

# FOR LEASE

31-33 KING STREET W | KITCHENER | ONTARIO



## 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 and additional lower level space available.

- 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** | 1,000 - 6,200 SF

**MAIN LEVEL** | \$19.50 / SF NET

**LOWER LEVEL** | \$10.00 / SF GROSS

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

**ZONING** | D-1



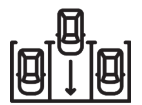
LRT/bus  
nearby



Close to  
amenities



Prime downtown  
location



Parking  
nearby

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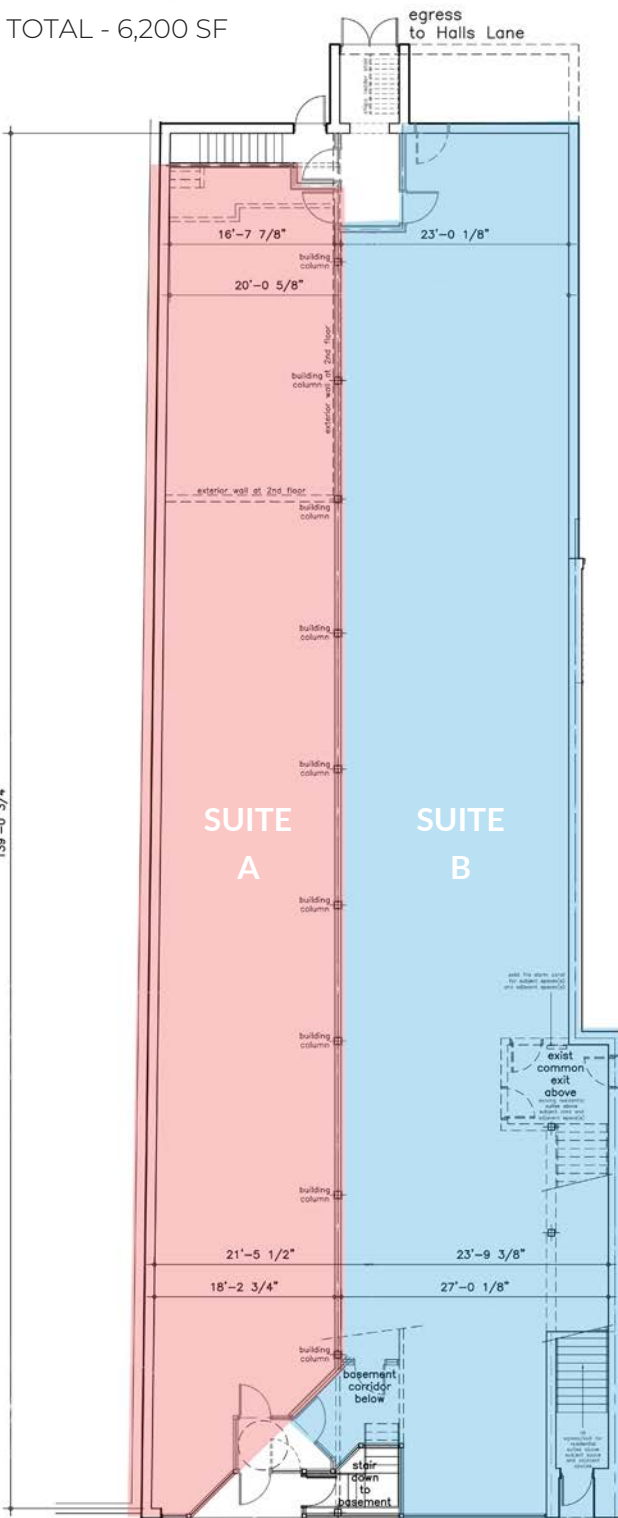
## FLOOR PLANS

### MAIN LEVEL

SUITE A - 2,450 SF

SUITE B - 3,380 SF

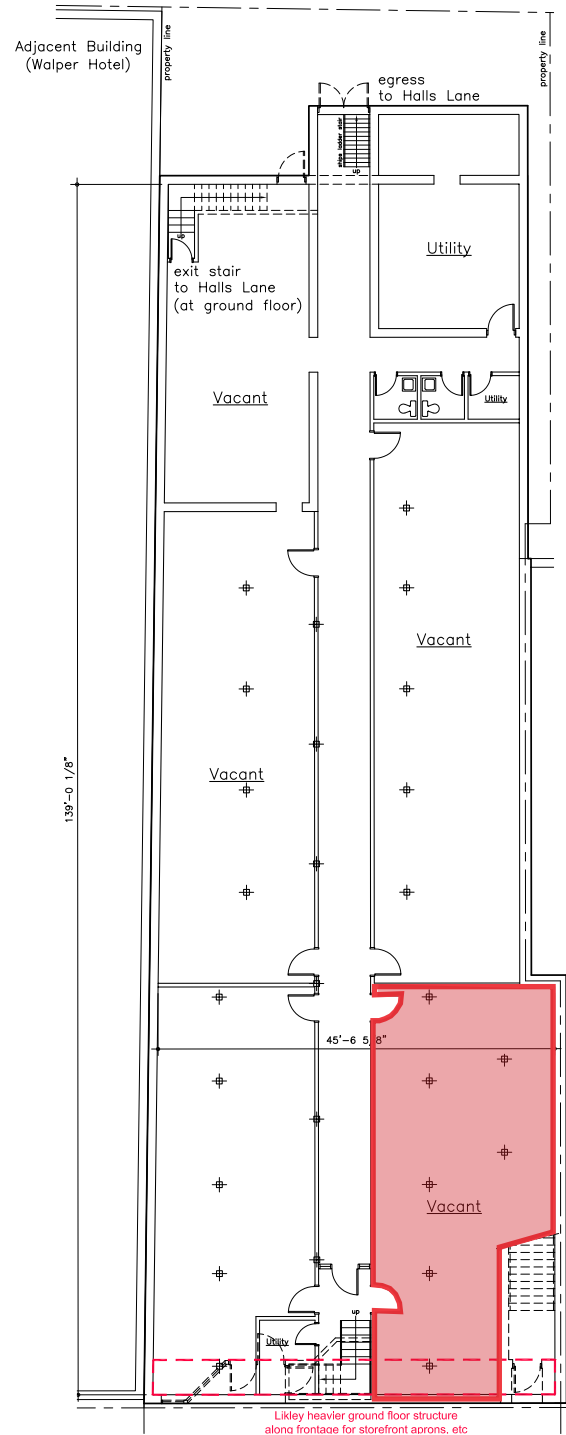
TOTAL - 6,200 SF



### LOWER LEVEL

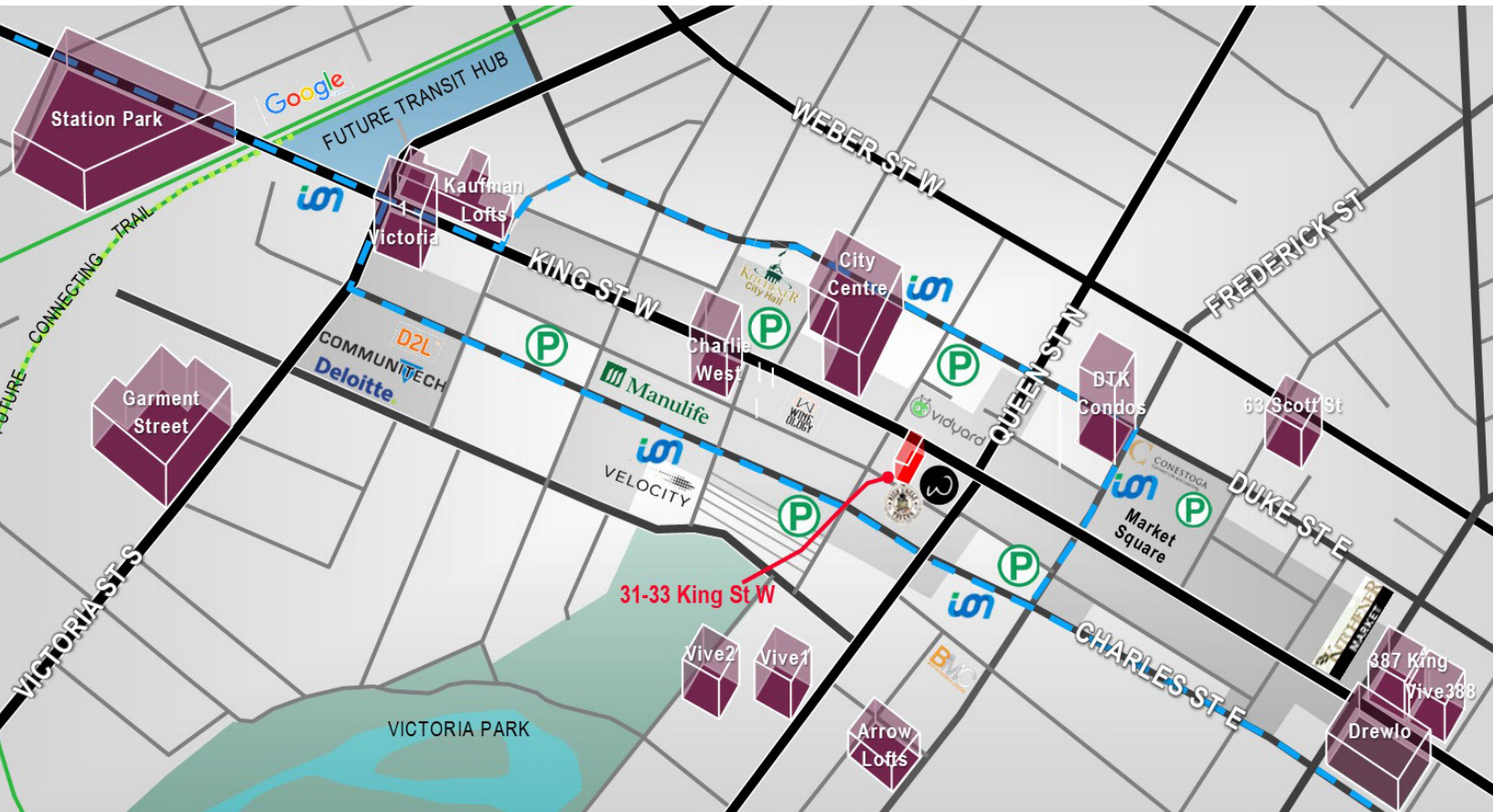
1,000 SF

\*More SF Available\*



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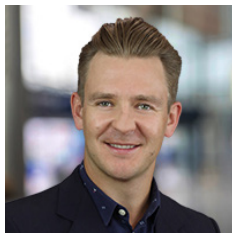
**Station Park**  
4 towers - 1,000 units + retail & office  
**GloveBox**  
3 towers - 595 units + retail & office  
**1 Victoria**  
19 storeys - 195 units

**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  
**Drawlo**  
14 & 18 storeys - 488 units + retail  
**387 King St E**  
8 storeys - 60 units + retail

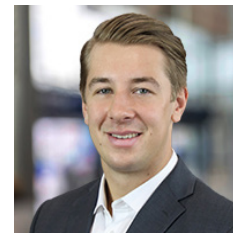
For more information, contact one of our Sales Representatives



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