## FOR LEASE

Main Floor Office Space with Highway 85 Exposure

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# **1060** GUELPH STREET KITCHENER, ONTARIO



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### Main Floor Office Space with HWY 85 Exposure

Central location with great access to and from the Expressway. Fully built-out office space with an open floor plate, kitchenette and two in suite washrooms. Benefit from large windows, ample drive up parking and a professionally managed property.

- Open office layout
- Ample natural light
- Private kitchen & washrooms
- Video & monitored security
- Individual HVAC
- Ample on-site parking
- Fronting Hwy 85

#### AVAILABLE AREA | 2,688 SF

**LEASE RATE** | \$14.00 / SF NET

ADDITIONAL RENT | \$13.62 / SF (includes heat & hydro)

**ZONING** | EMP-5



#### **PERMITTED USES**

- Automotive Detailing and Repair Operation
- Biotechnological Establishment
- Building Material and Decorating Supply Establishment
- Bulk Fuel and Oil Storage Establishment
- Commercial Vehicle Wash Facility
- Craftsperson Shop
- Day Care Facility

- Drive-Through Facility
- Fitness Centre
- Manufacturing
- Printing or Publishing Establishment
- Restaurant
- Restoration, Janitorial, or Security Services
- Warehouse





Fully Built-out Office Space

Private Washrooms

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Highway 85 Access



Drive-up Parking



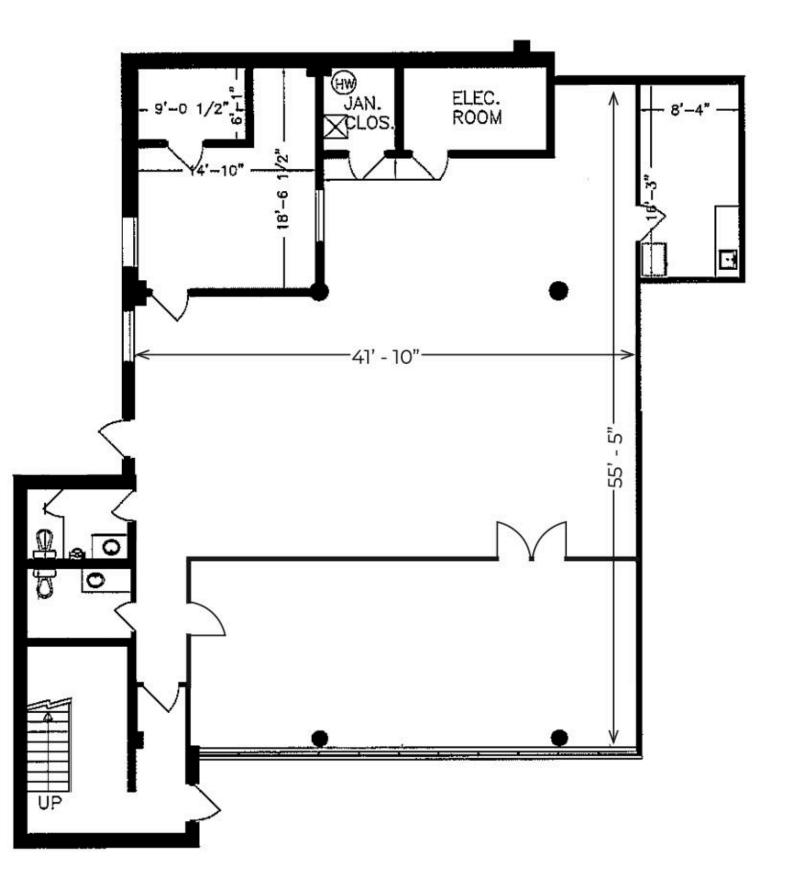






#### AVAILABLE SPACE

2,688 SF of Main Floor Office Space.





#### Contact listing agents for more information.



**Joe Anstett, SIOR** Sales Representative 519.721.1659 joe.anstett@whitneyre.com



Matthew Hayward Sales Representative 519.270.4691 matthew.hayward@whitneyre.com



WHITNEY & Company Realty Limited, Brokerage 103 Bauer Place, Suite 2 Waterloo, Ontario N2L 6B5 1.519.746.6300 | www.whitneyre.com

#### www.whitneyre.com

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