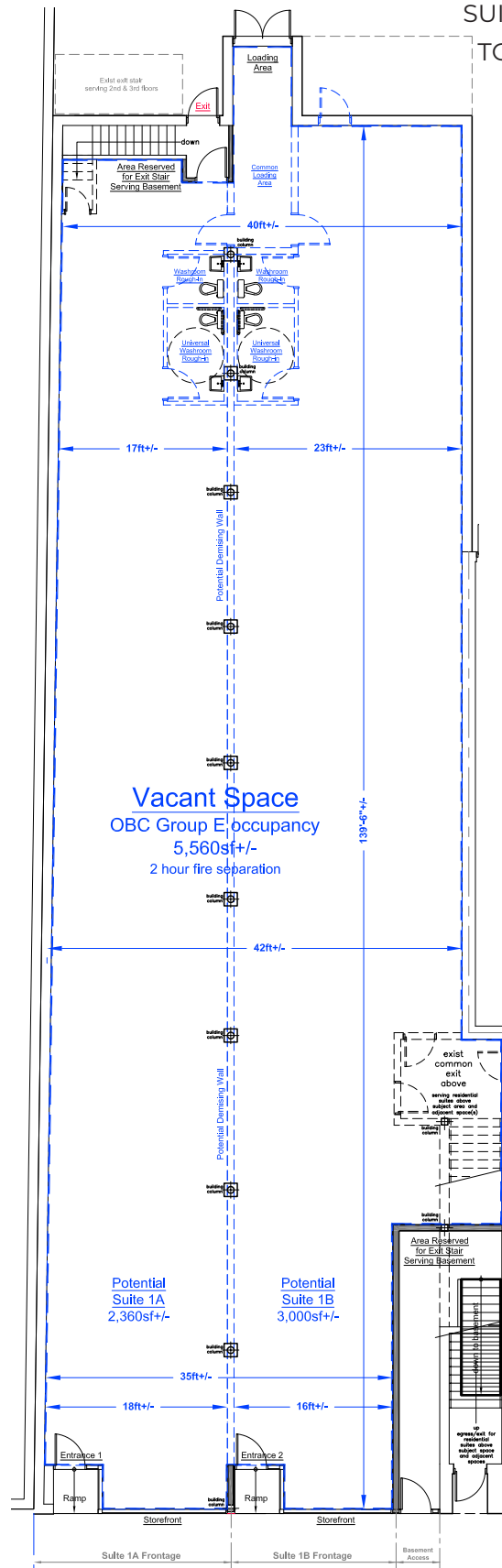
# FLOOR PLAN

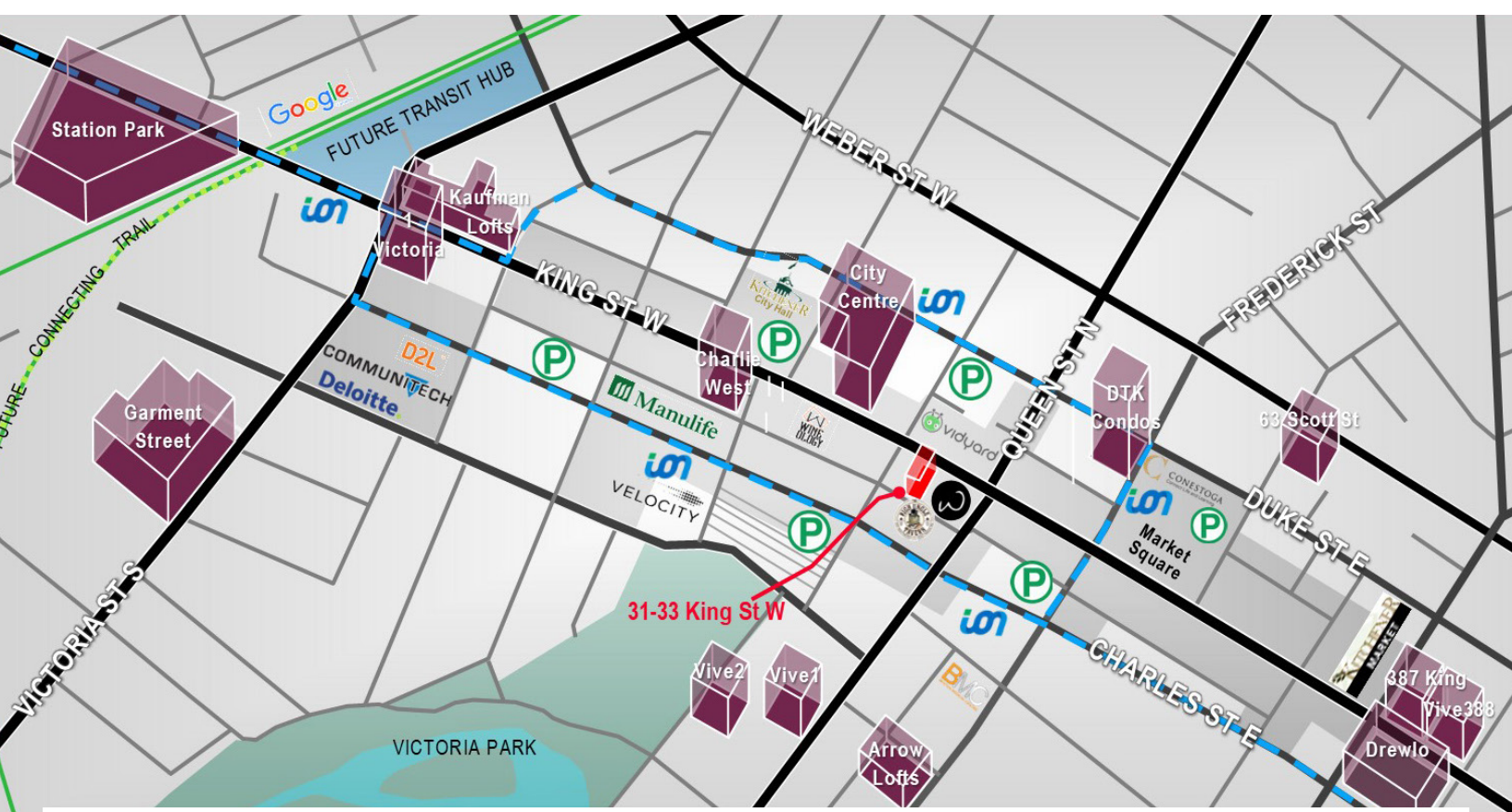
MAIN LEVEL

SUITE A - 2,450 SF

SUITE B - 3,380 SF

TOTAL - 6,200 SF





## DOWNTOWN KITCHENER CONDO MAP

### Station Park

4 towers - 1,000 units + retail & office

### GloveBox

3 towers - 595 units + retail & office

### 1 Victoria

19 storeys - 195 units

### Kaufman Lofts

6 storeys - 270 units

### Charlie West

26 storeys - 245 units

### City Centre

17 & 26 storeys - 475 units

### Vive Condos

7, 8 & 10 storeys - 222 units

### Arrow Lofts

8 & 15 storeys - 311 units

### DTK Condos

39 storeys - 494 units

### 63 Scott St

11 storeys - 131 units

### Drewlo

14 & 18 storeys - 488 units + retail

### 387 King St E

8 storeys - 60 units + retail

Contact Listing Agents for more information.



**Richie Evanoff**

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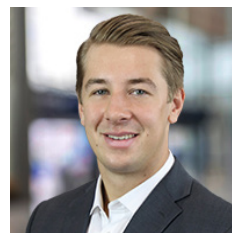
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