



FOR LEASE

Flexible Sizing Options / Leasing Terms

7

**DUKE STREET W,
KITCHENER, ON**

WHITNEY
Commercial Real Estate Services

BUILDING FEATURES

Discover an exceptional opportunity with this three-storey office building, ideally situated in the heart of Downtown Kitchener, just steps away from the Courthouse and LRT Station. This versatile property offers a range of office sizes and layouts, making it perfect for businesses of all types—whether you need a short-term solution or are planning for long-term expansion.

The landlord is committed to meeting your specific needs, with the option for a full build-out tailored to your requirements. Experience the quality of our recent main level renovations, which highlight the finishes available.

Enjoy peace of mind with exceptional property management and ownership dedicated to enhancing and transforming this building into a thriving business hub. On-site parking options are available, along with convenient access to a neighbouring parking garage.

AVAILABLE SPACE | 457 - 8,590 SF

ZONING | D-1



Mix of Private Offices and Open Workspace

(Option to Come Furnished)



Multiple Sizing Options



Abundance of Natural Light



Public Transportation Nearby



Ample Surrounding Amenities



Downtown Kitchener

MAIN LEVEL

SUITE 103

AVAILABLE SPACE | 1,226 SF

LEASE RATE | \$13.00 / SF

SECOND LEVEL

SUITE 202

AVAILABLE SPACE | 2,401 SF

LEASE RATE | \$13.00 / SF Net

SUITE 204

AVAILABLE SPACE | 819 SF

LEASE RATE | \$13.00 / SF Net

SUITE 206

AVAILABLE SPACE | 1,160 SF

LEASE RATE | \$13.00 / SF Net

ADDITIONALS FOR ALL UNITS

ADDITIONAL RENT | \$10.32 / SF

PARKING | Additional Cost



SAMPLE SUITE

This is a showcase suite, with the potential to transform other suites into similar spaces.





Downtown Kitchener

 Light Rail Transit Route (LRT)
 LRT Station

Contact Listing Agents for more information.



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