

FOR LEASE

5,514 SF

41 KING ST W | FLOOR 3 & 4 | KITCHENER | ONTARIO

Brick & Beam Office Space in Downtown





FOR LEASE

WHITNEY
Commercial Real Estate Services

This stunning Class A brick and beam office space is located in the heart of DTK, in a newly renovated historic building. The 5,514 SF space is situated above the Rich Uncle Tavern and boasts large windows that fill the space with natural light, refinished original hardwood floors, and a new kitchen with appliances.

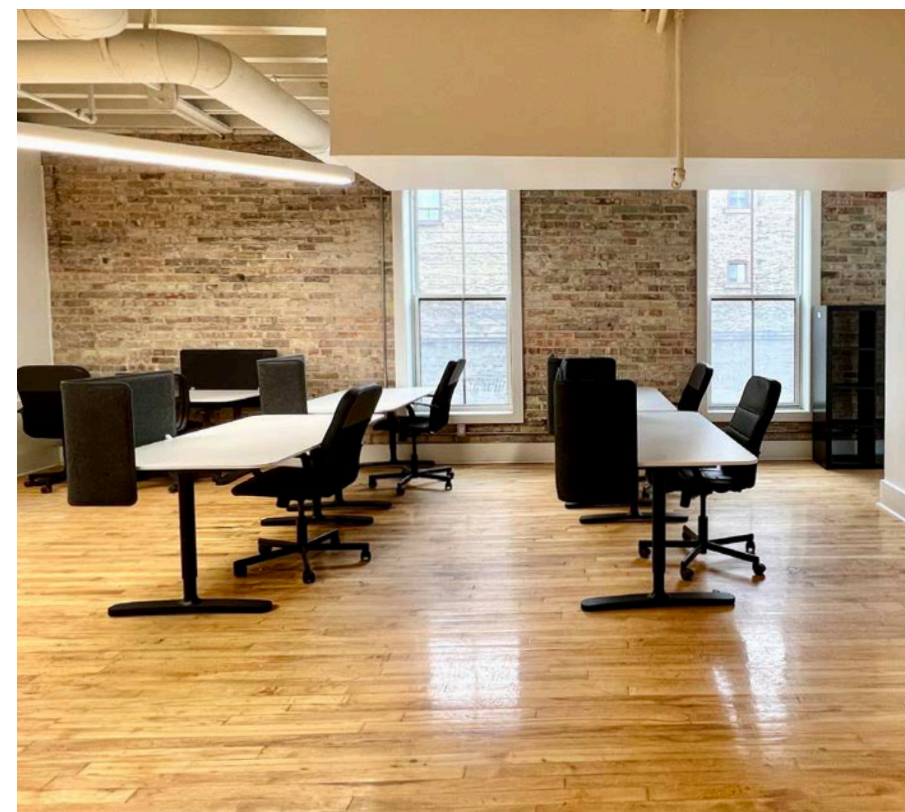
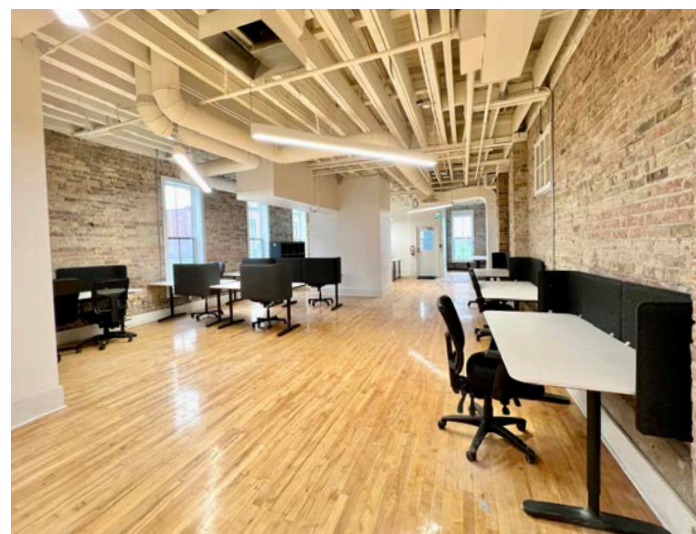
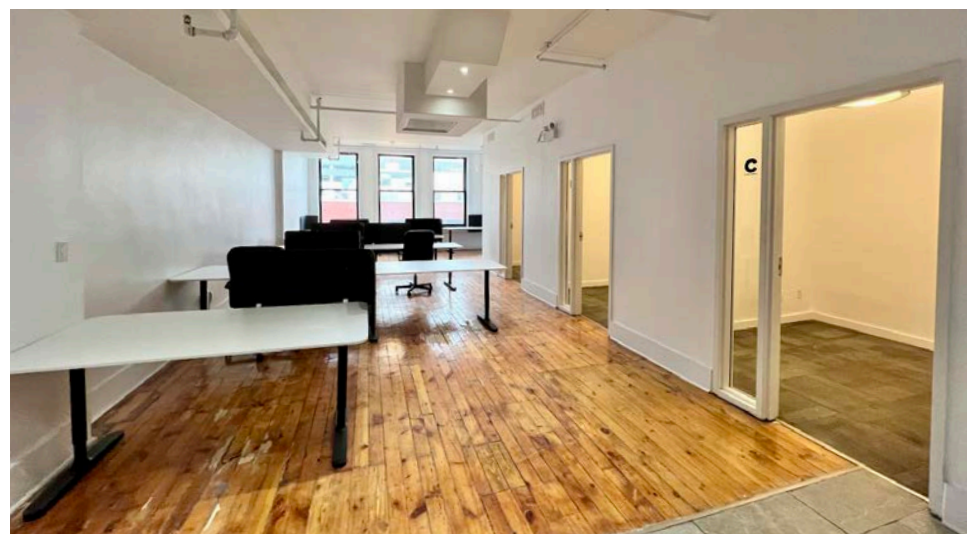
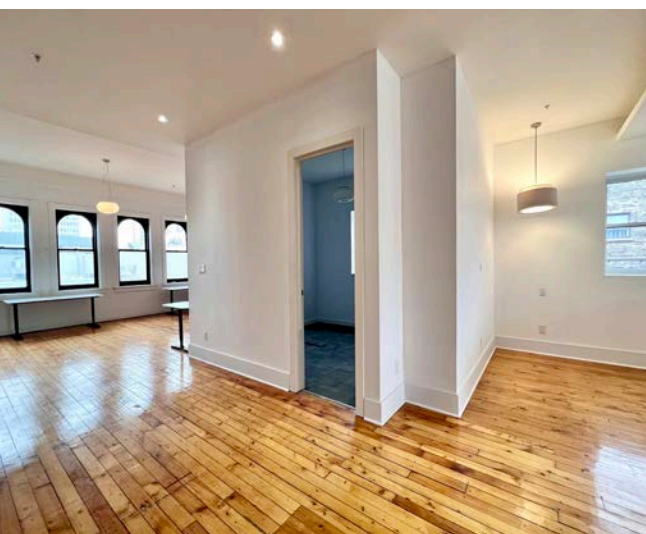
The space is fully built-out with open office areas, meeting rooms, an office, a boardroom, and gender-neutral washrooms, including showers. The security system includes camera and fob access, ensuring the safety and security of tenants and their belongings.

For those looking for a smaller space, the unit can also be divided into two smaller units of 2,997 SF and 2,537 SF.

This office space offers the perfect blend of historic charm and modern amenities, making it an ideal location for any business. Contact us today to schedule a tour and see it for yourself.



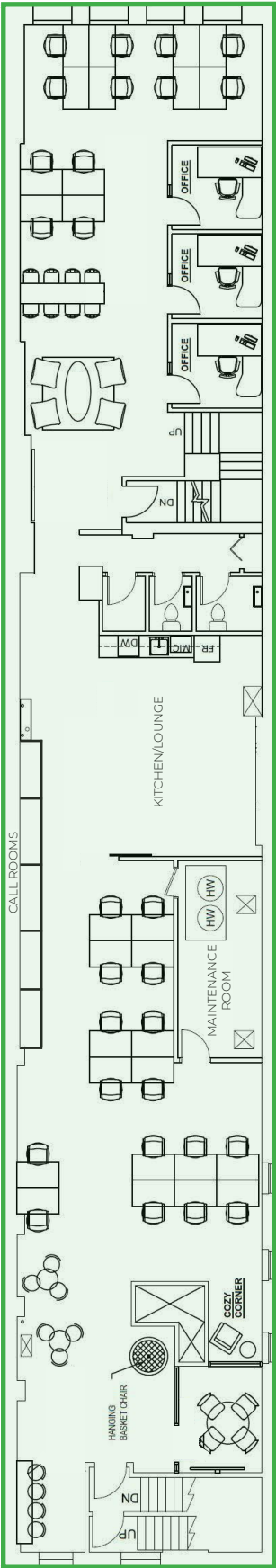
TOTAL AREA | 5,514 SF
LEASE RATE | \$11.95 / SF NET
ADDITIONAL RENT | \$11.74 / SF (Utilities Included)
LRT STOP | 1 minute walk
AVAILABLE MARCH 1, 2023



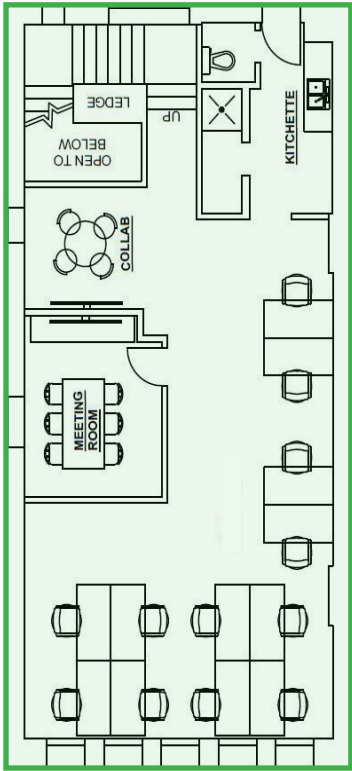
FLOOR PLANS

5,514 SF TOTAL RENTABLE AREA

THIRD LEVEL



FOURTH LEVEL



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The central location of the building also offers many amenities and transit options nearby, with a walk score of 95. The surrounding area boasts a variety of restaurants and bars, including Walper Hotel, Matter of Taste, Legacy Greens, TWH Social, Grand Truck Saloon, Marche Leo's, and AOK.

For those in the tech industry, the building is conveniently located near Communitech, and for those looking to enjoy the outdoors, Victoria Park is just a short walk away. With so much to offer, this office space is sure to impress employees and clients alike.



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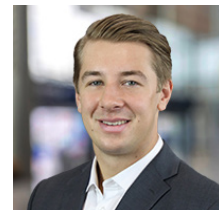
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