

# FOR LEASE

**WHITNEY**  
Commercial Real Estate Services

1060 GUELPH ST, KITCHENER



## MAIN FLOOR OFFICE SPACE WITH HWY 85 EXPOSURE

Central location with great access to and from the Expressway. Fully built-out with a formal reception, a mix of private offices, boardroom open work space, kitchenette and washrooms.

The unit is a single floor plate that has concrete design elements, with large windows, fronting the expressway, providing 70 feet of natural light, along with ample onsite parking.

**AVAILABLE AREA** | 5,032 SF

**LEASE RATE** | \$15.50 / SF NET

**ADDITIONAL RENT** | \$13.62 / SF

**ZONING** | EMP-5

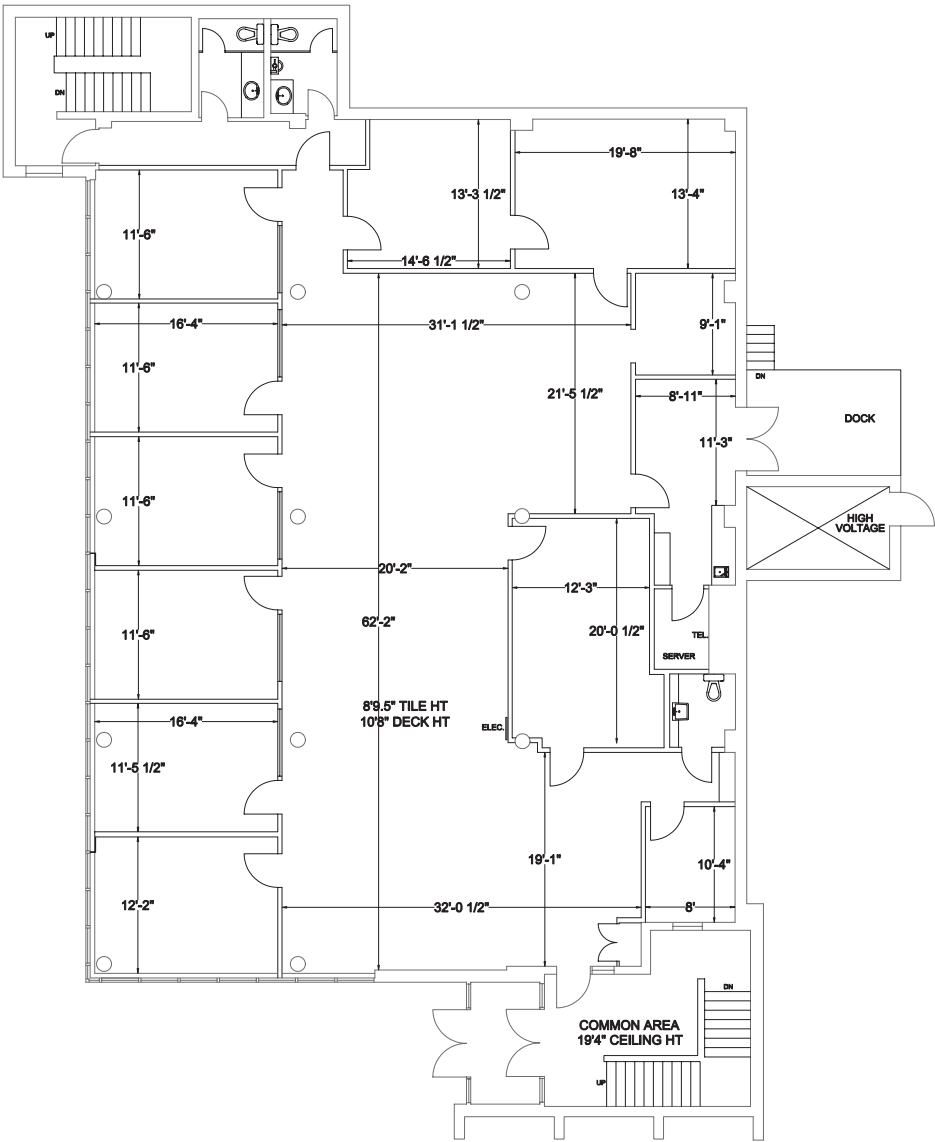






FLOOR PLAN

5,032 SF



Fully Built-out  
Office Space



Private  
Washrooms



Highway 85  
Access



Drive-up  
Parking

PERMITTED USES  
(Complete list available upon request)

- Automotive Detailing and Repair Operation
- Biotechnological Establishment
- Building Material and Decorating Supply Establishment
- Bulk Fuel and Oil Storage Establishment
- Commercial Vehicle Wash Facility
- Drive-Through Facility
- Fitness Centre
- Manufacturing
- Printing or Publishing Establishment
- Restoration, Janitorial, or Security Services
- Warehouse



CAMBRIDGE.....	24KM	HAMILTON.....	67KM
GUELPH.....	26KM	MISSISSAUGA .....	87KM
BRANTFORD .....	50KM	BRAMPTON .....	88KM
MILTON.....	58KM	LONDON .....	112KM

Contact us for more information



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\*\*Broker \*Sales Representative