FOR LEASE

WHITNEY
Commercial Real Estate Services

1060 GUELPH ST, KITCHENER



MAIN FLOOR OFFICE SPACE WITH HWY 85 EXPOSURE

The Landlord will work with a qualified tenant to accommodate their desired layout and level of finish.

The 5,032 SF office unit is fully built out, on the main level of this well maintained office building. This unit features 8 private offices, 1 boardroom, a kitchenette/staff lounge, reception area, in-suite washrooms, a great mix of open workspace, ample on-site parking, lots of natural light, and highway frontage creating great signage opportunities.

This unit is available for immediate possession. Flexible lease terms.

AVAILABLE AREA | 5,032 SF

LEASE RATE | $15.75 / SF Net

ADDITIONAL RENT | $14.50 / SF

ZONING | EMP-5







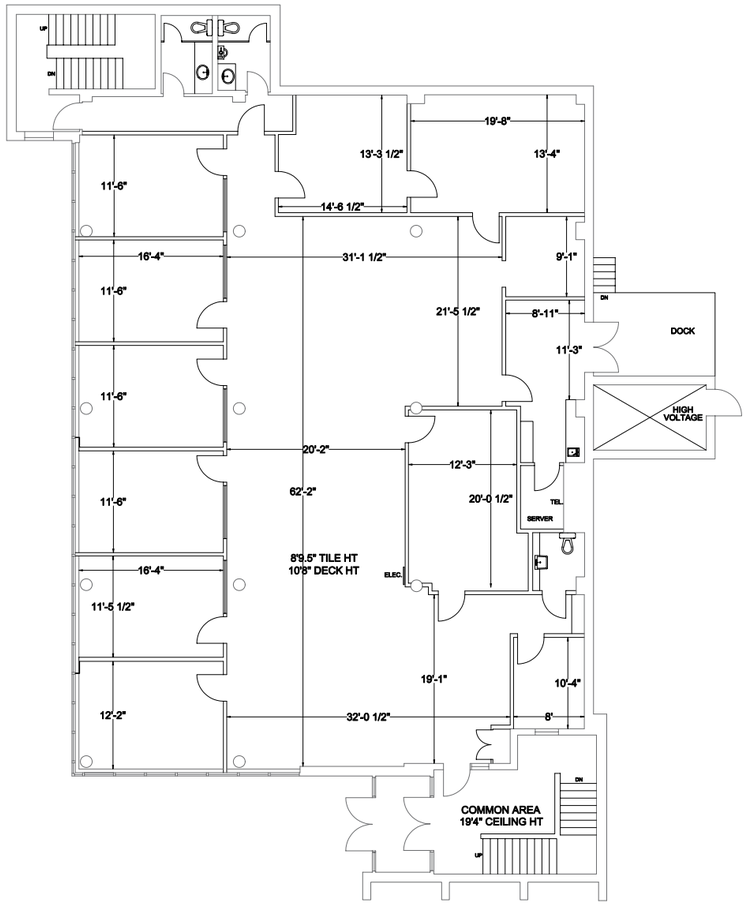






FLOOR PLAN

5,032 SF



Fully Built-out Office Space

Private Washrooms

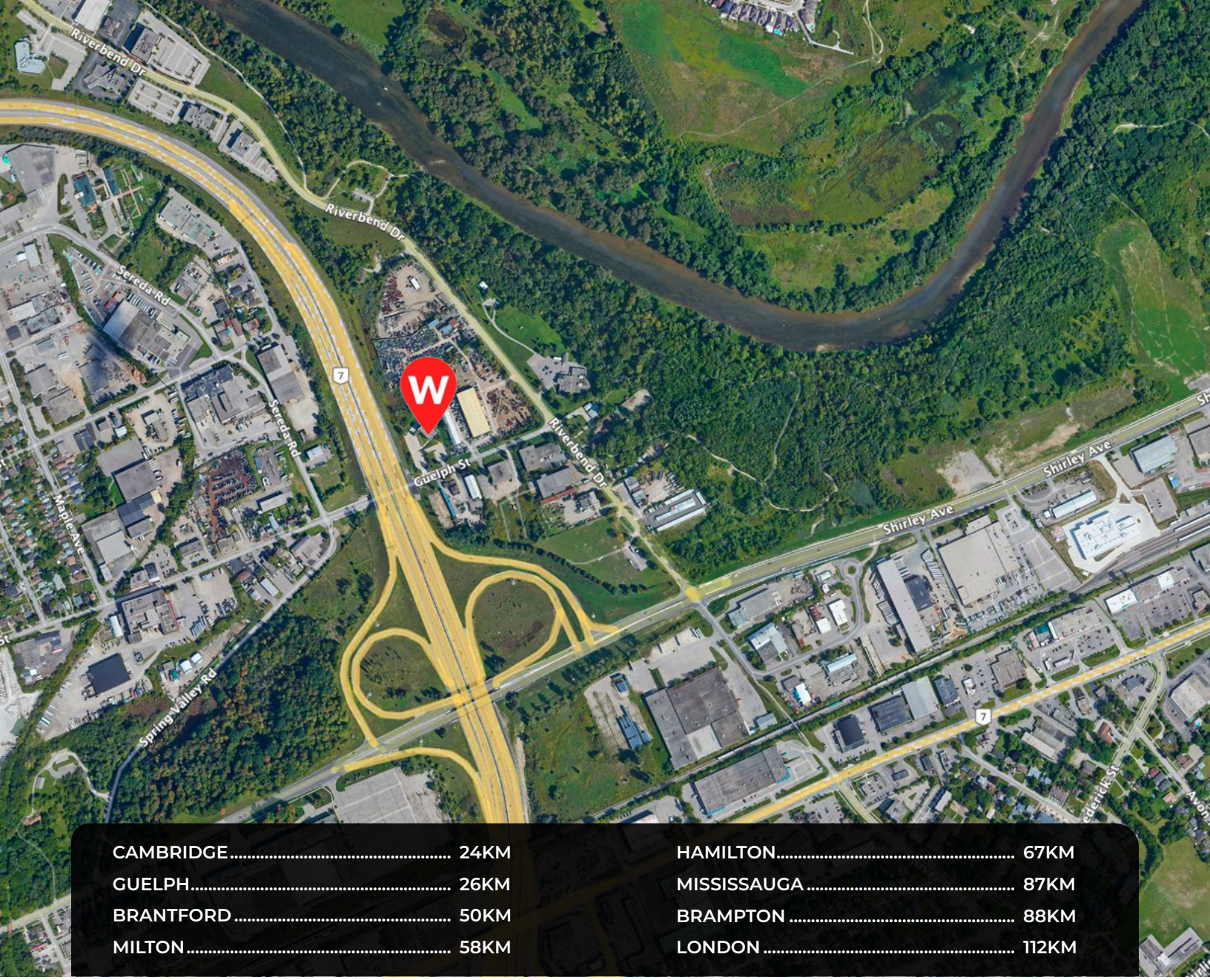
Highway 85 Access

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